



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 28, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. South Campus & New Connections Academy - 3333 N. Kennicott Ave. - T1489
Land Use Variation for Private School
- B. Northwest Metalcraft - 413 S. Arlington Heights Rd. - T1493
PUD Amendment to Ord. 67-120 to allow Storage Building &
Reconfigure Parking Lot

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: South Campus & New Connections Academy - 3333 N. Kennicott Ave. - T1489

Department: Planning & Community Development Department

Requested Action

Land Use Variation for a Private School in the M-1 Research, Development and Light Manufacturing District.

Variations Required

1. A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, from the total required number of spaces for the site to allow 188 spaces.

Recommendation

On January 6, 2015 the Staff Development Committee reviewed the Petitioner's request. The Committee would request additional information before rendering a recommendation regarding this request.

1. The Petitioner must provide a written justification for the Land Use Variation and any other variations proposed based on the hardship criteria outlined in the Village's Zoning Ordinance, more specifically:

- The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and
- The plight of the owners is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

2. Provide a fully dimensioned plat of survey and site plan. How many parking spaces are available on-site?

3. Provide detailed information regarding the proposed pick-up and drop-off operations, including information regarding the number of buses and any other vehicles that will service the site.

4. As part of the formal Plan Commission submittal, a Traffic Study and Parking analysis prepared by a qualified professional Engineer shall be provided. The study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets.

5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Supporting Documents
Location Map

Type

Report
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: January 28, 2015
 Date Prepared: January 23, 2015

Project Title: South Campus and New Connections Academy
 Address: 3333 N. Kennicott Avenue

BACKGROUND INFORMATION

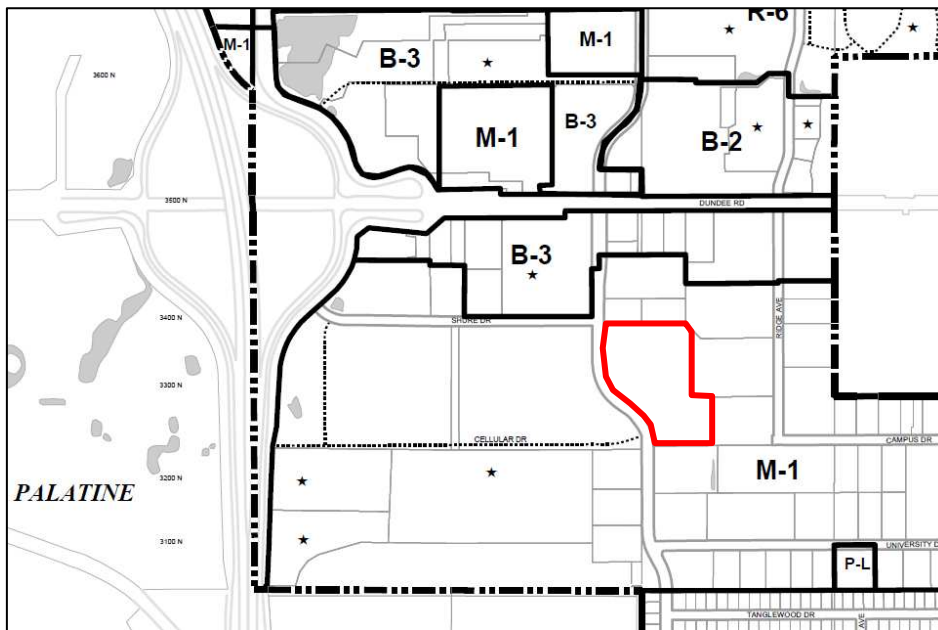
Petitioner: Mr. Tom Dempsey
 Address: South Campus
 909 East Wilmette Road
 Palatine, IL 60074
 Existing Zoning: M-1 Research, Development and Light Manufacturing District

Requested Action:

1. Land Use Variation for a Private School in the M-1 Research, Development and Light Manufacturing District

Variations Required

- Variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, from the total required number of spaces for the site to allow 188 spaces.

**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1	Offices (Arlington Heights Business Park)	Offices only
South	M-1	Office	R&D, Mfg, Warehouse
East	M-1	Office	R&D, Mfg, Warehouse
West	M-1	Former Motorola facility	R&D, Mfg, Warehouse

Summary

In 2001, Counseling Connections opened South Campus in Palatine. South Campus serves students that may be emotionally disturbed, behavior disordered, learning disabled, speech and language impaired, mentally impaired, other health impaired, autistic or may have traumatic brain injury. The school serves boys and girls ages 6 to 21 placed by local school districts. In 2006, Counseling Connections opened New Connections Academy in Palatine. New Connections Academy serves children identified with Autism Spectrum Disorders. These students may be identified with Autism, Asperger's Syndrome, Pervasive Developmental Delay, Emotional Disturbance or other special education classifications. New Connections Academy serves boys and girls aged 6 to 21 who are placed by local school districts.

At this time, the applicant would like to combine both schools into one facility. They have found a tenant space within the building located at 3333 N. Kennicott Avenue that would meet their needs. However, 3333 N. Kennicott Avenue is zoned M-1 in which a private school is not allowed. Therefore, a Land Use Variation is required. The building at 3333 N. Kennicott Avenue is approximately 114,519 SF in area. The Petitioner would like to lease (long-term) approximately 34,000 SF of the space. The remaining 80,519 SF would be occupied by the building owner, LoDan Electronics.

School Operations

There are a total of 165 students that currently attend both schools. The total number of staff at both schools is 100. Students are referred to the schools by their school districts. The Petitioner should provide updated information if these numbers are to change as a result of the move. The class sizes are small, averaging 8-10 students with a teacher and an instructional aide. The applicant has indicated that many of the students typically live within 10 miles of the South Campus/New Connections Academy location; however some students come from farther away. Students are transported to and from school by their public school district. Students are not allowed to drive to the school.

The Petitioner has indicated that there would be no delineation between the South Campus and New Connections classrooms. The Petitioner is planning on having 16 classrooms, several art, music and occupational therapy rooms, offices, conference rooms as well as a coffee shop. The students are provided a hot lunch every day. There does not appear to be a kitchen on-site. The petitioner should confirm that there would be no cooking on site. Finally, the schools do not have tax-exempt status.

The current hours of operation are as follows and are not anticipated to change:

South Campus:	8:30 AM – 2:30 PM (early dismissal on Thursday)
New Connections Academy:	8:45 AM – 2:45 PM (early dismissal on Thursday)

Some students participate in extended day programs (until 6:30 pm). The petitioner should provide additional information regarding the minimum/maximum number of participants in the extended day program as well as other information such as how the students are transported at the end of the day. The applicant has indicated that the only other evening activities are parent meetings and the school does not offer any extracurricular activities.

Zoning and Comprehensive Plan

As previously mentioned the property is currently zoned M-1 Research, Development and Light Manufacturing District. According to the Village's Zoning Ordinance a private school is not allowed in this district, therefore a Land Use Variation is required. As part of the formal review process the Petitioner will need to demonstrate in writing that the proposed request meets the hardship criteria outlined in the Zoning Ordinance, more specifically:

- A. The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and**
- B. The plight of the owners is due to unique circumstances; and**
- C. The variation, if granted, will not alter the essential character of the locality.**

According to the Village's Comprehensive Plan the subject site is designated as R&D, Mfg, Warehouse. Before a formal recommendation can be rendered the Petitioner will need to demonstrate that the proposed action meets the Land Use Variation criteria.

Site & Landscape Issues

The north parking lot has 63 parking spaces. It was previously indicated that the south parking lot has approximately 153 spaces for a total of 216 parking stalls. However a current plat of survey must be submitted as part of the formal Plan Commission review to accurately determine the actual parking spaces on site.

Traffic and Parking Issues

According to the Zoning Ordinance the required parking for an Elementary School is based on two spaces for each employee plus one space per classroom and parking for the High School use is based on two spaces for each employee plus one space per ten students. As a result, a total of 215 spaces are required for this use. The remaining 80,519 SF of the building is occupied by LoDan Electronics. It was previously indicated to staff that approximately 11,000 SF of the LoDan space is used as an office (parking calculated per 300 square feet of floor area) and the remaining floor area is calculated as an establishment engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development (parking calculated at one space for each two employees plus one space for each vehicle used in the conduct of the enterprise). Therefore, in total, 272 parking stalls are required for the site (see table below).

Use		Ratio	Number	Parking Required
Elementary School	Classrooms	1 per classroom	8	8
High School	Students	1 per 10 students	80*	7
Elementary and High School	Employees	2 per each employee	100	200
Remaining Tenant Space - LoDan Electronics	Square Feet	1 per 300 SF (office) + 1/2 employees + 1/vehicle used in the conduct of the business#	11,000 SF (office) + 40 employees	57
Total Required				272
Total Provided				216
Surplus/Deficit				(56)

*Total number of high school students must be verified as part of the PC application

It should be verified if any vehicles are used in the conduct of the business by LoDan Electronics as part of the PC application

Based on the table above, the proposed use would not meet the Code required parking for the facility. Therefore, the variation outlined on Page 1 of this report is required. As part of the formal Plan Commission review, the Petitioner shall be required to submit a response to the hardship criteria outlined on page 2 which justifies the requested variation.

When comparing the parking requirement for this proposed use to an office related use in the same the tenant space, there is an increase in parking requirement of approximately 90% (Office use would require 113 parking spaces). The Petitioner has indicated that students will not drive to the site. The petitioner has indicated that 90 parking stalls for faculty (as some faculty car pool) and no more than 20 parking stalls for visitors would be needed for the school. They have indicated that their parking needs would be a maximum of 110 to 120 parking spaces. When added to the remaining requirement of 57 stalls, 177 parking stalls would be necessary for the entire site based on anticipated demand. Based on the information provided, the parking supply appears adequate for the parking demand.

According to the Zoning Ordinance, a traffic study and parking analysis prepared by a qualified professional engineer is required. This study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets. The Petitioner should be aware that one of the key traffic issues for the proposal is the pick-up and drop-off operations and the site circulation. The applicant has indicated that they envision bus drop off and pick up at the north end of the building. Staff will be outside to supervise the process. All visitors and some employees will park in the north lot. The other employees as well as LoDan employees will park in the south lot. Staff using the south parking lot would be assigned to always use that entrance. Buses are proposed to be staged in the driveway to the east of the building and called as students exit. The applicant has indicated that the entire arrival and dismissal process is closely supervised by staff. Each bus is boarded when all the students are ready and accompanied by a staff member. The process takes approximately 15 minutes.

A current plat of survey and proposed site plan shall be submitted as part of the formal Plan Commission application. Any changes necessary to the site as a result of the pick-up and drop-off operations and parking shall be reflected on said plan. Pick-up/drop off operations, hours and parking will need to be thoroughly explored as part of the formal Plan Commission review. Additional information regarding the number of buses and any other vehicles (cabs) that service the site must be submitted.

Building Issues

At this time the Petitioner is not proposing any exterior modification to the existing building façade, therefore Design Commission review is not required. The applicant should submit information regarding any proposed kitchen facilities to ensure that they meet the Village's commercial kitchen requirements. According to the Petitioner, the building is fully sprinklered. Since the use for a portion of the building will change from industrial and office to school, there will need to be an evaluation of the current building with respect to the Building Codes for a School use. The petitioner shall be required to investigate what upgrades may be necessary to meet all building codes for issues such as but not limited to, fire wall separation, ingress and egress, fire suppression, ADA, etc. These issues shall be explored as part of the Plan Commission application process to consider the Land Use Variation, in order to determine the scope of improvements that may be necessary to the space to accommodate a School use.

RECOMMENDATION

On January 6, 2015 the Staff Development Committee reviewed the Petitioner's request. The Committee would request additional information before rendering a recommendation regarding this request.

1. The Petitioner must provide a written justification for the Land Use Variation and any other variations proposed based on the hardship criteria outlined in the Village's Zoning Ordinance, more specifically:
 - *The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and*
 - *The plight of the owners is due to unique circumstances; and*
 - *The variation, if granted, will not alter the essential character of the locality.*
2. Provide a fully dimensioned plat of survey and site plan. How many parking spaces are available on-site?
3. Provide detailed information regarding the proposed pick-up and drop-off operations, including information regarding the number of buses and any other vehicles that will service the site.
4. As part of the formal Plan Commission submittal, a Traffic Study and Parking analysis prepared by a qualified professional Engineer shall be provided. The study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, January 22, 2015
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

December 9, 2014

Latika V. Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Bhide,

To confirm our phone conversation, we are interested in taking the next steps in analyzing the suitability of 3333 N. Kennicott for our school location. We would be relocating South Campus and New Connections Academy from their current Palatine location to this building. We are discussing lease issues with the building owners now. I have enclosed an initial site plan from our architect. Knowing that zoning is crucial to our use, we want to meet with Village staff and Plan Commission members to make sure we are informed as to zoning requirements and possibilities.

The two schools have a combined student census of 165. We have approximately 100 staff. We would be occupying 34,000 square feet of the building. All students are transported to school by their public school district. The site is a closed campus with students supervised by faculty at all times. As indicated on the site plan, we would have a number of classrooms, offices, a gym, art and music rooms, cafeteria and other rooms typical of any school. We follow a conventional calendar and would operate Monday through Friday. We would not be making any modifications to the exterior of the building.

As you can see from the preliminary plan, our space would span from the north to the south of the building. The student and visitor entrances and visitor parking would all be on the north side of the building. The south parking lot would be available for additional staff parking. Due to the special function of our school, I don't think the usual parking calculations apply. Since some of our staff carpool,

there would typically be 90 cars parked for faculty. Our visitor parking needs are not large. Typically, we would have fewer than 10 visitors at the school at any given time. The maximum number of visitors I would ever expect at one time would be 20 cars. Thus our parking needs would be 100 to 120 spaces.

We appreciate your plan to discuss this at internal meetings with the Village staff. We would then want to come in for a meeting with the Plat and Subdivision Committee on January 14, 2015. We are ready to answer any questions anyone may have or provide further information.

Thanks very much for your assistance as we move forward.

Sincerely,

TOM DEMPSEY
PRINCIPAL

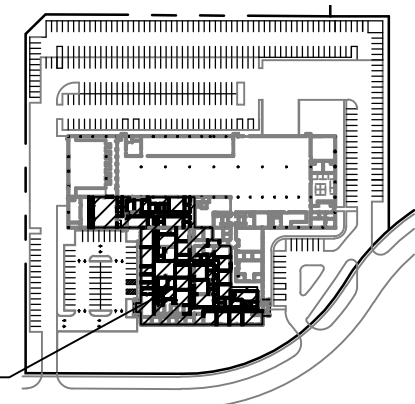


SCHOOL LEGEND:

- SOUTH CAMPUS
- NEW CONNECTIONS ACADEMY
- COMMON AREAS

ROOM LEGEND:

- 1 HIGH SCHOOL CLASSROOMS
- 2 MIDDLE SCHOOL CLASSROOMS
- 3 ELEMENTARY CLASSROOMS
- 4 ART CLASSROOM
- 5 OT CLASSROOM
- 5A OT SIDE ROOM
- 6 MUSIC CLASSROOM
- 7 BIS
- 8 OFFICES
- 9 SPEECH THERAPIST
- 10 CAFETERIA
- 11 TOILET ROOMS
- 12 NURSE
- 13 FRONT DESK / RECEPTION
- 14 ASST. PRINCIPAL
- 15 CLINICAL DIRECTOR
- 16 DIAGNOSTICS DIRECTOR
- 17 INTERVIEW ROOM
- 18 VOCATIONAL
- 19 CONSULTANT
- 20 CUBBY ROOM
- 21 STORAGE
- 22 PRINCIPAL
- 23 OFFICE MANAGER
- 24 OWNER
- 25 LARGE & SMALL CONFERENCE
- 26 COFFEE SHOP
- 27 LAUNDRY
- 28 GYMNASIUM
- 29 IT
- 30 WORKROOM
- E EXTRA SPACE



KEYPLAN:

SOUTH CAMPUS/NEW CONNECTIONS ACADEMY
 3311 Kemnicott Avenue, Arlington Heights, IL

PROPOSED FLOOR PLAN

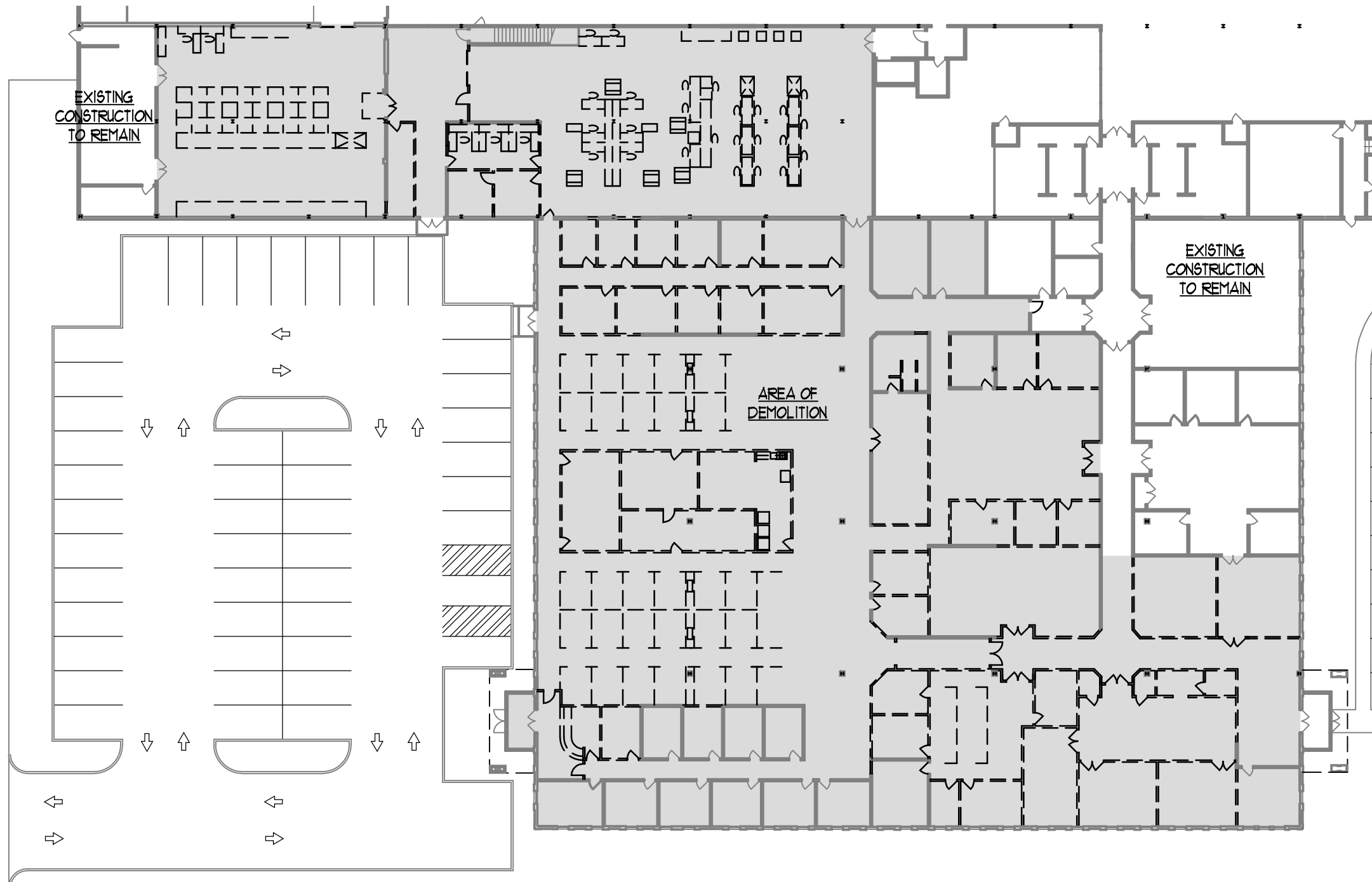
2610 Lake Cook Road
 Suite 280
 Riverwoods, Illinois 60015
 Ph.: (847) 940-0300
 Fax: (847) 940-1045

Partners in Design
 ARCHITECTS

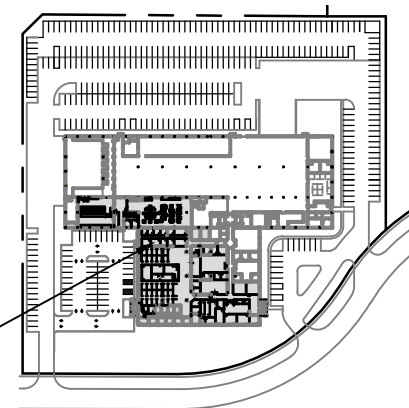


PROJECT NO.:
 513.14.124
 DRAWN BY: CTG CHECKED BY: WHB
 DATE: 11.26.14
 SHEET NO.:

DS01



1 FIRST FLOOR DEMOLITION PLAN
 DS02 1/32" = 1'-0"



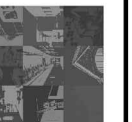
AREA OF
 DEMOLITION

KEYPLAN:

SOUTH CAMPUS/NEW CONNECTIONS ACADEMY
 3311 Kemnicott Avenue, Arlington Heights, IL
 FIRST FLOOR DEMOLITION PLAN

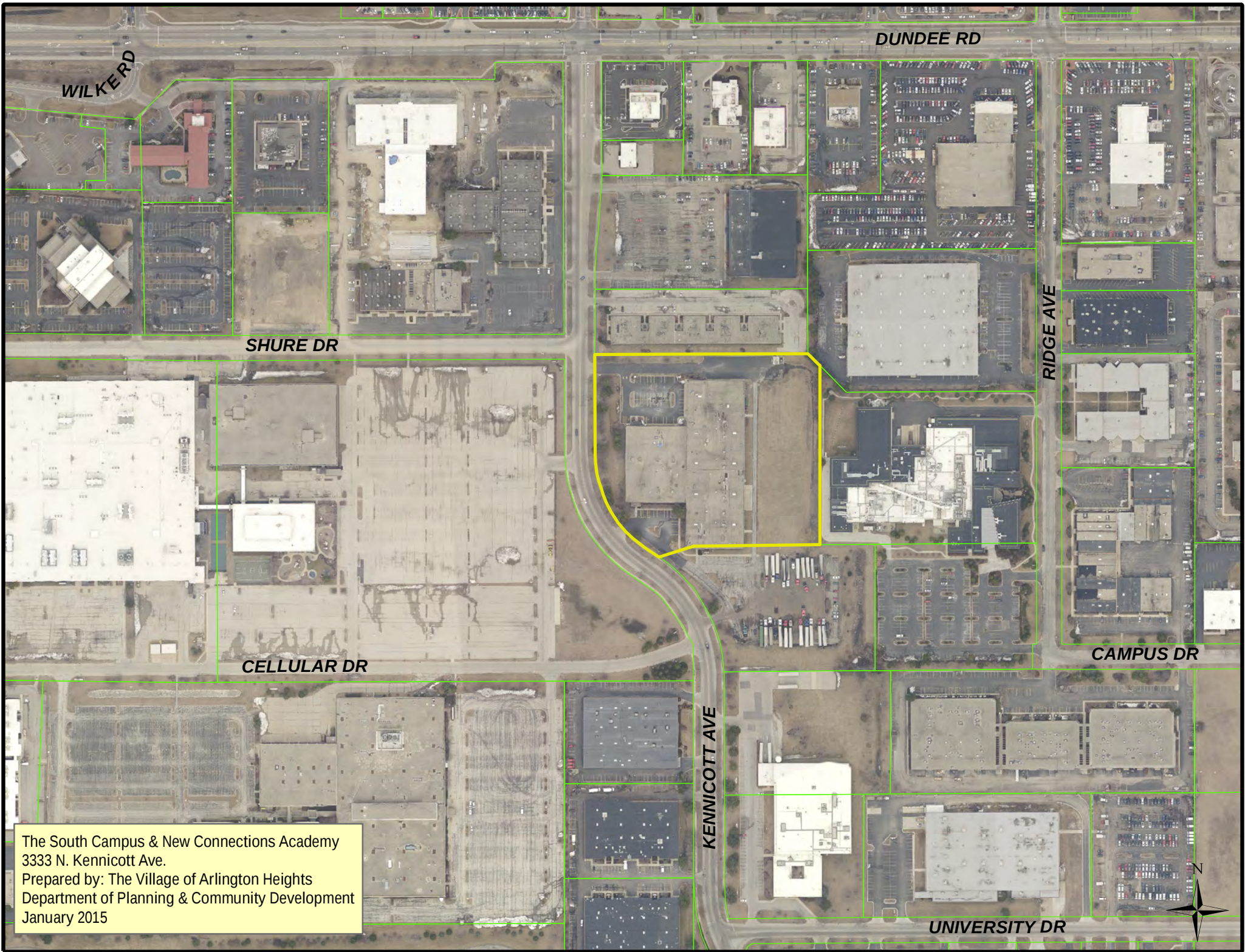
2610 Lake Cook Road
 Suite 280
 Riverwoods, Illinois 60015
 Ph.: (847) 940-0300
 Fax: (847) 940-1045

Partners in Design
 ARCHITECTS



PROJECT NO.:
 513.14.124
 DRAWN BY: CTG CHECKED BY: WHB
 DATE: 11.26.14
 SHEET NO.:

DS02



The South Campus & New Connections Academy
3333 N. Kennicott Ave.
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015



Item: Northwest Metalcraft - 413 S. Arlington Heights Rd. - T1493

Department: Planning & Community Development

Background

A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

Variations Required

1. A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn.
2. A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard.
3. A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 22 feet 5 inches.
4. A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet.
5. A variation from Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area.
6. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen.
7. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.
8. A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

Recommendation

The Staff Development Committee reviewed the Petitioner's request and is generally supportive of the proposed addition, subject to the following conditions:

1. Provide a written justification for each variation based upon 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.
2. As part of the formal Plan Commission review, a full parking analysis for the subject property that i) evaluates the projected parking demand based on the standards established by ITE (Institute of Transportation Engineers) and ULI (Urban Land Institute) and ii) provides peak hour parking counts for the subject property.
3. Please provide information relative to the number of employees that will utilize the barn as well as the number of vehicles used in the conduct of the business.
4. The Petitioner will be required to comply with all landscape requirements as part of the Plan Commission approval process or seek a variation. The shade trees at the ends of all parking rows must be required to be increased to four inch caliper and an additional tree must be provided in the northwest island where there is no tree at the end of the parking row.
5. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated. Please provide details of the proposed fence along the south property line.
6. The Euonymus shrubs along the south and east property line must be changed to Juniper.
7. Landscaping should be added on the south side of the storage building.
8. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.
9. On-site detention shall be required. As part of the formal Plan Commission review, preliminary and final engineering plans, details and detention calculations shall be provided.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
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Staff Report
Supporting Documents
Location Map

Report
Exhibits
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STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: January 28, 2015
Date Prepared: January 21, 2015
Project Title: Northwest Metalcraft
Address: 413 S. Arlington Heights Road

BACKGROUND INFORMATION

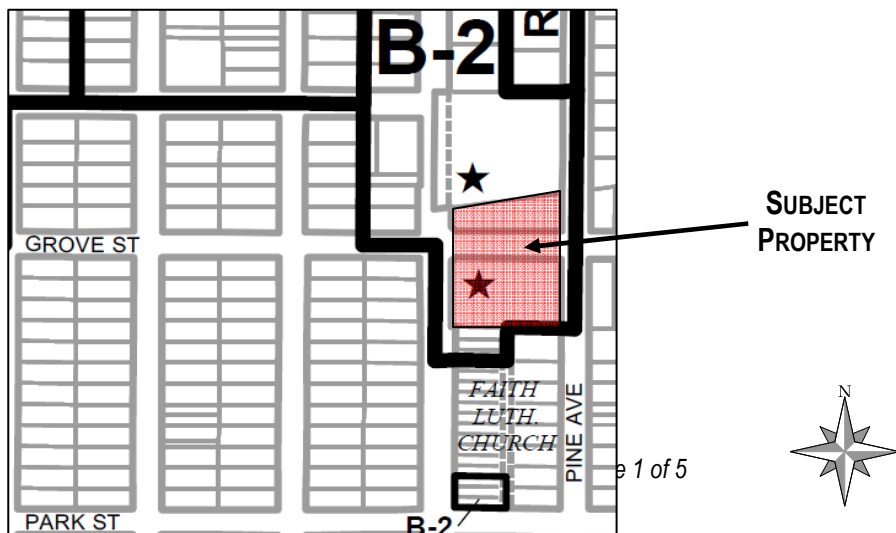
Petitioner: Kelle Bruckbauer
Tinaglia Architects
Address: 814 W. Northwest Highway
Arlington Heights, IL 60004
Existing Zoning: B-2, General Business District

Requested Action:

- A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

Variations Required:

- A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn;
- A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
- A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 22 feet 5 inches;
- A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;
- A variation from Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area.
- A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen;
- A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.
- A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial	Commercial
South	B-2, General Business District and R-3, One Family Dwelling District	Commercial and Church Parsonage	Commercial and Single Family Detached
East	R-3, One Family Dwelling District	Vacant Land	Single Family Detached
West	R-3, One Family Dwelling District and B-2, General Business District	Institutional	Institutional and Single Family Detached

Site History/Summary

In 1967, the Village Board approved Ordinance 67-074, which rezoned the subject property, and the property located at the northeast corner of Arlington Heights Road and Grove from 'R-3' to 'B-2'. Said rezoning was "conditioned upon the submission and approval of a planned development pursuant to Subsection 7.5 of the Comprehensive Zoning Ordinance of the Village of Arlington Heights". The Village Board subsequently approved Ordinance 67-120, which approved a planned development for the northeast and southeast corner of Grove and Arlington Heights Road subject to various conditions.

The subject site located at the southeast corner of Arlington Heights Road and Grove Street is developed with a two-story commercial building near Arlington Heights Road, a residential structure toward the center of the property and ancillary storage sheds/structures in the southeast quadrant of the site. At this time, the property owner is proposing to tear down the residential structure and storage sheds/structures and build a new 1,680 square foot detached barn-like storage structure with an outside display area and improvements to the parking lot on the east side of the property. Previously, in 2013, the Northwest Metalcraft had proposed an approximately 2,100 square feet addition to the Northwest Metalcraft building along with an outside display area and parking lot improvements. The proposed storage barn would serve as a storage facility for Northwest Metalcraft's inventory. A covered display area is proposed as part of the new storage barn which would be used for the outside display area on the north side of the barn building. An amendment to the original Planned Development is required to make the requested site improvements.

Zoning and Comprehensive Plan

The site is zoned B-2, General Business District, with which this use is consistent. Furthermore, the site is designated as Commercial in the Comprehensive Plan. There are a number of variations required based on the proposal presented, which are discussed throughout this report. As part of the formal Plan Commission review, the Petitioner shall provide a written justification for each of the variation requests, based upon the following 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.**

Site and Landscape Related Issues

The Petitioner is proposing to renovate the existing code-deficient parking lot with a new configuration, new curbing, landscape islands and landscaping. As part of the formal Plan Commission review, a code-compliant site and landscape plan must be submitted that includes the required 36" landscape screening between the parking lot and the adjacent roadways and the required 6' tall screen between the proposed parking area/loading area and the residential area to the south. Furthermore, the plan should also indicate if there are any trees on site and if so, their condition, species, etc. and if any trees are proposed to be removed. The island in the northwest corner of the rear parking lot does not contain any landscaping and the island immediately to the east of the covered display area does not meet the required width - it is 3 feet wide instead of the required 9 feet width and also does not contain landscaping. Staff recommends that landscaping be provided within the island in the northwest corner. Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area.

Therefore the following variation shall be required:

- **A variation from Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area.**

The petitioner has proposed a trash enclosure along the south property line, adjacent to the residential property. It is recommended that the location of the enclosure be reevaluated. Per the Design Guidelines adopted by the Village, refuse and waste removal areas must be screened from view from public ways and other land uses by the use of walls, fencing, planting or a combination of these.

Per Chapter 28, Section 6.15-2.1, where a rear lot line or side line of a property in a Business District coincides with a side or rear lot line of property in adjacent residential districts, screening along such lot line must be provided. The screening can be a well maintained masonry wall; as defined as brickwork or stonework, a solid wood fence; an offset double row of densely planted landscape material or a landscape berm. The plans indicate both a fence and a row of shrubs along the south property line. The Design Commission recommended that the eight Euonymus shrubs along the south property line and the Euonymus shrubs along the east property line be changed to Juniper. The Design Commission also recommended that landscaping be added on the south side of the storage building. Please provide details for the proposed fence.

Currently, a portion of the Grove Street parkway, adjacent to the building, is paved. In conjunction with these site improvements, staff recommends that the petitioner remove said pavement and sod the parkway. Furthermore, the parking lot along Arlington Heights Road will need to be evaluated for potential landscape enhancements as part of the formal Plan Commission review.

Per Chapter 28, Section 5.1-11.1, Conditions of Use, for the B-2 district, all activities except for outdoor eating cafes and outdoor sales of Christmas trees and automobile off street parking facilities permitted or required in this B-2 district must be conducted wholly within an enclosed building. Because a 1,008 square foot outdoor covered display area is being proposed, the following variation is necessary:

- **A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn;**

The proposed site modifications will trigger the requirements for on-site detention. As this area is serviced by combined sewers, the options for on-site storage may be limited. As part of the formal Plan Commission review, engineering plans shall be required that meet the requirements of MWRD as well as the Village.

Traffic & Parking Issues

The proposed site modifications include an improvement to the parking lot on the east side of the property. The following is a preliminary analysis of the parking servicing the property:

Table 1: Parking Code Analysis

Use	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Vacant	1,500		1 space / 300 SF	5 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft*	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	**
Vacant	1,500		1 space / 300 SF	5 spaces
Total Required				? spaces
Total Provided				50 spaces
Surplus /(Deficit)				(? spaces)

** Note that the code parking requirement for Northwest Metalcraft is calculated as furniture sales based on the petitioner's statement, which is based on 1 space / 600 square feet.*

*** The petitioner should provide information regarding any employees and any vehicles used in the conduct of the enterprise.*

With respect to parking, Village Code requires one parking stall for every 300 square feet of floor area for retail uses and one parking stall for every 600 square feet of floor area for furniture sales. The petitioner has indicated that the entire floor area of the store is dedicated to furniture sales. To calculate the parking requirement for the proposed barn storage building, the petitioner should provide information relative to the number of employees that will utilize the space as well as the number of vehicles used in the conduct of the business. There are currently 49 parking stalls on site. Based on the provided site plan, the site will have a total of 50 parking stalls.

Any PUD request or an amendment thereto that is greater than 5,000 square feet in floor area and located along a major arterial such as Arlington Heights Road is required to provide a traffic study and parking analysis prepared by a qualified professional engineer. Since the proposed storage barn is 1,680 square feet in area, a full traffic and parking study is not required. However, the Staff Development Committee will require the submittal of a full parking analysis for the subject property that i) evaluates the projected parking demand based on the standards established by ITE (Institute of Transportation Engineers) and ULI (Urban Land Institute) and ii) provides peak hour parking counts for the subject property.

Per Chapter 28, Section 11.2-7, an off-street parking space must be at least nine feet in width and at least eighteen feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. The length of a parking space can be reduced to sixteen and one half feet including wheel stop if additional space of one and one half feet in length is provided for car overhang. At least three feet, excluding any car overhang space, is required to be provided for any planting screen. For the eastern most row of parking, only two and one half feet is available for the parking screen, therefore requiring a variation. Staff supports this variation as there is an additional 5 feet available to the east between the sidewalk and the property line.

With respect to loading, two loading berths are required with the proposal. A 35' x 24' loading area is provided to the east of the proposed barn building. The loading area is large enough to accommodate the required 10' x 35' loading berths. Per the Chapter 28, Section 11.6-2, loading berths must be exclusive of aisle and maneuvering space. It appears that the loading berth encroaches into the maneuvering space for the three parking spaces that are located to immediately to the east of the barn building, therefore requiring a variation. Also, per Chapter 28, Section 11.6-1, loading berths cannot be located in the required side yard. Because the property abuts a residentially zoned property to the south, a side yard equal to 10 percent of the lot width - 16.48 feet - is required. The proposed loading berth encroaches into this side setback, therefore requiring a variation. As part of the Plan Commission application, the screening of the loading area will be evaluated for compliance with the Zoning Regulations.

As part of the formal plan commission, truck delivery information and delivery hours/trash collection shall be provided.

Therefore, the following variations have been identified:

- **A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen;**
- **A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.**
- **A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.**

Building Issues

The storage barn is proposed to be a detached structure, located 5'-1" from the side lot line, in line with the existing retail building and will create a cohesive south building façade. The barn is subject to the provisions in Chapter 28, Section 6.5, Accessory Structures, and therefore the following variations will be necessary:

- A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
- A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 22 feet 5 inches;
- A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet.

The Design Commission reviewed and approved the proposed improvements at their January 13 meeting. The existing/proposed entrances will need to be evaluated as part of the formal Plan Commission review to determine compliance with the accessibility requirements. Additionally, as part of the formal Plan Commission review, it will be determined if any areas need to be sprinklered.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and is generally supportive of the proposed addition, subject to the following conditions:

1. Provide a written justification for each variation based upon 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.**
2. As part of the formal Plan Commission review, a full parking analysis for the subject property that i) evaluates the projected parking demand based on the standards established by ITE (Institute of Transportation Engineers) and ULI (Urban Land Institute) and ii) provides peak hour parking counts for the subject property.
3. Please provide information relative to the number of employees that will utilize the barn as well as the number of vehicles used in the conduct of the business.
4. The Petitioner will be required to comply with all landscape requirements as part of the Plan Commission approval process or seek a variation. The shade trees at the ends of all parking rows must be required to be increased to four inch caliper and an additional tree must be provided in the northwest island where there is no tree at the end of the parking row.
5. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated. Please provide details of the proposed fence along the south property line.
6. The Euonymus shrubs along the south and east property line must be changed to Juniper.
7. Landscaping should be added on the south side of the storage building.
8. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.
9. On-site detention shall be required. As part of the formal Plan Commission review, preliminary and final engineering plans, details and detention calculations shall be provided.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 22, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

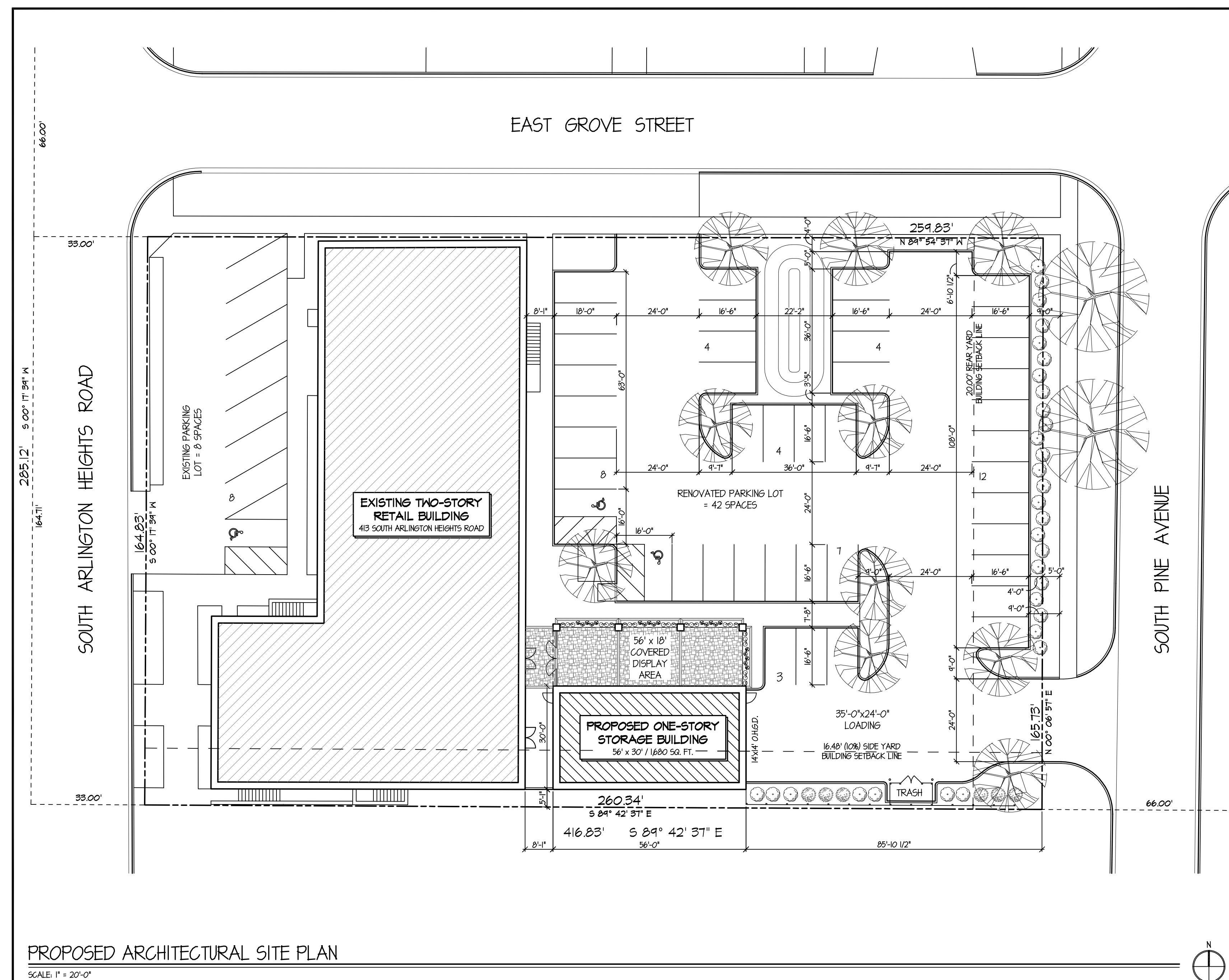
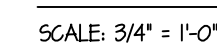
C: Randy Recklaus, Village Manager
All Department Heads

BULK SITE DATA			
ZONING DISTRICT		B-2	
ADJACENT ZONING DISTRICTS		B-2, R-3	
LOT SIZE:		42,985 S.F. 0.99 ACRES	
EXISTING BUILDING LOT COVERAGE		11/61 SQ. FT.	
EXISTING BUILDING AREA		22,322 SQ. FT.	
PROPOSED BUILDING LOT COVERAGE		12,841 SQ. FT.	
EXISTING BUILDING		11/61 SQ. FT.	
PROPOSED BUILDING		1,680 SQ. FT.	
PROPOSED BUILDING AREA		24,002 SQ. FT.	
RETAIL, GENERAL		5,520 SQ. FT.	
RETAIL, FURNITURE & APPLIANCE		10,482 SQ. FT.	
RETAIL, FURNITURE & APPLIANCE		50 STALLS	
RETAIL, FURNITURE & APPLIANCE		50 STALLS (INCLUDES 3 HC STALLS)	
REQUIRED BUILDING SETBACKS			
FRONT YARD		NO ZONING RESTRICTIONS	
EXTERIOR SIDE YARD		NO ZONING RESTRICTIONS	
INTERIOR SIDE YARD		10% OF LOT WIDTH = 16.48'	
REAR YARD		20'-0"	
MAXIMUM ALLOWABLE F.A.R.		250% = 101,463 SQ. FT.	
PROPOSED F.A.R.		55.8% = 24,002 SQ. FT.	
MAXIMUM ALLOWABLE BUILDING LOT COVERAGE		NO ZONING RESTRICTIONS	
PROPOSED BUILDING LOT COVERAGE		24.9% = 12,841 SQ. FT.	
MAXIMUM ALLOWABLE BUILDING HEIGHT		NO ZONING RESTRICTIONS	
PROPOSED BUILDING HEIGHT		22'-5"	
PARKING REQUIREMENT			
1 STALL/300 SQ. FT. RETAIL, GENERAL		1 STALL/600 SQ. FT. RETAIL, FURNITURE & APPLIANCE	
PARKING REQUIRED:		50 STALLS	
PARKING PROVIDED:		50 STALLS (INCLUDES 3 HC STALLS)	

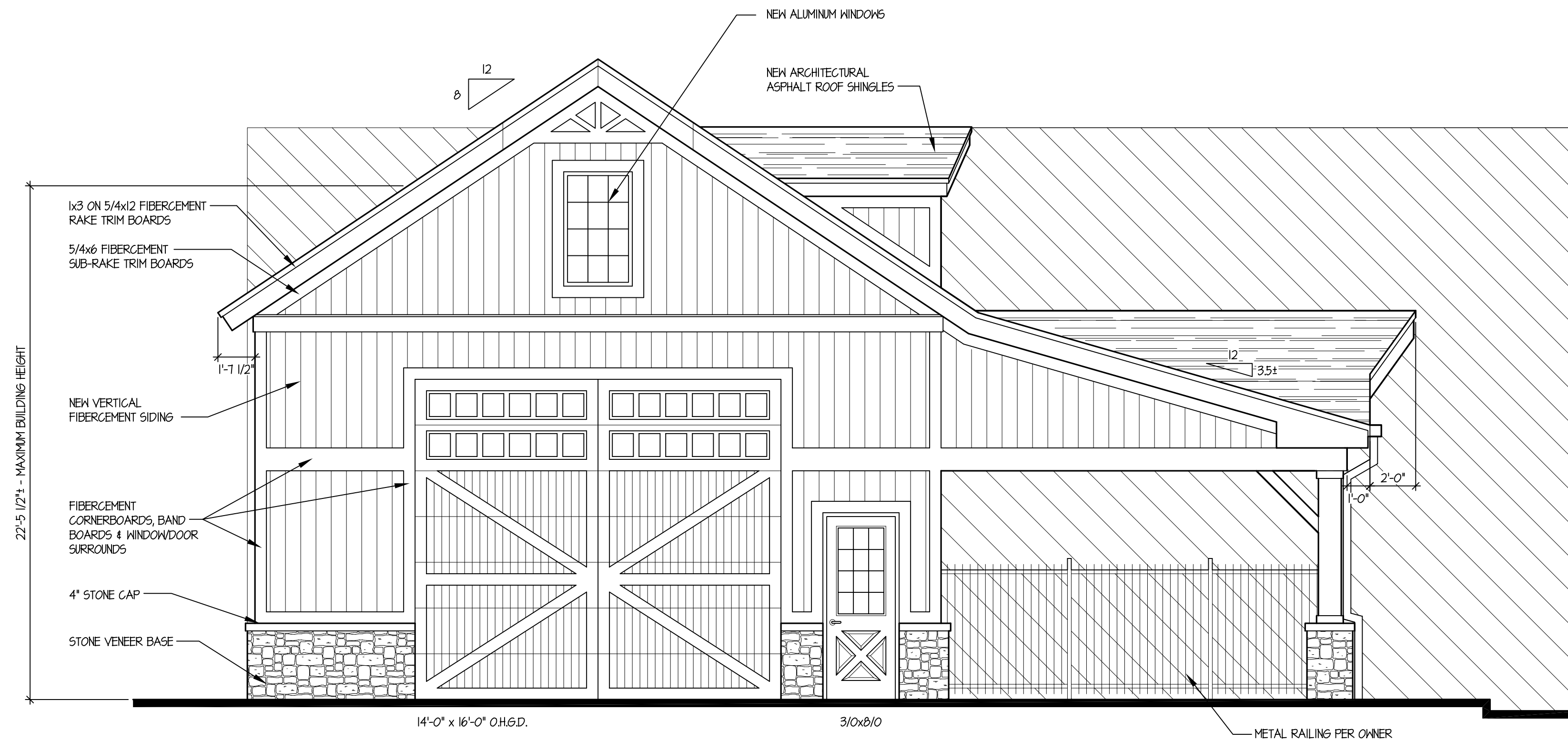
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002 FAX: 847 253 3063

LINAGLIA ARCHITECTS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

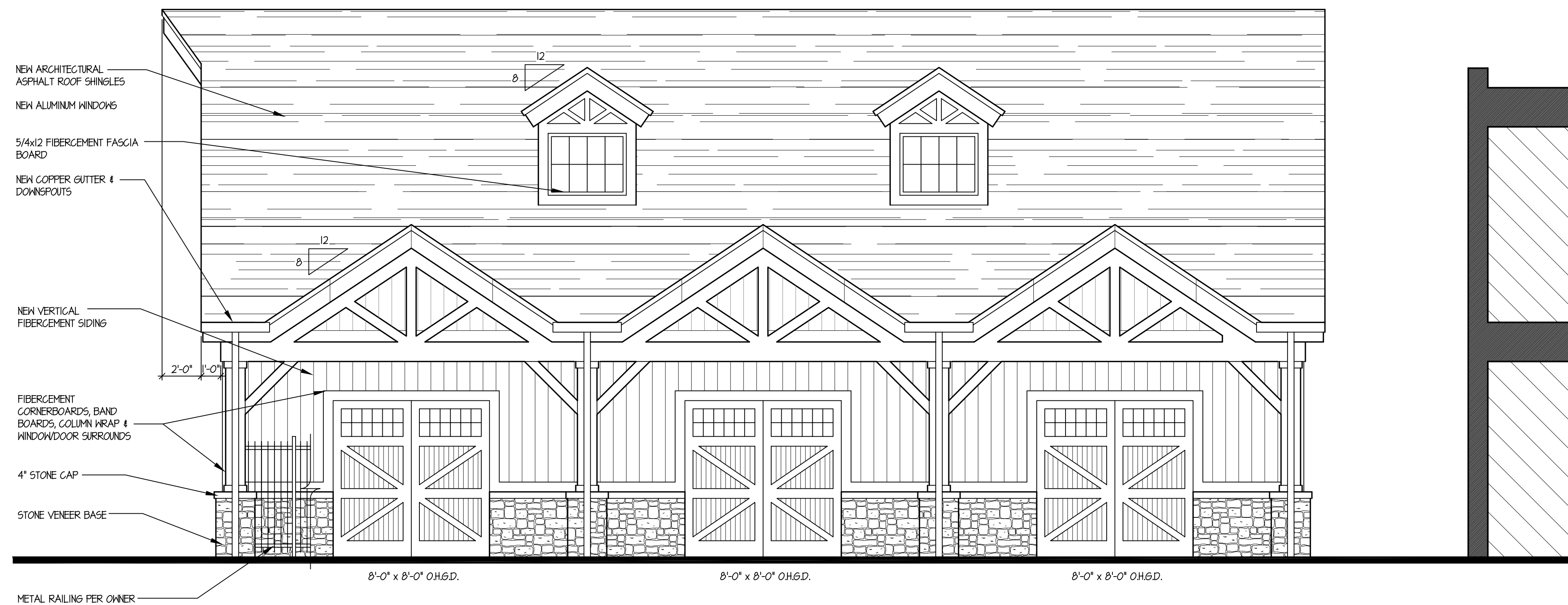


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PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

**NORTHWEST
METALCRAFT**

413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

**PROPOSED
ELEVATIONS**

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB

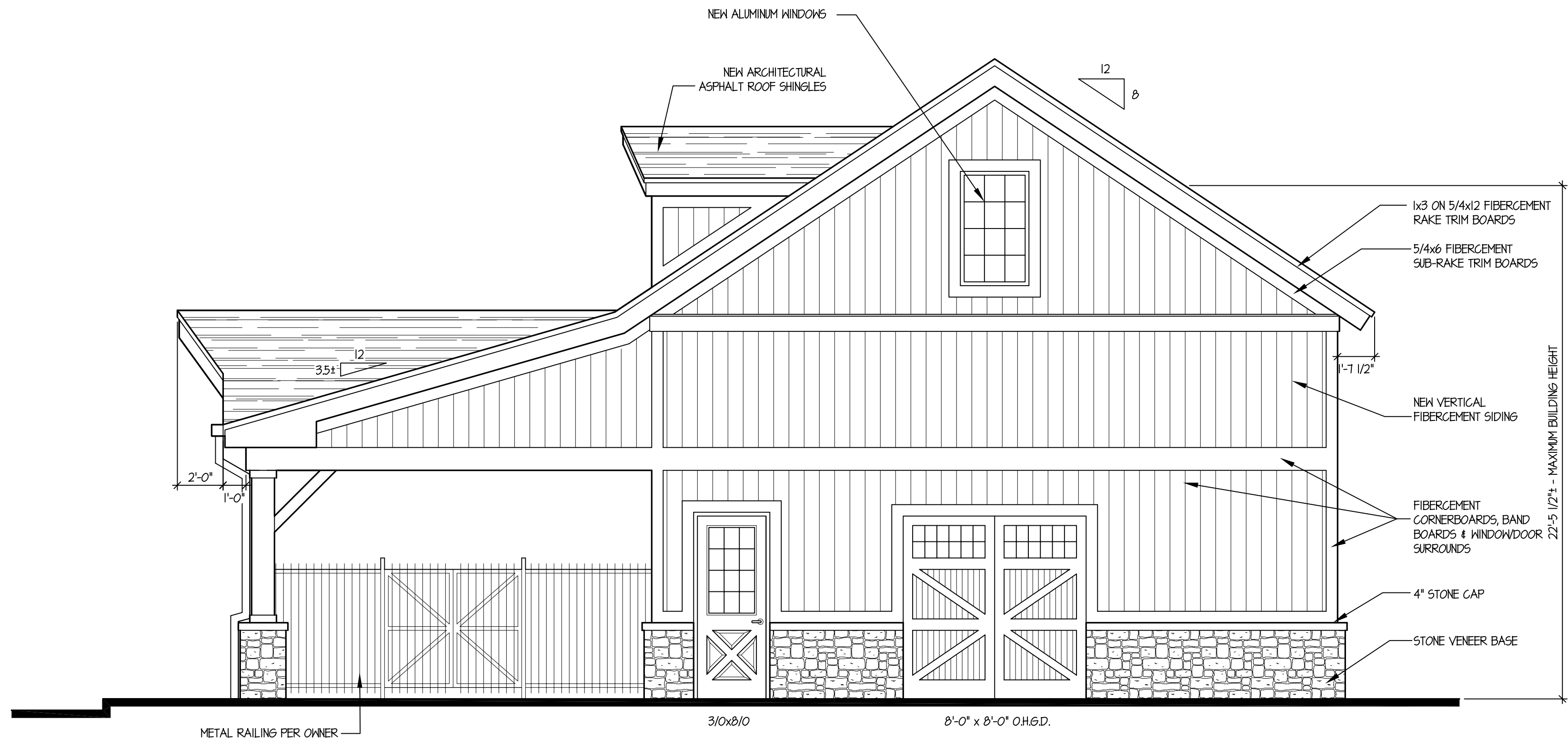
JOB NO. **372813**

SHEET NO.
OF 7

3.P

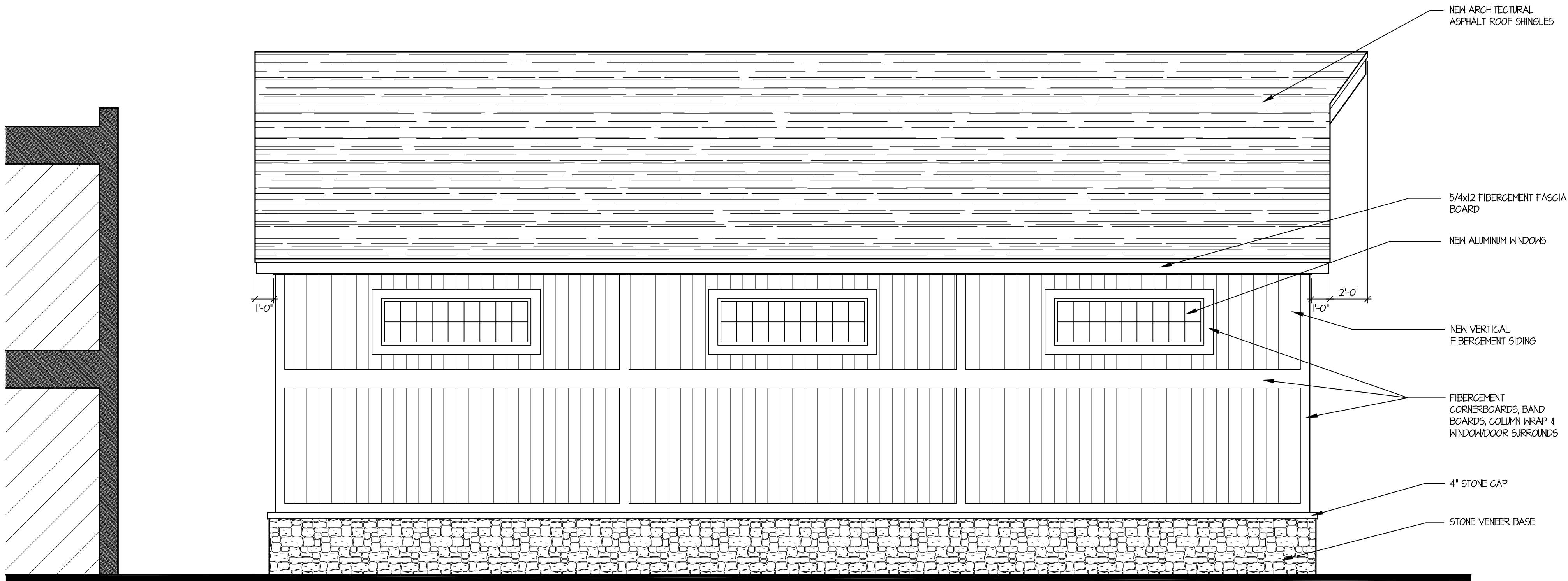
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

TINAGLIA ARCHITECTS • INC
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413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

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NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB

JOB NO. 372813

SHEET NO.
OF 7

4.P

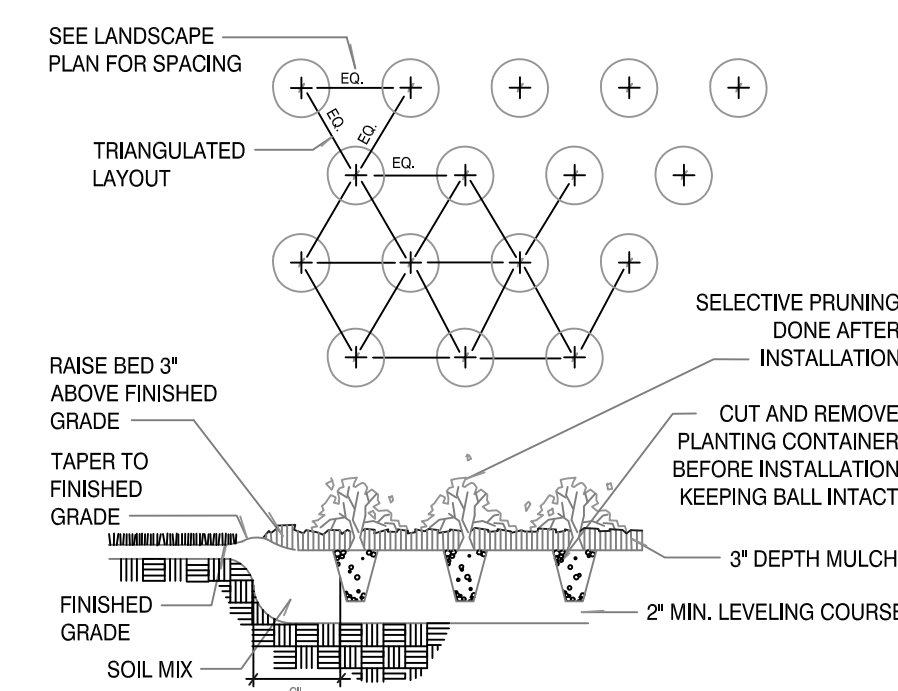
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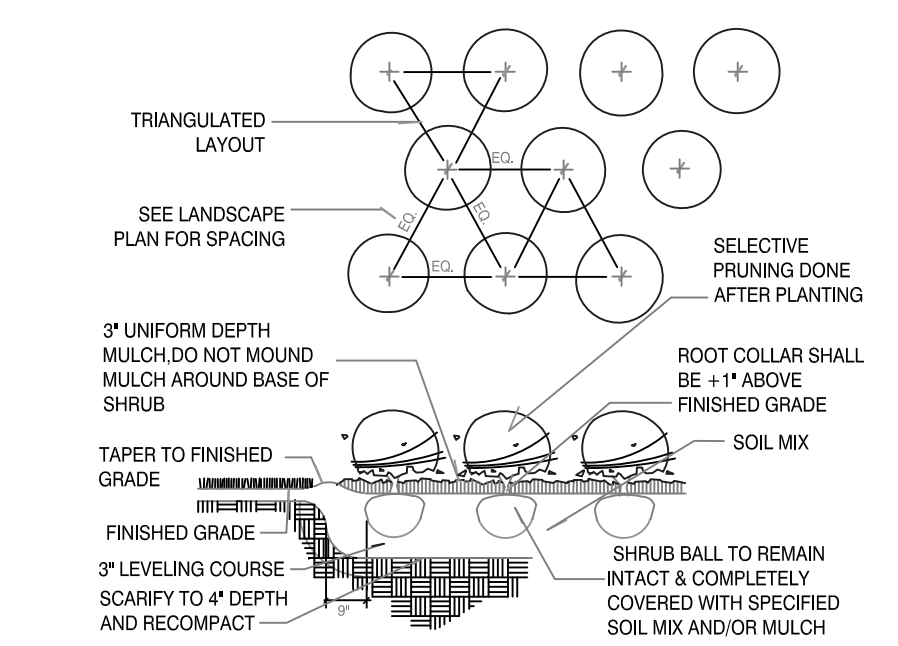
Northwest Metalcraft Plant List

Trees			
ID	Botanic Name	Common Name	Installation Size
AF	Acer x freemanii 'Sienna'	Sienna Glen Freeman Maple	3.5" Cal.
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3.5" Cal.
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3.5" Cal.
Shrubs			
AM	Aronia melanocarpa var. Elata	Black Chokeberry	24" BB
CA	Cotoneaster acutifolius	Peking Cotoneaster	36" BB
EA	Euonymus alatus 'Compactus'	Compact Burning Bush	48" BB
RK	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Gal.
RM	Rosa 'Meipoque'	Pink Meidiland Shrub Rose	2 Gal.
SL	Spiraea 'Little Princess'	Little Princess Spiraea	18" BB
Perennials			
asp	Astilbe chinensis 'Pumila'	Chinese Astilbe	#1
cag	Carex glauca	Blue Sedge	#1
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Tickseed	#1
hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1
isb	Iris sibirica 'Bennerup Blue'	Blue Siberian Iris	#1
pac	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1
sph	Sporobolus heterolepis	Prairie Dropseed	#1

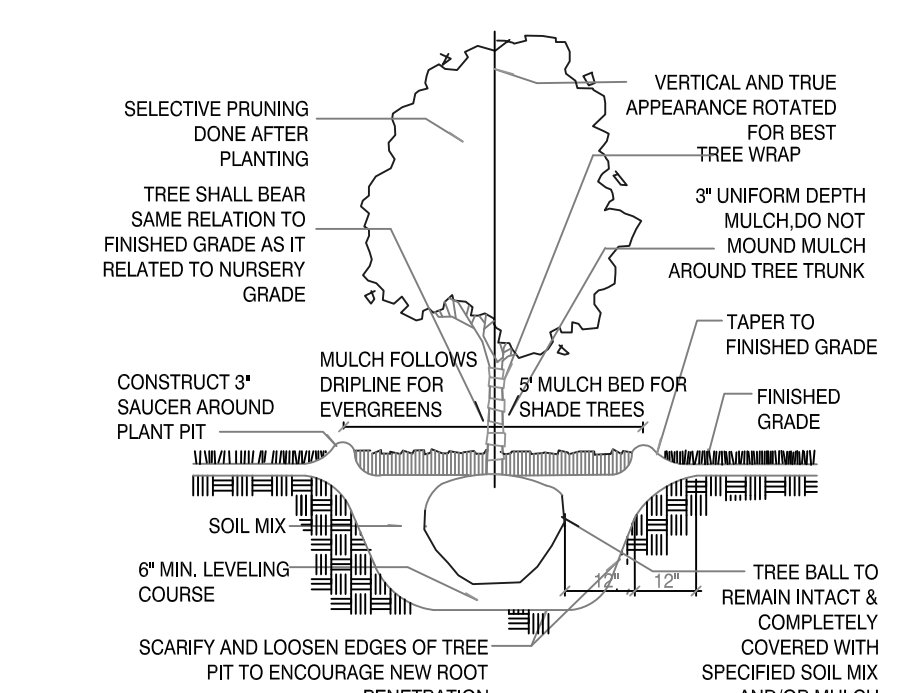
B1 Plant List
SCALE: NTS



C2 Perennial Planting Detail
SCALE: NTS

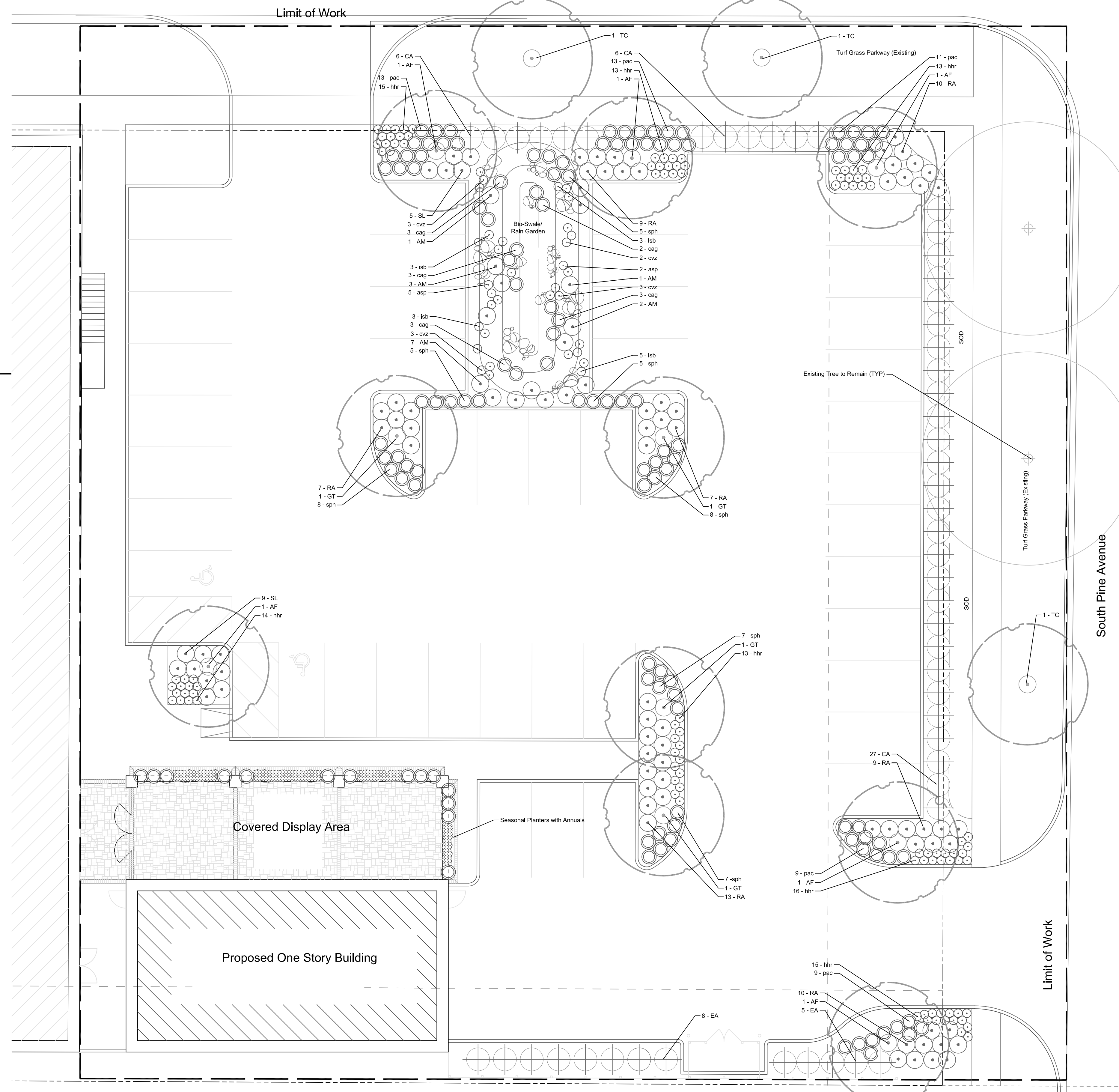
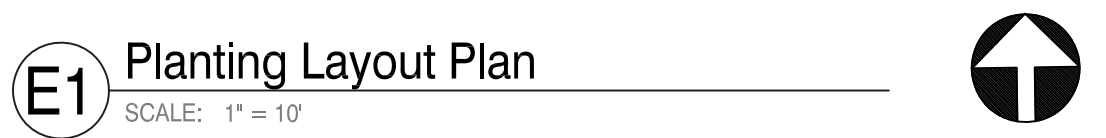


D2 Shrub Planting Detail
SCALE: NTS



E2 Tree Planting Detail
SCALE: NTS

E1 Planting Layout Plan
SCALE: 1" = 10'



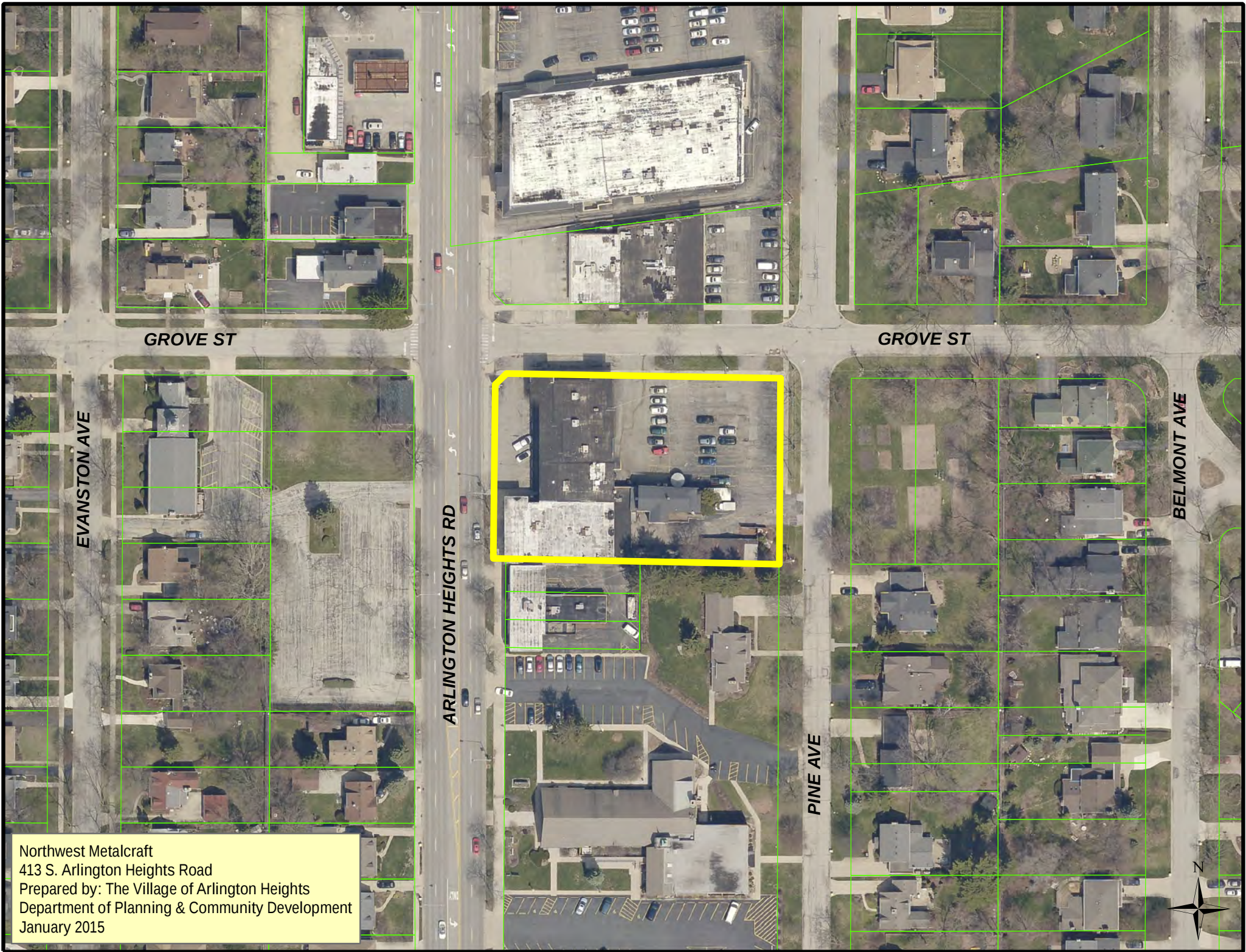
KDG

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107 North Kaspar Avenue
Arlington Heights, IL 60005
rkile@kiledesigngroup.com (847) 814 8213
kiledesigngroup.com

Northwest Metalcraft

413 South Arlington Heights Road
Arlington Heights, Illinois 60005

No.	Comment	Init.	Date
1	Submittal	RK	12-3-2014
Date: 12-03-2014		Drawn By: Rick Kile	
Job No.		1401	
Sheet No.		L100	



GROVE ST

GROVE ST

EVANSTON AVE

BELMONT AVE

ARLINGTON HEIGHTS RD

PINE AVE

Northwest Metalcraft
413 S. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015

