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PLAN

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

COMMISSION

RE: FORD AUXILIARY PARKING LOT - 580 WEST UNIVERSITY DRIVE - PC #23-016
AMENDMENT TO LAND USE VARIATION 01-057 FOR NON-PASSENGER VEHICLE
PARKING

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 28th day of February, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
DAN OSOBA, Planner I

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CHAIRPERSON DAWSON: I have a call to order. Let's stand for the pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, let's do roll call.

MR. OSOBA: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. OSOBA: Commissioner Dorst, Drost, sorry.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. OSOBA: And Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, first item of the agenda is approval of minutes. We have the Opal Massage Therapy and 1821 North Verde Subdivision.

COMMISSIONER WARSKOW: I'll make such a motion.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER JENSEN: I have to recuse myself. I wasn't in attendance.

CHAIRPERSON DAWSON: You're abstaining?

COMMISSIONER JENSEN: Abstaining, yes.

CHAIRPERSON DAWSON: Yes, I'm abstaining as well. I also was not in attendance.

All right, so with that, we've got our first or our only petition on the agenda. Our Petitioner is here? Why don't you come on up? Who, will both of you be speaking? I'll swear you both in at the same time.

MR. GUIDO: We will.

CHAIRPERSON DAWSON: First of all, let me ask, have all public notices been given?

MR. OSOBA: Yes.

CHAIRPERSON DAWSON: Okay, great.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific.

If you could state your name, spell your last name for us for the record before you speak, and then go ahead and give us your presentation.

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MR. GUIDO: My name is John Guido, G-u-i-d-o, it's Jr.

MS. SMITH: And my name is Cassie Smith, S-m-i-t-h.

CHAIRPERSON DAWSON: Terrific, thank you.

MR. GUIDO: So, we're here today to talk about our land use amendment for our property that was owned by the Village at one point in time and then transferred over to Arlington Heights Ford as an auxiliary parking lot. In that transition over to us, the verbiage had that it was going to be for additional passenger vehicle parking. As our business grew, we needed more spots to park vehicles, and what we're using it for is more commercial type vehicles. So, the bigger trucks are going over there and that's why we're looking to get that changed in the verbiage.

CHAIRPERSON DAWSON: Okay, do you have any other, because otherwise we'll go right to Staff presentation. Do you have, you do have a presentation?

MS. SMITH: We want to go through the five --

CHAIRPERSON DAWSON: Okay, sorry. It looked to me like you were done. Okay, here we go.

MS. SMITH: Yes, so this kind of breaks down our requested action. We're requesting to use 51 spots in total on this storage for commercial parking. The commercial vehicles that will be parked on the lot will be a combination of commercial vehicles for sale as well as some potential overflow of commercial vehicles we're working on in service. With the parts shortage and things like that, sometimes there's a five to seven-day delay on parts showing up, and then the service vehicles will be parked in average again of maybe five days on the lot, that's kind of being a little excessive, if we're waiting for parts.

I included a photo of that lot with numbered parking. So, the requested parking are the three parking rows against the very back fence which would be the top of that photo with the drive past being the bottom of the photo. That way we keep them out of public view as passers by are going by. The remainder of the parking lot will be for our passenger vehicles for sale.

There were some recommendations from the different sites that we had to request, and then these were just the things that were left that had not yet been handled. So, I mentioned that parking only allowed in Spaces 1 through 50 and Space 176 as numbered on the previous photo, we do agree to this term. We will not be parking vehicles in the center aisles as requested. They mentioned in case of fire or anything like that, vehicles had to be driven through. We do keep those aisles empty in the center.

We do currently have a post-work permit request in for the seal coating and restriping of the lot as the company that did that did not apply for a permit, and we were unaware that there was permit required for the striping. So, we've got that in already.

We added sod into the grass area towards the side of the parking lot. We do not, we have not and will not be parking there since it has been fixed. Then the vehicles again on the lot, as requested, will only be in stock units or vehicles awaiting service as needed. We will not be leasing any spots to outside entities.

Continued recommendations. All of the vehicles temporarily stored on this lot will be in working order. We have a separate location for our body shop in Wheeling because that was mentioned as a concern. That's the old Stasek Chevrolet Store, and that's where all of our body work gets done.

The landscaping currently covers the view of the lot except for the west side of the driveway. So, there is a little corner of that gate that's not covered with the

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required shrubs. We do plan on having those installed in springtime once the weather obviously brightens up a little bit.

Then just closing remarks. We need to get the lot amendment approved so we can utilize it as needed. We're also looking forward to our continued partnership with the Village because we do have some additional expansion on the horizon. But we'll be increasing traffic to the township as well as tax revenue. We've currently got another lot just, or another warehouse just behind us that we're working on rezoning with you guys as well.

CHAIRPERSON DAWSON: Okay, great. Thank you for your presentation. We can go to the -- I'm sorry. You did go through some of them, but I just want to make sure. Have you gone through all the conditions of approval and do you agree with all of them? I know that some of them were in your presentation.

MS. SMITH: We do.

CHAIRPERSON DAWSON: Okay, terrific.

All right, so let's go to Staff presentation then.

MR. OSOBA: All right, good evening, Chair and Commissioners. The property in question for this petition is located at 580 West University Drive which is in M-1 Research Development and Light Manufacturing District. Vehicle storage is not a permitted land use within M-1; however, in 2001, this property obtained a land use variation to permit the storage of passenger vehicles on the property, and the Petitioner again is before you this evening to request an amendment to this previously approved land use variation to permit the storage of non-passenger vehicles on the property.

A little bit of background on the petition here, in March 2023, Arlington Heights Ford was issued a citation due to the storage of these non-passenger commercial vehicles as shown on this slide. In discussing the citation with Arlington Heights Ford, the dealership has a high volume of vehicle repairs for commercial vehicle freights such as ABC Plumbing and Amazon. This was a way to retain the business by expanding service operations and bring numerous commercial accounts during the Covid pandemic, and that has continued since the end of that pandemic.

Then after these discussions, Arlington Heights Ford submitted a conceptual proposal to begin the process for a land use variation amendment and went to the Conceptual Plan Review Committee in May of 2023. The CPRC was generally favorable of the proposal but cited the need for vehicle storage at the rear of the property and concerns on landscape maintenance, concerns about vehicle repair and operability of those vehicles that are stored on site, and the use of parking spaces as storage specifically for Arlington Heights Ford.

This aerial shows the site and demonstrates the overall industrial context of the surrounding development along West University Drive. Additionally, this shows the rear of the property is surrounded by an industrial type land use, and one of the criteria for approval that Staff reviews for land use variation requests is whether the proposal will change the essential character of the locality and whether it can be compatible with the surrounding development. Storage of the larger non-passenger vehicles at the rear of the property would reduce visibility from West University Drive and not significantly impact the character of the surrounding development to the north.

These site photos were taken this morning, showing the site facing north from West University Drive. The photo on the left of your screen shows the public hearing sign posted on the gate, and the photo on the right shows the interior of the lot and the fencing that surrounds the parking lot. It is worth noting that it appeared that all of the vehicles that were

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parked within the lot this morning were passenger vehicles.

This is the proposed parking plan for the site overlaid with an aerial image. The 51 parking spaces designated for non-passenger vehicle parking are highlighted in red at the north end of the property, and the Petitioner agreed with Staff's assertion that the commercial vehicles should be parked at the rear to reduce the visual impacts on the adjacent street. Staff has a recommended condition of approval to limit non-passenger vehicles to the spaces specifically shown on this exhibit.

In regards to site improvements, Staff recently noticed the parking was seal coated and restriped without a permit, as was mentioned. A condition of approval had been recommended by Staff to require the Petitioner to submit a permit application prior to Village Board approval. At this time, Arlington Heights Ford has submitted a complete permit application on February 23rd which was after the Staff report and this condition was published. The permit is currently in review but has not been issued yet at this point.

In regards to landscaping, the existing landscaping along West University Drive is to be upgraded to comply with all screening requirements, and a condition of approval has been recommended by Staff to require the Petitioner to provide a landscape plan that demonstrates compliance with these requirements.

In regards to business operations, Staff noted during review that vehicles are not to be parked or stored within drive aisles to maintain circulation. Vehicles are to be stored in paved striped parking spaces only. All vehicles on the lot must be awaiting service by Arlington Heights Ford or be overflow Arlington Heights Ford vehicle inventory. Vehicles stored on site must be in working order and not visibly damaged. Staff has recommended conditions of approval to ensure site circulation and business operations are maintained to comply with these items.

Staff is recommending approval of this application subject to those seven conditions as outlined on the slide and on the motion sheet before the Plan Commission. I'm happy to answer any questions.

CHAIRPERSON DAWSON: Great.

First, do we have a motion to include the Staff report in the public record?

COMMISSIONER JENSEN: So moved.

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER CHERWIN: I second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any objections, opposed?

(No response.)

CHAIRPERSON DAWSON: No, all right.

Let me, before we ask you direct questions, seeing only one person in the audience, can I open up, should I open up to public?

MR. GUIDO: Sure.

CHAIRPERSON DAWSON: I am opening it up to public commentary at this time. Any public comments?

(No response.)

CHAIRPERSON DAWSON: No, all right. So, I'm going to close public commentary.

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Terrific, why don't we go then, are there any questions?
Commissioner, I can start down here.

COMMISSIONER CHERWIN: Yes, I would just, I don't, I mean, it's a good project, I'm totally good with it. I guess I'd ask as long as you're here, it looks like you have a nice security fence and everything there. Have you had any security problems while you've been there? I know there have been some car dealers in the area that have run into some theft issues. Have you guys been subject to that? Has this lot been subject to that?

MR. GUIDO: Not of that lot, no. We have cameras there, but we have had it at the dealership and at Buick GMC which is our other store next door.

COMMISSIONER CHERWIN: Is it still an ongoing issue?

MR. GUIDO: The Buick GMC store had another vehicle stolen a few weeks ago.

COMMISSIONER CHERWIN: Really.

MR. GUIDO: Yes. That was recovered, but it was stolen.

COMMISSIONER CHERWIN: Is there anything that the Village you think should, or --

MR. GUIDO: I don't. I really don't think there's anyone can do to make it safer. These crews that are coming in, they're highly trained, highly armed. They know what they're doing. Just having cameras is all we can do.

COMMISSIONER CHERWIN: Are any of these like cases going, I mean are you finding the people who are doing it, or is it just kind of --

MR. GUIDO: They're going absolutely nowhere. No one is getting prosecuted. They won't go on high speed chases. I was involved in a couple of them myself when I was on property and they came, held guns. Police were chasing after them on the highway, they stopped pursuit.

COMMISSIONER CHERWIN: They just let them go?

MR. GUIDO: Let them go.

COMMISSIONER CHERWIN: Pretty good deal. All right, that's it. Thank you.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER SIGALOS: I have no questions. I was at the CPRC meeting, so I, we know you went there so I have no questions.

MR. GUIDO: Thank you, John.

COMMISSIONER ENNES: I have a couple of questions. Under the conditions, for Staff, I don't understand some of the conditions we're requiring for this type of a business with this situation, in 5, 6 and 7. We're saying that they shall not, any vehicles there shall not be leased or used for general vehicle storage by outside entities. Are you talking about from other dealerships or like if part of their service is for companies like ABC or Amazon I think you said, those would seem like general vehicles from outside entities that are leased. Would those be excluded?

MR. OSOBA: No, those would not be excluded. The intent is to make sure that the vehicles that are going to be on the site are to be serviced by Arlington Heights Ford and not leased to Amazon or not leased to ABC Plumbing for storage for their vehicles indefinitely.

COMMISSIONER ENNES: So, they're not subletting spaces out to other entities?

MR. OSOBA: Correct. Correct.

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COMMISSIONER ENNES: Okay, which is kind of unusual because that original lease with, I believe with the dealerships was for Arlington Heights Ford and any other dealership that wanted to use the space, but anyways, if they're okay with that, that's fine with me.

The dealership has a body shop. Why would you preclude them from having vehicles that need body repairs?

MR. OSOBA: So, the dealership has an approval for service and not for body repairs. So, the land use approval for the actual dealership that's performing the repairs has a service approval, and that was from the original ordinance, the land use variation ordinance.

MR. GUIDO: Those are off site. It's a different site.

COMMISSIONER ENNES: So, but at the dealership, they can park cars needing repair?

MR. OSOBA: At the --

MR. GUIDO: The Ford dealership had a body shop in it for many, many years, yes.

COMMISSIONER ENNES: But you don't have that anymore?

MR. GUIDO: We do not.

COMMISSIONER ENNES: Oh, okay, my mistake.

MR. GUIDO: As of three years ago. We turned it into a commercial truck service which is why we're expanding into that building behind us.

COMMISSIONER ENNES: Yes, I know, I had body work done there years ago.

MR. GUIDO: Yes, thanks, Terry.

COMMISSIONER ENNES: Okay, and then when that lot was originally developed, as I recall, in addition to guard rails and fences and everything, that it was fully landscaped. Has that landscaping just deteriorated?

MR. GUIDO: We haven't taken anything down. It's just over time some of the bushes just died, yes.

COMMISSIONER ENNES: Died and whatnot, okay. So, the landscaping that's required, is that just along the front?

MR. OSOBA: Correct, yes. It would be the landscape screening for the parking lot along the front of West University Drive.

COMMISSIONER ENNES: Okay, that's all I have.

CHAIRPERSON DAWSON: Okay, thank you.

Commissioner Green?

COMMISSIONER GREEN: I really don't have any questions. It's nice to see no school buses there. So, that's all I was concerned with.

MR. GUIDO: Agreed.

COMMISSIONER LORENZINI: No questions.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I don't have any questions either.

COMMISSIONER JENSEN: I don't either.

CHAIRPERSON DAWSON: All right.

Well, everything has been asked and answered from my perspective.

COMMISSIONER ENNES: So, I would make a motion.

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A motion to recommend to the Village Board of Trustees approval of PC #23-016, an Amendment to Land Use Variation Ordinance 01-057 to allow storage of non-passenger vehicles.

This recommendation is subject to the following conditions:

1. Parking of non-passenger vehicles shall only be allowed on Spaces 1 through 50 and Space 176 as identified on the attached exhibit. All remaining spaces on the subject property shall be designated for passenger vehicles only.
2. Vehicles shall not be parked in drive aisles to maintain emergency access and circulation through the site.
3. The Petitioner shall submit a permit application to the Building & Life Safety Department for the parking lot seal coating and restriping work that has already occurred on the subject property. This application shall be received prior to this petition appearing before the Village Board, and the Petitioner shall obtain the permit no less than three months after Village Board approval of this petition.
4. If continued parking of vehicles on grass is observed by the Village upon approval of this petition, Ford shall be required to construct the land-banked parking as generally outlined in Ordinance 01-057 within 90 days of any such request by the Village.
5. All passenger or non-passenger vehicles stored on the subject property shall be awaiting service by Arlington Heights Ford or be excess Arlington Heights Ford vehicle inventory. Parking spaces on the subject property shall not be leased to or used for general vehicle storage by outside entities.
6. All passenger or non-passenger vehicles stored on the subject property shall be in working order, not visibly damaged or inoperable. Vehicles needing body work or engine repair shall not be stored on the subject property.
7. The Petitioner shall provide a landscape plan that demonstrates screening of the parking lot from view of West University Drive. Screening shall be a minimum of three feet in height and consist of a mix of plant material with varying height, including shrubs, perennials, and ornamental trees. Landscaping in compliance with this condition shall be installed no later than September 30, 2024.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Great.

So, voice vote, please. Sorry, roll call, I'm looking at the wrong cheat part of my cheat sheet. Roll call, please.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. OSOBA: Commissioner Jensen.

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COMMISSIONER JENSEN: Yes.
MR. OSOBA: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. OSOBA: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. OSOBA: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. OSOBA: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

Great, so you've received a unanimous recommendation from us, but we're just a recommending body, you will be going to the Village Trustees for a final deliberation. Staff can talk to you more about when that will be, but congratulations.

MR. GUIDO: Thank you very much.
MS. SMITH: Thank you, guys.
MR. GUIDO: Appreciate it. Thanks for your help.
COMMISSIONER ENNES: Good luck.
COMMISSIONER CHERWIN: Good luck.

CHAIRPERSON DAWSON: All right, our next item on the agenda is just general public commentary. Any general public commentary?
(No response.)

CHAIRPERSON DAWSON: Seeing none, we're closing general public commentary. Any other items for the agenda this evening?

COMMISSIONER GREEN: I have a comment. We see this guy for the first time here.

MR. OSOBA: That's true, yes.
COMMISSIONER GREEN: Dan, thank you.
MR. OSOBA: Glad to be here.
COMMISSIONER CHERWIN: Welcome, Dan.
COMMISSIONER ENNES: Welcome.
COMMISSIONER JENSEN: Good job. You did an excellent job.
CHAIRPERSON DAWSON: I wasn't sure because I wasn't here last time.

So, I was like maybe I just missed something and he's been here all along.

MR. OSOBA: Not quite.
CHAIRPERSON DAWSON: Well, welcome, Dan.
MR. OSOBA: Thank you.
CHAIRPERSON DAWSON: Okay, do I have a motion to adjourn?
COMMISSIONER GREEN: I'll make that motion.
COMMISSIONER CHERWIN: I'll second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, that's it. Thanks, everyone.
(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC