

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Matthew S. Dabrowski, Development Planner  
 Meeting Date: June 26, 2013  
 Date Prepared: June 19, 2013  
 Project Title: Printing Specialties  
 Address: 3350 W. Salt Creek Lane

**BACKGROUND INFORMATION**

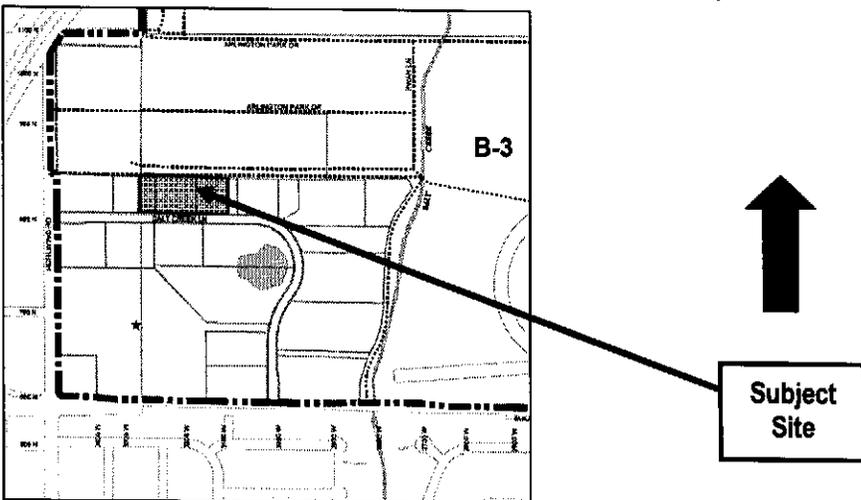
Petitioner: Dan Donegan  
 Address: Printing Specialties  
 3350 W. Salt Creek Lane  
 Arlington Heights, Illinois 60005  
 Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicle District

**Requested Action:**

- A Land Use Variation to allow Printing, Publishing in a B-3, General Service, Wholesale, and Motor Vehicle District.

**Variations Identified**

- A variation from Chapter 28, Section 6.12-1(3), to waive the required traffic and parking study for Plan Commission projects not adjacent to a major or secondary arterial street.



**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale, Motor Vehicle District	Arlington Park	Mixed Use
South	B-3, General Service, Wholesale, Motor Vehicle District	Vacant Land	Mixed Use
East	B-3, General Service, Wholesale, Motor Vehicle District	Office Building	Offices Only
West	B-3, General Service, Wholesale, Motor Vehicle District	Office Building	Offices Only

**Background:**

The subject site is 3.89 acres (168,141 square feet) and there is a one-story, multi-tenant office building that is 42,362 square feet. The existing parking lot has a total of 173 parking stalls and access to the site is via two

driveways along Salt Creek Lane. Printing Specialties currently occupies a 5,400 square foot tenant space that is located at the northwest corner of the existing office building. The proposed use has 9 digital copiers to print and publish a variety of documents, letterheads, and racing forms for several race course facilities including Arlington Park. Printing Specialties has been in business for nearly 30 years and they previously occupied a 14,000 square foot space within a multi-tenant light industrial/office building located at 405 N. Salem Avenue (across from the Arlington Heights Post Office). The transition to digital printers has allowed Printing Specialties to relocate to a smaller location. According to the business plan, 9 full time employees will be on site at any given time and the hours of operation are Monday through Friday from 7:00 AM to 6:00 PM.

### **Plat and Subdivision Committee Meeting Summary**

A public meeting of the Plat and Subdivision Committee was held on April 10, 2013. The Committee was supportive of the proposed land use and was of the opinion that said use was compatible with the surrounding office users. In addition, the Plat and Subdivision Committee did not have any issue with parking and agreed with Staff that a parking survey was not needed.

### **Zoning and Comprehensive Plan**

According to the Permitted Use Table outlined in the Village's Zoning Ordinance, Printing, Publishing is only allowed in the M-1, Research Development and Light Manufacturing and M-2, Limited Heavy Manufacturing districts. Since the property is zoned B-3, the Plan Commission must review and the Village Board must approve a Land Use Variation. While the Petitioner has been allowed to continue to operate, their business license was put on hold until the zoning process is completed. In conjunction with said request, the property owner provided a writing justification 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.**

According to the Village's Zoning Ordinance, the intent of the B-3, General Service, Wholesale, and Motor Vehicle District is to "...provide areas primarily for motor vehicle oriented uses, wholesale/retail, and service establishments". Staff supports the proposed land use variation as said use is a service related use that is compatible with the surrounding land uses, which mainly consists of office. In addition, the subject site, which fronts on a Local Street (Salt Creek Lane) as defined by the Village's Thoroughfare Plan, is not an ideal location for commercial as it lacks visibility and frontage to a major arterial street, such as Euclid Avenue. Furthermore, Printing Specialties uses digital printers that do not generate excessive noise and/or odors and there is sufficient parking on site to accommodate their anticipated peak parking demand of 9 employees.

### **Traffic and Parking Issues**

Pursuant to Chapter 28, Section 6.12-1(3) any Land Use Variation that is not adjacent to a major or secondary arterial street, must provide a traffic and parking study. Given the scope of the project and nature of the use, the Petitioner is requesting the following variation:

- **A variation from Chapter 28, Section 6.12-1(3), to waive the required traffic and parking study for Plan Commission projects not adjacent to a major or secondary arterial street.**

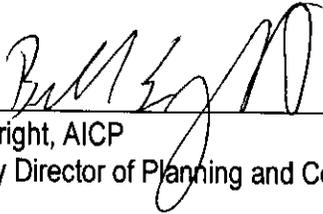
According to code, Printing Specialties requires 18 parking spaces (1 stall / 300 square feet), which is the same number of parking stalls required for an office use. The site as a whole requires 141 parking stalls, thereby resulting

in a parking surplus of 32 parking spaces. Given this information, staff supports the aforementioned variation and is of the opinion that there is sufficient parking to accommodate both the existing and proposed uses.

**RECOMMENDATION**

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow Printing, Publishing in a B-3, General Service, Wholesale, and Motor Vehicle District, and a variation from Chapter 28, Section 6.12-1(3), to waive the required traffic and parking study for Plan Commission projects not adjacent to a major or secondary arterial street. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State, and Village codes regulations and policies.



June 19, 2013

Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: Bill Dixon, Village Manager  
All Department Heads