



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 10, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Carific - 3 W. College Dr. - T1670
Land Use Variation, Zoning Code Variation

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.



**Conceptual Plan Review Committee
7/10/2019**

Item: Carific - 3 W. College Dr. - T1670

Department: Planning & Community Development

Requested Action

1. Land Use Variation to permit "Motor Vehicle Sales" in the M-1 District

Variations Required

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Recommendation

The Staff Development Committee reviewed the proposed Land Use Variation to allow motor vehicle sales on the subject property, and is generally supportive of the application, subject to resolution of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for land use variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
2. If a variation is requested to waive provision of a traffic and parking study, the petitioner shall provide a written response to hardship criteria as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
3. The petitioner shall provide Staff with information on vehicle delivery and loading operations, including the anticipated number of deliveries per day and the hours during which vehicle loading/unloading will occur. Additionally, the petitioner shall provide details on expected customer traffic, and details on how the proposed online sales are different from traditional sales, and will generate less traffic than a typical car dealership.
4. A market study/analysis shall be provided. Said study will analyze the expected demand for this type and size facility at this location, type and age of vehicles sold, process of sales, and any potential effect it may have upon similar facilities within the vicinity.

5. The petitioner shall hold a neighborhood meeting prior to the scheduling of a Plan Commission hearing for this petition.
6. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.
7. No more than 3 display vehicles shall be parked in the front parking spaces, so as to allow for adequate on-site customer parking.
8. Vehicle test driving shall only be allowed on major and secondary arterial streets and collector streets, as defined by the Village's Thoroughfare Plan.
9. The petitioner shall install timers that turn the parking lot lights off one hour after the close of regular business hours.
10. All motor vehicles sold or leased from this site, including all Internet and on site sales, shall be reported to the State of Illinois and shall include this Arlington Heights location as the point of sale in order to allow the Village to capture the municipal share of sales tax revenue. Further, the petitioner is required to obtain a business license from the Village of Arlington Heights and on said license shall include the State of Illinois sales tax identification registering this site with the State of Illinois.
11. Wall mounted lighting shall not be allowed along the south building elevation.
12. Motor vehicle repair and servicing shall be prohibited on-site.
13. Motor washing shall be restricted to business use only, and shall not be offered to customers or the general public.
14. These are just 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
Aerial
Business Summary
Plat of Survey
Floor Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits



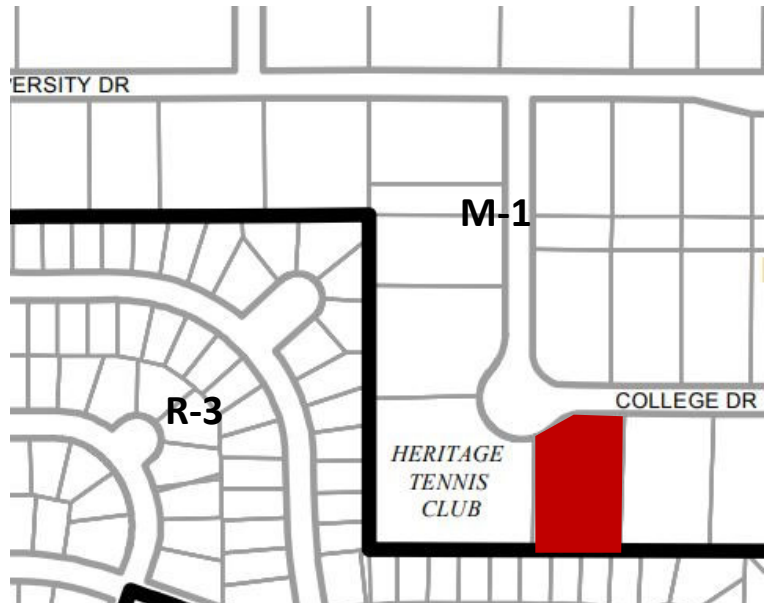
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1670
Project Title: Carific
Address: 3 W. College Dr.
PIN: 03-08-316-004-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: July 10, 2019
Date Prepared: June 28, 2019

Petitioner: Chris Mergenthaler
Darwin Realty
Address: 970 N. Oaklawn Avenue Suite 100
Elmhurst, IL 60126

Existing Zoning: M-1: Research, Development,
and Light Manufacturing District
Comprehensive Plan: R&D, Mfg., Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District	Office, Warehouse Uses	R&D, Mfg., Warehouse
South	R-3, One Family Dwelling District	Single Family Homes	Single Family Detached
East	M-1, Research, Development, and Light Manufacturing District	Office, Warehouse Uses	R&D, Mfg., Warehouse
West	M-1, Research, Development, and Light Manufacturing District	AHPD Tennis Facility	Commercial

Requested Action:

1. Land Use Variation to permit "Motor Vehicle Sales" in the M-1 District

Variations Required:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Project Background:

The subject property is located at 3 W. College Drive, and is currently developed with a 34,500 square-foot warehouse building with office space.

The petitioner, on behalf of auto dealer Carific, is proposing to occupy the building and use it for storage and sale of vehicles. Carific primarily focuses on online sales of electric vehicles. The petitioner has provided Staff with an estimate of expected sales and revenue, as well as an estimate of significant sales tax revenue to the benefit of the Village.

The majority of vehicles (approximately 140 vehicles) would be stored inside the warehouse, with approximately 20 vehicles being parked outdoors behind the gate on the property. Parking in front of the building would be reserved for their customers, and potentially 3-5 display vehicles.

While the majority of business is expected to be conducted online, (with vehicles delivered directly to the customer) it is expected that some business will be conducted on premise. The petitioner anticipates 3 to 5 on-site customers per day.

All service work and repair would be conducted off-site, with the exception of detailing of vehicles prior to delivery, which will be conducted in an internal wash bay accessible from the front of the building.

Carific would employ approximately 18-30 persons once operational, with up to 12 employees on-site at any given time. Per Illinois Secretary of State regulations, Carific would be open from 9AM to 8PM Monday-Thursday, and from 9AM to 6PM on Saturdays. Carific would not be open on Sundays. The Staff Development Committee believes the proposed use would be a great addition to the community.

Zoning and Comprehensive Plan

The subject property is located within the M-1 Zoning District, and the proposed use is classified as "Motor Vehicle Sales", which is not a permitted use within the M-1 Zoning District. While there is also a wash bay for vehicles proposed within the facility, this component would comprise only 4.4% of the total space, and as such is considered an ancillary use to the primary use as a motor vehicle sales facility. It should be noted that while not permitted in the underlying zoning district, the proposed use is less intense than many permitted M-1 district uses. Additionally, the hours of operation are less than some manufacturing shift operations. To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a land use variation, the petitioner must provide a written justification to the following criteria:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

In order to substantiate the public need for this facility, the petitioner shall provide a market study or analysis that evaluates the demand for a facility of this type and size at this location. As part of the Conceptual Plan Review Committee Process, the petitioner has provided Staff with details on expected sales and sales tax revenue, however further details should be provided on the business model, expected market, type and age of vehicles sold, and potential impact on other area businesses.

The subject property is designated as appropriate for manufacturing, research & development, and warehouse uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed storage of vehicles is compatible with this designation, however the sale of vehicles is not.

Building

The petitioner is encouraged to reach out to the Building Department early on in this process in order to understand the extent of any building upgrades/improvements that may be needed. The proposed use of the space (storage of vehicles) may change the occupancy classification per Building Code, and if so upgrades may be required to bring the building up to current life safety, accessibility, and building code standards.

Site Plan and Landscaping

The applicant has not identified any site alterations as part of the proposed project. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage of each use. Office space was assessed at ratio of 1 space per 300 square-feet, and the warehouse and wash bay were assessed at a ratio of 1 space per each 2 employees. A preliminary parking estimate shown in **Table I** below:

Table I: Required Parking				
Required Parking				
Use	SF	Employees	Ratio	Requirement
Office	6,000	-	1/300	20
Warehouse	27,000	12	1 per 2 Emp.	6
Wash Bay	1,500			
		Parking Required		26
		Parking Provided		52
		Surplus/Deficit		26

Per the Staff analysis, a total of 26 spaces would be required for the proposed Carific facility. The subject site is currently improved with 52 spaces, resulting in a code-required parking surplus of 26 parking spaces. This surplus is adequate for accommodating the proposed outdoor vehicle storage.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any land use variation application over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. If a variation is requested, the petitioner will need to provide a written response to the hardship criteria in order to justify the variation. The criteria is summarized below:

- **That 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.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

The petitioner shall also provide Staff with information on vehicle delivery and loading operations, including the anticipated number of deliveries per day and the hours during which vehicle loading/unloading will occur. Additionally, the petitioner shall provide details on expected customer traffic, and details on how the proposed online sales are different from traditional sales, and will generate less traffic than a typical car dealership.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As there is no change in the number of required vehicular spaces for the proposed Carific from the previous use, no additional bicycle parking spaces are required as part of this petition.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Land Use Variation to allow motor vehicle sales on the subject property, and is generally supportive of the application, subject to resolution of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for land use variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
2. If a variation is requested to waive provision of a traffic and parking study, the petitioner shall provide a written response to hardship criteria as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
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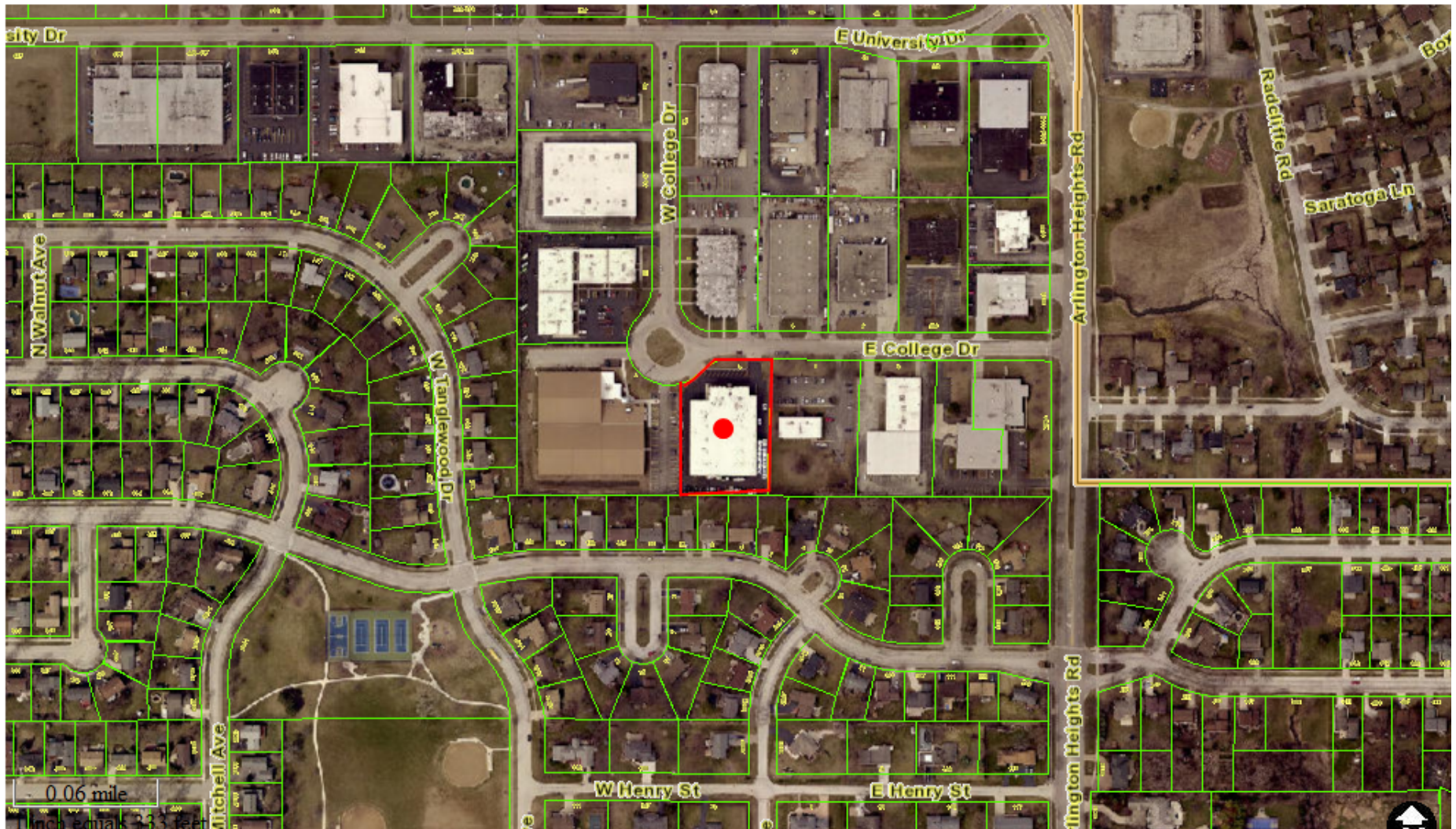
which vehicle loading/unloading will occur. Additionally, the petitioner shall provide details on expected customer traffic, and details on how the proposed online sales are different from traditional sales, and will generate less traffic than a typical car dealership.

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July 5, 2019

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1670



Map created on June 28, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Business Summary

3 W. College Dr. Arlington Heights, IL

Carific is an auto dealership business primarily focusing on online sales and electric vehicles as the auto industry transitions away from gas powered vehicles. Our primary point of sale for the majority of our vehicles will be Arlington Heights where we anticipate local sales revenue to be \$18,900,000 which will generate \$189,000 in local sales tax revenue for Arlington Heights. By year 3 we anticipate this number to grow to \$26,250,000 in local sales with tax revenues of \$262,500 going to Arlington Heights. This projection is based on selling 1800 vehicles per year.

The majority of our inventory (approximately 140 vehicles) would be stored inside the building as shown in the attached layout, with a small percentage of vehicles (approximately 20 vehicles) being parked in back behind the gate on the property. Parking in front of the building would be reserved for our customers, and potentially 3-5 display vehicles. While the majority of our business will be conducted online, with cars being delivered directly to the customer, some of our business will be conducted on premise where we anticipate serving 3-5 customers per day. All service work and repair would be outsourced, with the exception of detailing of vehicles prior to delivery, which will be conducted in the wash bay as shown on the attached layout.

In addition to providing very generous sales tax revenues to the Village of Arlington Heights, Carific will also provide employment to approximately 18-30 persons. With up to 12 employees on premise at any given time. Per Illinois Secretary of State regulations, we will be open Monday-Thursday from 9AM to 8PM and Saturdays from 9AM to 6PM. We will be closed on Sundays.

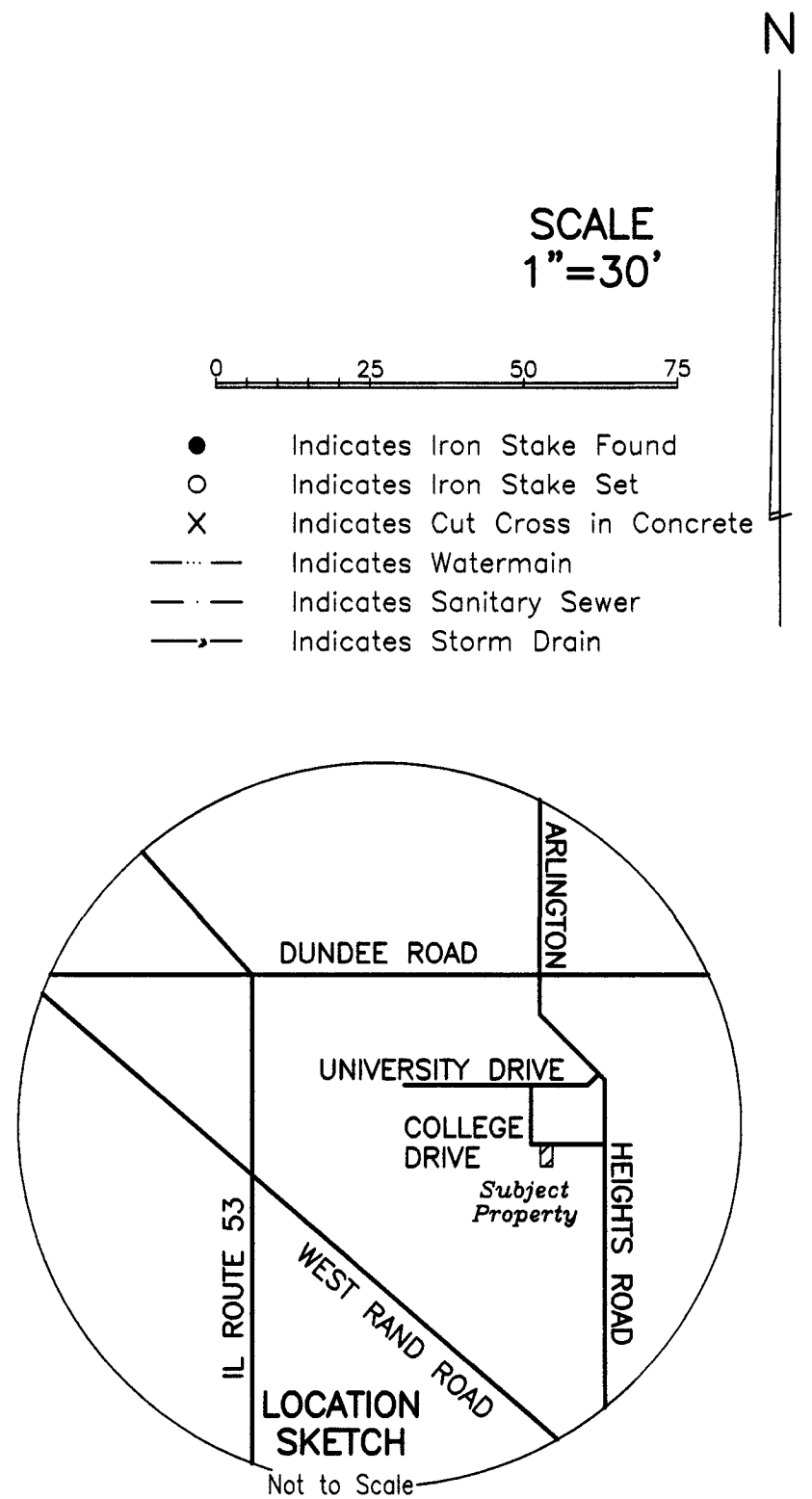
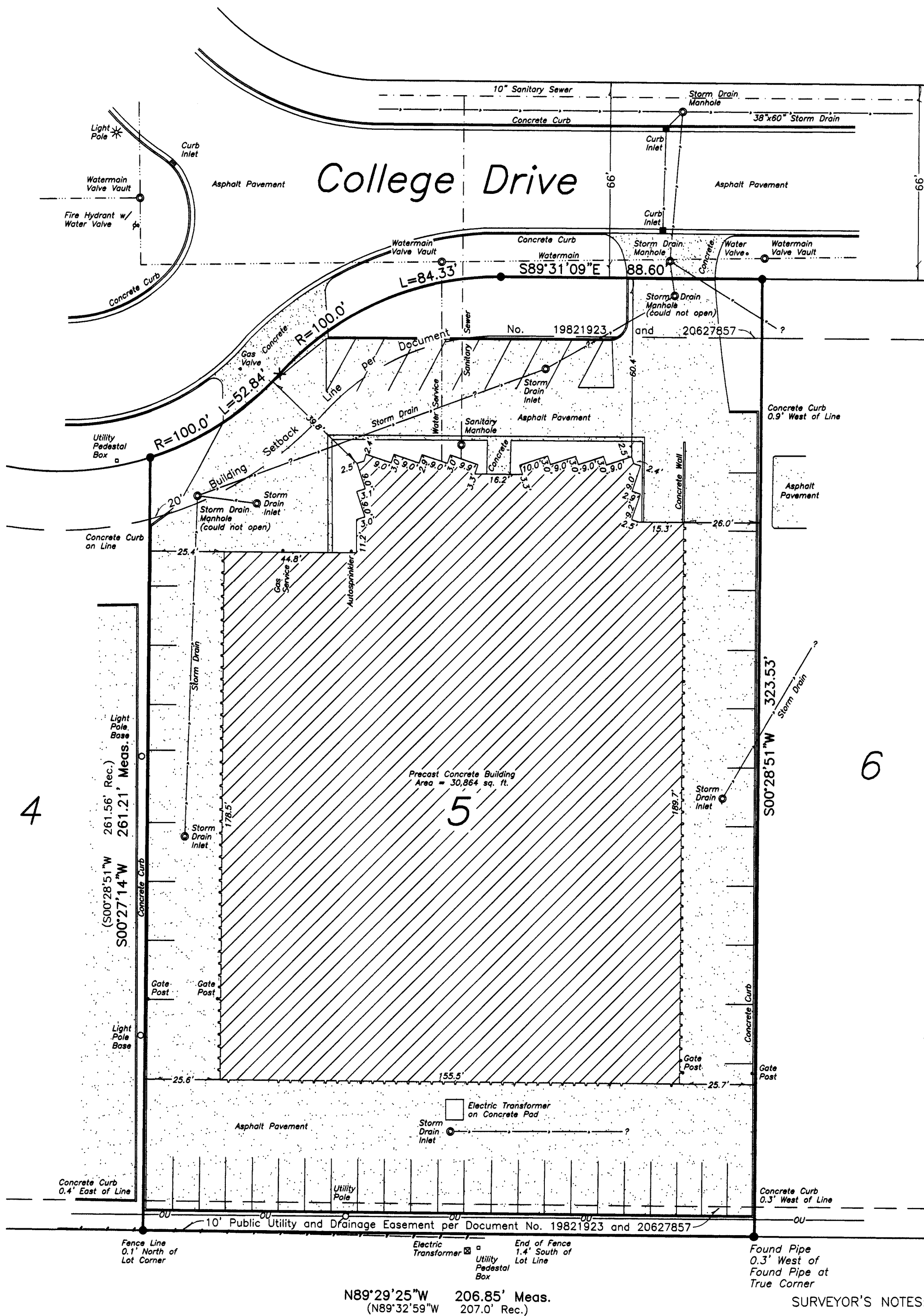
In summary, we believe that given the sales tax revenue produced and the number of jobs provided that Carific would be a great addition to the Arlington Heights community. Given the existing industrial park setting of 3 W. College Dr., and the allowed uses within the current industrial zoning, we believe that Carific will have far less, if any impact on the surrounding buildings.

We thank you for your consideration and look forward to calling Arlington Heights our new home.

Sincerely,

Michael Korp

ALTA/ACSM LAND TITLE SURVEY OF
LOT 5 RESUBDIVISION OF PART OF LOT 1 AND LOT 5 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1
VILLAGE OF ARLINGTON HEIGHTS COOK COUNTY ILLINOIS



LEGAL DESCRIPTION:

Lot 5 in Resubdivision of Part of Lot 1 and All of Lots 2 and 5, both inclusive, in Arlington Industrial and Research Center Unit Number One, being a Subdivision in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 03-08-316-004-0000

NOTE: Declaration of Protective Covenants (Doc #19821924) requires a side yard of 25 feet and a building setback of 40 feet from property lines abutting secondary streets.

SURVEYOR'S NOTES:

- 1) The Subject Property is commonly known as 3 West College Drive.
- 2) Regarding Item 3 of Table A: The Subject Property is located in Zone X (areas determined to be outside 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 17031C0063J with a revised date of August 19, 2008.
- 3) Regarding Item 4 of Table A: The area of the Subject Property is 63,954 square feet or 1.4682 acres.
- 4) Regarding Item 9 of Table A: The Subject Property has 49 regular striped parking spaces and no handicapped parking spaces.
- 5) This property is adjacent to a dedicated street.
- 6) Regarding Item 11(b) of Table A: Underground utilities shown are based on surface improvements and utility maps provided by the Village of Arlington Heights. The Surveyor will not be held responsible for the location of underground utilities.
- 7) The easements shown are those shown on the recorded plat of subdivision and/or in First American Title Insurance Company Commitment No. 2628155 dated February 26, 2015, and transmitted from the client to the Surveyor.
- 8) Regarding Item 12 of Table A: The client did not specify any Government Agency Survey Requirements.
- 9) Regarding Item 16 of Table A: The Surveyor did not observe evidence of current earth moving work, building construction or building additions on the Subject Property.
- 10) Regarding Item 17 of Table A: On April 10th, 2015, the Village of Arlington Heights Engineering Department reported that it did not have any plans to widen West College Drive.
- 11) Regarding Item 18 of Table A: To the best of his ability, the Surveyor did not observe evidence of the Subject Property being used as a solid waste dump, sump or sanitary landfill.

State of Illinois }
County of Kendall } SS

To: Midwest Industrial Funds, Inc.
Richard R. Watson, Trustee of the Richard R. Watson 2005 Trust under declaration of Trust dated December 19, 2005, as to an undivided 50% interest
Beverly J. Watson, Trustee of the Beverly J. Watson 2005 Trust under declaration of Trust dated December 19, 2005, as to an undivided 50% interest
First American Title Insurance Company
MIF 3 W. College (Arlington Heights), LLC, an Illinois limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(b), 12, 16, 17, and 18 of Table A thereof. The field work was completed on April 8, 2015.

Dated April 10, 2015 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/16)



Plat revised 06/24/2015 as to additional name on Surveyor's Certificate.

JOB NO. 15048
JOB NAME ATTY. PLEVIK
DWG FILE 15048

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

