

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: June 25, 2014
 Date Prepared: June 18, 2014
 Project Title: Quinlan and Fabish
 Address: 59 W. Seegers Road

BACKGROUND INFORMATION

Petitioner: Quinlan and Fabish
 Address: 6827 High Grove Blvd.
 Burr Ridge, IL 60527

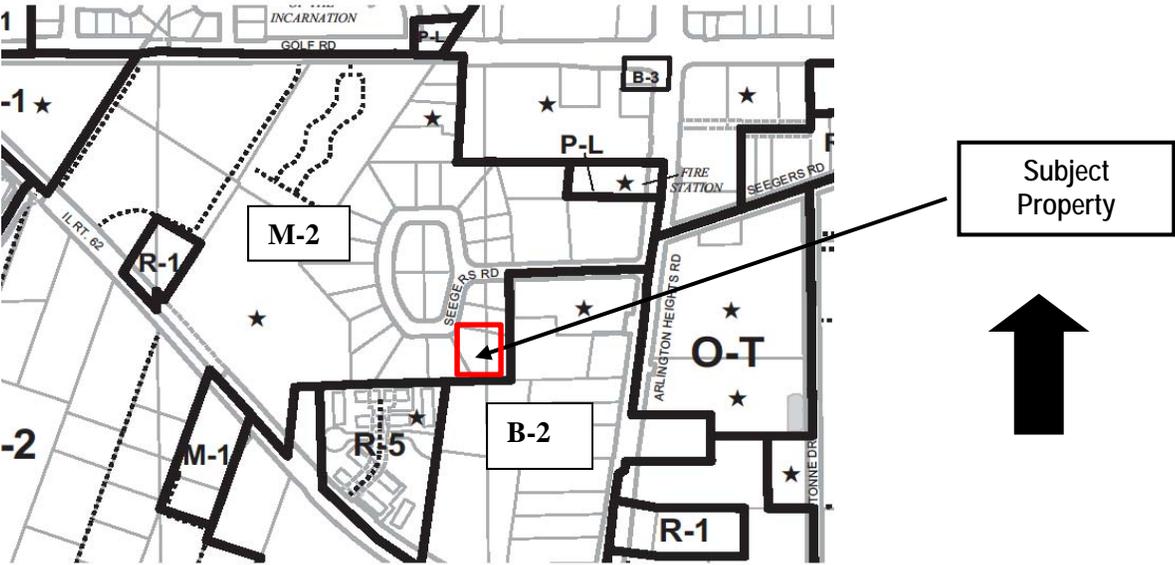
Existing Zoning: M-2 (Limited Heavy Manufacturing District)

Requested Action:

- A Land Use Variation to allow retail sales of musical instruments

Variations Identified:

- Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing	Office	RDMW
South	B-2 General Business	Vacant Land	Commercial
East	B-2 General Business	Office	Commercial
West	M-2 Limited Heavy Manufacturing	The Buddy Foundation	RDMW

Summary

The petitioner, Quinlan and Fabish Music Company, is a music school and retailer of musical instruments. The Commercial School is permitted in the M-2 district, however the retail sales of instruments is not permitted in M-2. Therefore a Land Use Variation is necessary for the retail component. The square footage of the building is 9,913 s.f., and according to the floor plan submitted, about 1,740 sq. ft. or 18% of the floor area is devoted to the showroom for retail sales. The remainder of the floor space consists of the school and areas allocated for offices and warehousing and a small room for repair of instruments. Quinlan and Fabish is looking to relocate from Mt. Prospect to Arlington Heights. They also operate several other locations in the region.

The proposed hours of operation are M-Thr: 10 am – 8 pm; Fri: 10 am – 5 pm, Sat: 9 am – 4 pm, closed Sundays. Staffing includes 12 full time and about 15 part time.

Zoning and Comprehensive Plan

The site is currently zoned M-2 Limited Heavy Manufacturing District. Pursuant to the Village's zoning ordinance, retail is not permitted therefore the petitioner submitted a written justification based on 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.**

The proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Research Development Manufacturing Warehousing, as 82% of the floor space is being utilized for uses permitted in the M-2 district.

Plat and Subdivision Committee

On May 28, 2014, the Plat and Sub Committee met to discuss the project. Discussion centered on the allocation of floor space for each component and how much of the business is retail versus commercial school. The subcommittee was overall supportive of the use.

Building and Site Related Issues

The Petitioner has provided a floor plan which shows the allocation of space. Since this will constitute a change in use of the building, the petitioner's architect was encouraged to meet with the Building Department to ascertain what building code improvements may be necessary such as sprinklers, washroom facilities, access, etc.

Traffic & Parking Related Issues

The following is a breakdown of parking requirements:

			<u>Spaces</u>
Practice Rooms/School:	11 employees	1 per employee	11
	15 students	1 / 2 students	8
Retail:	1,740	1:300 sf	6
Work Area:	5 employees	1 per 2	3
Office Warehouse:	2,149	1:300	<u>7</u>
TOTAL REQUIRED:			35
PROVIDED:			37

A traffic and parking study is required by code for projects seeking a Land Use Variation and not located on a major or secondary arterial. Staff supports a variation to not require a full study as the petitioner provided actual parking counts of their facility in Mt. Prospect. The parking count survey indicated that the maximum autos parked on site was 30 on a Saturday late morning. The typical parking demand was around 20 autos. Given this information, the 37 on site spaces should be more than adequate.

None the less, the following variation is requested:

Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study. Staff supports this variation as the petitioner provide a parking study and the traffic volumes are not expected to be significant.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to permit retail sales in the M-2 district and a variation to Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study. This approval shall be subject to the following conditions:

1. This Land Use Variation shall apply to Quinlan and Fabish only.
2. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 19, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads