

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: February 13, 2013
 Date Prepared: February 8, 2013
 Project Title: The Salvation Army
 Address: 1035 E. Rand Road

BACKGROUND INFORMATION

Petitioner: Ron McCormick
 Address: The Salvation Army
 506 N. Des Plaines Street
 Chicago, Illinois 60654

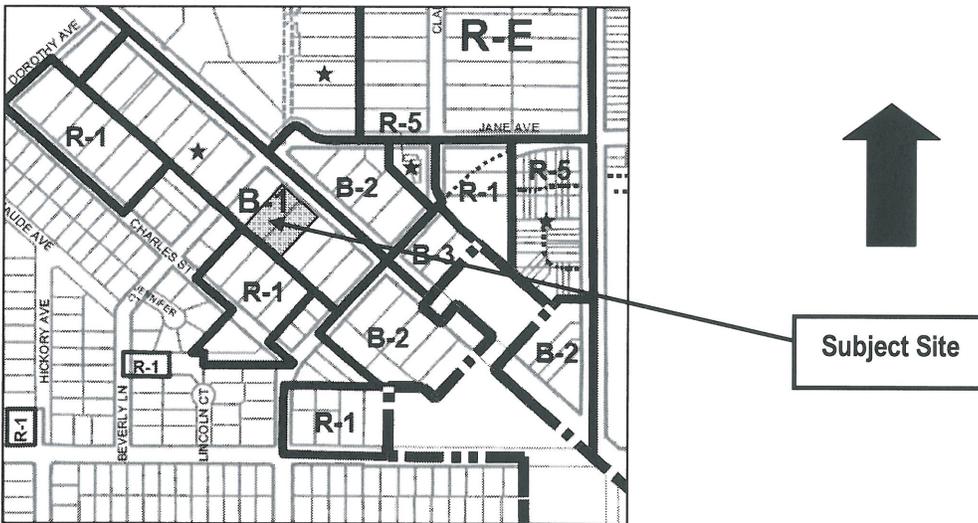
Existing Zoning: B-1, Business District Limited Retail

Requested Action:

- A Land Use Variation to allow a second hand store in a B-1, Business District Limited Retail.

Variations Required:

- A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer.



SURROUNDING LAND USES:

Direction	Zoning	Use	Comprehensive Plan
North	B-2, General Business	Dunkin Donuts and Liquor Store	Commercial & Mixed Use
South	R-1, One Family Dwelling	Single Family Home	Single Family Detached
East	B-1, Business District, Limited Retail	Multi-Tenant Commercial	Commercial
West	B-1, Business District, Limited Retail	Mattress and Bedding Store	Commercial

Background:

The subject site is 1.2 acres and there is a one-story freestanding commercial building that is 19,640 square feet and currently occupied by La-Z-Boy Furniture. The existing parking lot has a total of 68 parking stalls that are accessible via one driveway along Rand Road.

The proposed action, if approved, would allow the Salvation Army to relocate their existing business from Arlington Plaza to the subject site. The Salvation Army is a secondhand retail store that accepts and sells donated items such as clothing, sporting

goods, limited furniture, jewelry, books and electrical items to the general public. The Salvation Army has 35 retail stores throughout the Chicago area, including but is not limited to Arlington Heights (Arlington Plaza), Cicero, Downers Grove, Mundelein and Roselle. The proceeds generated by this business are used as the main source of funding for the Salvation Army Adult Rehabilitation Centers. The Salvation Army anticipates a maximum of 18 employees on site at any given time and the hours of operation are Monday through Saturday from 8:00 AM to 9:00 PM, and closed on Sunday.

The Salvation Army is also planning to have an internalized donation center at the southwest corner of the building. This area will be separate from the retail store and will be accessible via two new set of glass doors along the west building elevation. Customers making a donation will be required to parking and walk their items into the donation center. This approach is similar to the Goodwill store, which is located approximately two blocks to the east on Rand Road.

Zoning and Comprehensive Plan

The subject site is zoned B-1, Business District Limited Retail. According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a second hand store is allowed within the B-2, B-3, B-4, and B-5 districts. As a result, the Plan Commission must review and the Village Board must approve a Land Use Variation. As part of the formal review process, a written justification had been provided (see attached) to 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.**

Staff reviewed the Petitioner's justification letter and supports the proposed land use variation for the following reasons. One, the property owner has indicated in writing that the site has been actively marketed "for sale" or "for rent" for nearly two years with little to no interest, except for the Salvation Army. Although La-Z-Boy currently occupies the building, they are looking for a new location and are paying a reduced lease rate on a month to month basis, which only covers the property owner's insurance costs and real estate taxes. Therefore, granting a variation will allow a viable business to purchase and occupy the building as a single user.

Second, the intent of the B-1, Business District Limited Retail is to "...provide for the convenience shopping of persons residing in adjacent residential areas. Limited service and office establishments are permitted in this district provided such establishments will be conducted without noise, odor or any other condition that might be disturbing to adjacent residential areas". Although a second hand shop is not listed as a permitted use within the underlying zoning district, the Salvation Army represents a unique situation as the merchandise it sells would otherwise be allowed within the B-1 district if it were in new condition. In addition the proposed request will have no greater impact to the adjacent residential neighborhood to the south than the existing La-Z-Boy store. Moreover, said use is appropriate for the location, given its frontage along a major arterial street (Rand Road), and its compatibility with surrounding land uses, which include appliance and furniture stores, restaurants, multi-tenant commercial/retail centers, and Goodwill, which is another secondhand store that is approximately two blocks to the east on Rand Road.

Lastly, the proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Commercial.

Building, Site, and Landscape Related Issues

Other than a pair of new doors and wall signage, which will require a separate review and approval process, the Petitioner is not proposing any exterior modifications therefore Design review is not required.

With respect to landscaping, the island near the northwest corner of the building is missing the required 4-inch caliper shade tree. In addition, a three foot high continuous row of shrubs is required to screen the parking lot from the public view. As a condition of approval, Staff would recommend that concurrent with the proposed building improvements, the Petitioner shall install said tree as well as 5 shrubs that are 3 feet tall at the time of installation within said island. Staff would also recommend that concurrent with the proposed building improvements the Petitioner shall install a nine foot wide curbed island with a four

inch caliper shade tree at the west end of the row of parking along the south building elevation. Lastly, there is an existing 6 foot tall board on board fence along the south property line that screens the parking lot from the abutting residential homes. This fence is missing a number of boards and Staff would recommend that the Petitioner repair said fence concurrent with the proposed building improvements.

Traffic and Parking Issues

According to Village Code, any application for a Land Use Variation that is adjacent to a major arterial street, such as Rand Road shall provide a Traffic and Parking Study from a Certified Traffic Engineer. The Petitioner however, is seeking approval of the following action:

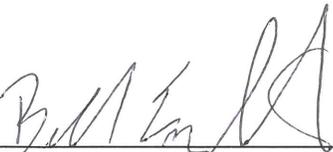
- **A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a traffic and parking study from a certified traffic engineer.**

Staff supports the above mentioned variation and concurs with the Petitioner that the proposed land use will not impact the site in terms of access, on-site circulation, and parking. According to the parking ratios outlined in the Village's Zoning Ordinance, the Salvation Army requires a total of 65 parking stalls. As previously mentioned, the site has a total of 68 parking stalls, thereby resulting in a parking code surplus of 3 parking stalls. In lieu of a formal traffic and parking study from a Certified Traffic Engineer, the Petitioner provided a parking survey of the existing Salvation Army parking lot at the Arlington Plaza Shopping Center over a three day period. The aforementioned study was conducted on Thursday November 15, 2012, Friday November 16, 2012, and Saturday November 17, 2012 between 9:00 AM and 9:00 PM. According to the Petitioner, Thursday through Saturday is the busiest days during the week for a typical Salvation Army store. In addition, the Salvation Army store has two peak times in which they receive a majority of their customers. The first peak time is between 11:00 AM to 1:00 PM, while the second peak time is from 4:00 PM to 7:00 PM. Pursuant to the findings of said study, the peak parking demand occurred on Saturday November 17th at 12:30 PM in which 38 spaces were occupied. As previously noted, the subject site has a total of 69 parking spaces, thereby resulting in a surplus of 13 parking stalls. Based on this information, Staff agrees with the Petitioner that there is sufficient parking throughout the day to accommodate the parking demands for the new Salvation Army store.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow a Second Hand Store in a B-1, Business District Limited Retail, and a variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer. This approval shall be subject to the following conditions:

1. The land use variation for a second hand store shall only apply to the Salvation Army.
2. Concurrent with the building improvements, the Petitioner shall:
 - a. Install a 4-inch caliper shade tree and 5, 3 foot tall shrubs within the curbed island near the northwest corner of the building.
 - b. The Petitioner shall install a 9-foot wide curbed island with a 4-inch caliper shade tree at the west end of the row of parking along the south building elevation.
 - c. Repair the fence along the rear property line.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



Bill Enright, AICP
Deputy Director of Planning and Community Development

February 8, 2013

C: Bill Dixon, Village Manager
All Department Heads