

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: April 13, 2016
 Date Prepared: April 8, 2016
 Project Title: Metro Auto Detail
 Address: 500 E. Northwest Highway

BACKGROUND INFORMATION

Petitioner: Emperatriz Acevedo
 Address: 1046 Rose Ave.
 Des Plaines, IL 60016

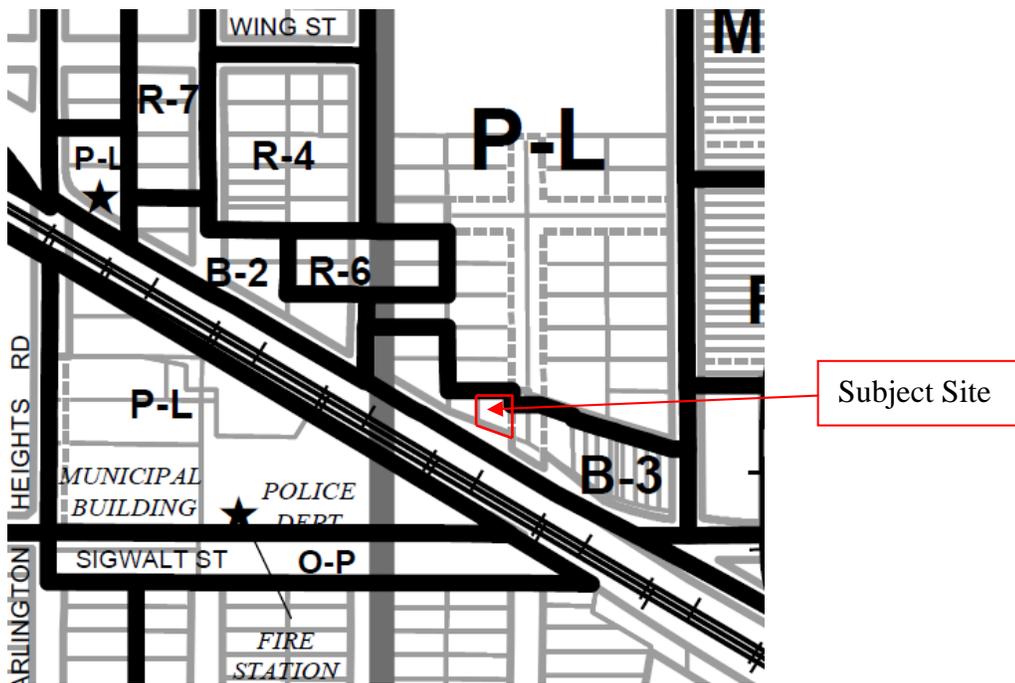
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- Special Use Permit to allow an Automobile Car Wash and Detailing in the B-3 Zoning District.

Variations Identified:

- None.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Park (Recreation Park)	Park
South	R-3, One Family Dwelling District	Northwest Highway and METRA tracks	Government
East	B-3, General Service, Wholesale and Motor Vehicle District	Auto Repair Business	Park

West	B-3, General Service, Wholesale and Motor Vehicle District	Automobile Service Station with Convenience Mart	Commercial
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Background:

The subject property is owned by the Arlington Heights Park District, who leases it to Arlington Auto Repair. Arlington Auto Repair opened for business in February of 2016 and currently has only one employee. The Petitioner would like to utilize a small area within the existing building to operate a car detailing business. Both the Petitioner and Arlington Auto Repair would occupy the building, which is approx. 3,500 square feet.

Access to the site comes from three curb cuts along E. Northwest Highway. A single overhead door exists on the east side of the building, which will be the primary access point for cars entering into the washing/detailing area. This area is large enough for only about two cars, and all washing will be manual (i.e. there will be no car wash machine). Parking areas are located on both the east and west sides of the building. Additional overhead doors exist on the southern and western sides of the building, which allow for convenient circulation of automobiles through the building and site. The remaining areas of the building are used as a waiting area and for car repairs.

The proposed car wash and detailing operation will maintain the same hours of operation as the existing auto repair business, which is open from 8:00am until 6:00pm.

Zoning and Comprehensive Plan

The current use of the property, as a motor vehicle repair business, is a permitted use within the B-3 District. The proposed automobile car wash use is classified as a special use within the B-3 District, hence the request for a Special Use Permit.

The Village's Comprehensive Plan designates the future use of the Subject Property as "Parks". Although the proposed Special Use Permit does not conform to this designation, the Subject Property will remain under ownership by the Arlington Heights Park District. If and when the Park District is ready to convert the Subject Property into parkland, the proposed Special Use shall not impede this process; as the property owner and landlord, the Park District can terminate the lease with Arlington Auto Repair with 90 days' notice. The lease is scheduled to expire on Dec. 31, 2018.

The Petitioner has provided written justification certifying conformance to the following criteria, as required for any Special Use Permit application:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Staff concurs with the Petitioner's assessment and believes that the proposed Special Use can comply with the necessary criteria for approval as required by the Zoning Code.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on March 23, 2016, to discuss the proposed Special Use. The subcommittee felt that this was an appropriate location for the proposed use and was supportive of the proposal.

Site Plan, Building and Landscaping

The proposed use will not require any changes to the interior of the building. The Petitioner is aware that all signage must receive a permit and comply with applicable signage regulations. Additionally, the Petitioner has been aware the any re-stripping of the parking lot will require a permit as well.

During the review process, the Public Works Dept. has identified a need for a new water meter and RPZ on the building. The Petitioner will work with staff to provide these improvements once the Special Use Permit has been approved, and is aware that a

business license and occupancy will not be granted until these items have been resolved to the satisfaction of the Public Works Dept.

The Subject Property is non-compliant with regards to parking lot landscape screening. However, staff is feels that due to the future use of the property to be used as a park and incorporated into nearby Recreation Park, additional landscaping is not needed at this time.

Traffic & Parking

A detailed traffic study is not required due to the amount of floor area on the subject property (under 5,000 square feet). Staff believes that parking and circulation will not be an issue due to the small size of the proposed washing/detailing area. Similarly, staff does not take issue with stacking of automobiles given the scope of the use.

Staff has analyzed the parking requirements relative to the dual usage of the property:

Use	Parking Requirement	Number of Bays	Number of Employees	Parking Required
Auto Repair	1 space per employee plus 3 spaces per bay	5	2	17
Car Wash	1 space per employee plus 3 spaces per bay	2	3	9
				Total Parking Required: 26
Parking Provided				26 (19 exterior, 7 interior)
Parking Surplus/(deficit)				--

The proposed use is compliant with all parking regulations. Furthermore, the Petitioner has provided a parking survey outlining existing usage of the parking areas on the east and west sides of the building, which shows that the peak in overall parking on site was 5 automobiles. Staff is confident that the Subject Property has the parking capacity to support the proposed special use.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit, subject to the following:

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

April 8, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads