

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning & Community Development
 Meeting Date: June 25, 2014
 Date Prepared: June 18, 2014
 Project Title: Holy Family Ministries Resale Store
 Address: 1101 E. Rand Road

BACKGROUND INFORMATION

Petitioner: Susan Work
 Address: 550 W. Frontage Road #2820
 Northfield, IL 60093

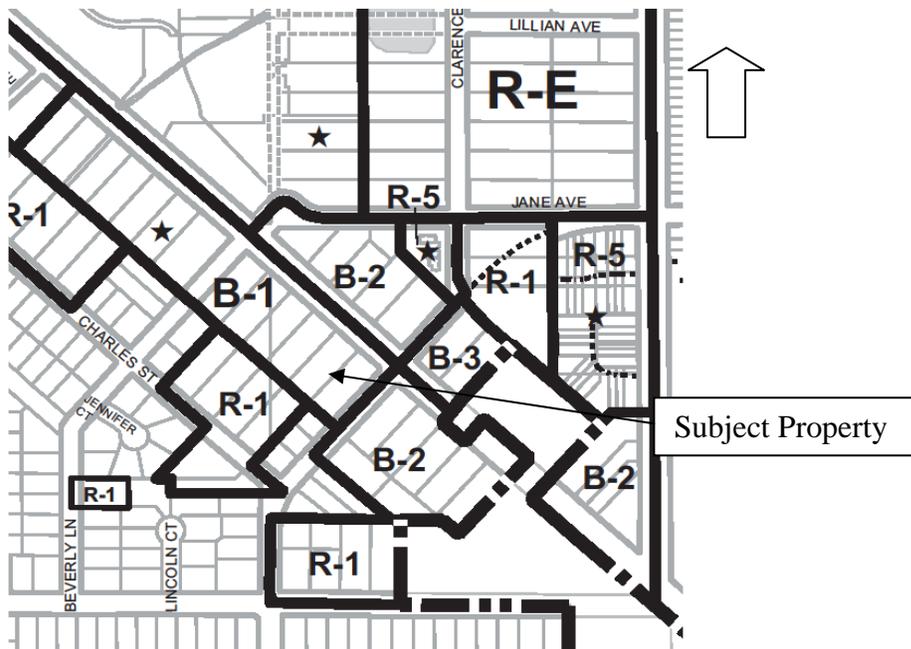
Existing Zoning: B-1, Business District Limited Retail

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	Commercial	Commercial & Mixed Use
South	R-1, One Family Dwelling	Single Family Home	Single Family Detached
East	B-2, Business District, Limited Retail	Commercial	Commercial
West	B-1, Business District, Limited Retail	Commercial	Commercial

Background:

The subject site is 75,000 square feet (1.7 acres) and there is a one-story freestanding commercial building that is 28,000 square feet and currently occupied by Crest Furniture and Lee Auto. The vacant space to be leased by HFM is 9,800 square feet. The existing parking lot has a total of 74 parking stalls (43 in front and 31 in back) that are accessible via one driveway along Rand Road and two along Dryden.

The proposed action would allow the HFM to open at this location as a not for profit secondhand retail store that accepts and sells donated items such as clothing, furniture, books among others. A narrative of HFM is attached. The hours of operation are 10:00 am to 7:00 pm M, Tu, W, F, Sa, Su, and open until 8:00 pm Thursdays.

Zoning and Comprehensive Plan

The property is zoned B-1, Business District Limited Retail. A second hand store is allowed within the B-2, B-3, B-4, and B-5 districts, but not B-1 thus requiring a Land Use Variation. As part of the formal review process, a written justification has been provided which addresses 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.

It should be noted that the space has been vacant for about three years. Also, 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 merchandise HFM sells would otherwise be allowed within the B-1 district if it were in new condition. Generally this site is appropriate for this store subject to adequate parking and no adverse conditions resulting from drops off of donated items.

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

Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 23, 2014 to discuss the plans. The Subcommittee agreed with staff that if parking is adequate that they had no issues with the use. They did add that landscaping shall be provided as the site is deficient. Overall the Subcommittee viewed the petition favorably.

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, staff has requested the following with the petitioner/property owners response below:

1. Provide the required 36 inch landscape screening of the parking areas along Rand Road.
Petitioner agreed and landscape plan indicates salt tolerant materials.
2. Provide a tree in both islands which end the row of parking fronting Rand Road.
Petitioner has indicated that due to utility wires they cannot install a tree at the northwesterly end of the parking row. In addition, the southeasterly island already has a tree. Staff does not concur with the petitioner regarding the northwesterly island. The island can be planted with an ornamental tree. The easterly end does have an existing tree which meets the requirement.
3. Provide the required landscaped island in the rear parking area adjacent to the southerly property line and adjacent to Dryden. *The petitioner indicates that they cannot add the island as it would be directly across from the loading dock. In addition*

there are ample trees on the residential property to the rear. Staff would support a reduced island of 5 feet with 36 inch tall landscaped screening in lieu of the full 9 foot wide island and tree. This would require an additional variation to Chapter 28, Section 6.15 -1.2 Landscaping of Parking Lots to allow a five foot wide island.

It should be noted that staff is not requesting that the landscaped islands for the parking area in the front of the stores be installed, but that they remain as non-conforming, given that parking in front is somewhat limited.

Traffic and Parking

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 variation:

- **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 not requiring a full traffic analysis as the petitioner has provided a parking analysis of the front and rear parking areas. As demonstrated the lot has adequate parking to accommodate the new retail use. In addition the parking provided exceeds the code requirement (74 provided, 56 required):

	<u>Floor Area</u>	<u>Parking Ratio</u>	<u>Parking Required</u>
Crest Furniture	11,125	1:600	19
Lee Auto Parts	2,131	1:300	7
HFM Resale Store	9,063	1:300	<u>30</u>
			56

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner’s request and recommends approval of the following:

1. A Land Use Variation for a second hand store in the B-1 district;
2. 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.
3. A variation from Chapter 28, Section 6.15-1.2 Landscaping of Parking Lots, to permit a reduced island with of five feet only for the required island at the rear of the property adjacent to Dryden Road.

This recommendation is subject to the following conditions:

1. The Land Use Variation shall apply only to Holy Family Ministries.
2. Concurrent with the building improvements for HFM, the following site improvements shall be made:
 - a. Install a five foot wide landscaped island with 36 inch tall landscaping at the rear parking row adjacent to Dryden Ave.
 - b. Install the required 36 inch tall landscape screening along Rand Road adjacent to the parking lot.
 - c. Install an ornamental tree in the island adjacent to the driveway accessing Rand Road.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 18, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Bill Dixon, Village Manager
All Department Heads