STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2016
Date Prepared: June 17, 2016
Project Title: Carnica Auto Painting
Address: 208 W. University Dr.

BACKGROUND INFORMATION

Petitioner: Jason Hiselman
Address: 1575 E. Oakton St.
Des Plaines, IL 60018

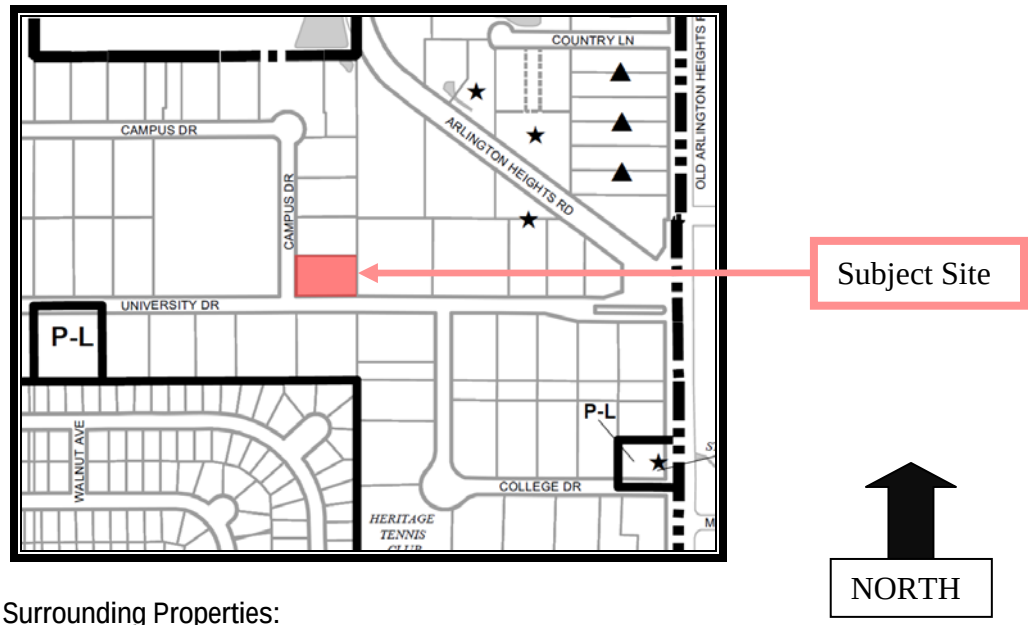
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

Requested Action:

- Land Use Variation to allow a "Motor Vehicle Repair, Major" use within the M-1District.

Variations Identified:

- Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Industrial Building (vacant)	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Industrial Building (multi-tenant)	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Hillside Towing	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Toyoda Machinery, USA	R&D, Mfg., Warehouse

Background:

The subject property is approx. 0.95 acres in size and is developed with a three-unit industrial building. Two of the units are occupied, with one of the tenants being a sign and graphic design business and the other being a cabinet manufacturer. The remaining vacant space is just under 3,000 sq. ft. in size and would house Carnica Inc. (the Petitioner), should the application be approved.

Carnica Inc. specializes in minor paint repairs on automobiles, including paint damage from rock chips, scratches, bumper dents, and they also perform small panel blends. They do not paint entire cars or perform body work. Their customers are car dealerships and they are not open to the general public. They operate seventeen locations within the Chicagoland area and anticipate a maximum of three employees at the proposed location within Arlington Heights. Hours of operation are between 8:30am – 5:00pm Monday through Friday, and occasionally open on Saturday between 9:00am – 2:00pm. (closed on Sundays).

The main office for Carnica's operations in the northwestern suburban area is located in East Dundee. Technicians arrive there at the beginning of the day and will load a company truck with the necessary supplies needed for their daily paint jobs and will then head towards the Arlington Heights location. On days when the weather is favorable, most painting will actually occur on site at the dealership where the damaged car is located. However, on days with inclement weather, cars needing paint repairs will be driven to the 208 W. University location and painted indoors. If a vehicle is picked up from the dealership and not able to be repainted on the same day, the vehicle will be kept indoors overnight to avoid damages. Once vehicles are painted they are returned to the dealership on that same day. On a busy day, a maximum of 8 vehicles could be painted.

Zoning and Comprehensive Plan

The property is within the M-1, Research, Development, and l Light Manufacturing district. As the definition of "motor vehicle repair, major" includes the painting of motor vehicles, the proposed use is classified as a major motor vehicle repair facility. The use classification is not a permitted or special use within the M-1 District, and therefore a Land Use Variation is required.

The Village's Comprehensive Plan designates the future use of the subject property as "Research & Development, Manufacturing, and Warehousing". Given the limited scope of the use, the location of the subject property as not abutting residential areas, and that the surrounding land uses are primarily industrial, the proposed Land Use Variation is consistent with the Comprehensive Plan.

The petitioner has submitted a response to the criteria necessary to demonstrate justification for Land Use Variation approval (see attached). The criteria is summarized below:

- The property in question cannot yield a reasonable return if per mitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Given that the subject property has been vacant for two years, the fact that the use is consistent with the industrial character of the locality, and that the neighboring tenants on the subject property have expressed support for the proposed variation, staff concurs with the petitioner that the necessary standards for approval have been met.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed. With respect to odors and flammability of materials, all flammable material will be kept within a fire proof cabinet and paint will be applied within a fireproof curtain enclosed "booth" with a dedicated vent and filtration system. The petitioner is aware that any odors detectable outside of the property lines is a violation of the Performance Standards within the M-1 district.

The petitioner has explained that only two of their seventeen locations have experienced issues with odors. In these instances, the odors were detectable by adjacent tenants located within the building and not outside of the property line, and the problem was mitigated through the addition of foam insulation between the units. It should be noted that both existing tenants located on the subject property have submitted letters of support for the proposed Land Use Variation (see attached).

The Building Department has worked in depth with the petitioner to determine if a sprinkler system is required due to the proposed use within the unit. It has been determined that no sprinkler system is required as the space is less than 3,000 square feet. However, the Building Department has made the petitioner aware that certain code requirements regarding the paint booth must be met, and the petitioner has agreed to comply with all building code regulations.

Due to the scope of the proposed use and the location of the property as within a predominantly industrial area and away from residential properties, no landscape updates are recommended.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Land Use Variations not located along a major or secondary arterial. Since the subject property is located along a collector street, a traffic study is required. The petitioner has asked for a variation to waive this requirement, and given the scope of the proposed use, staff supports this request.

Exhibit I illustrates the code required parking for the existing and proposed uses on the site. Based on this analysis, all parking requirements will be met.

In addition, the petitioner has surveyed the current parking lot to determine present usage and capacity to accommodate the proposed use. The parking lot contains 29 parking spaces (not including interior spaces for automobiles). The maximum amount of cars parked at any one time on the property during the survey was 13 cars, leaving 16 spaces available. The petitioner estimates bringing no more than six cars to the site for painting at any one time, which illustrates that the current site has capacity to accommodate the proposed use.

RECOMMENDATION

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

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

_____ June 17, 2016
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I

Space	Use	CODE USE	GROSS SQUARE FOOTAGE	PEAK SHIFT EMPLOYEES	NUMBER OF BAYS	COMPANY VEHICLES USED	PARKING REQUIREMENT	PARKING REQUIRED
216 W University	Graphic Alliance	Production	6,500	5		0	1 space per 2 employees	3
210-212 W University	Vanities Manufacturing, Inc.	Production	6,280	5		0	1 space per 2 employees	3
208 W University	Carnica, Inc.	Auto Service Station	3,080	3	1		1 space per employee plus 3 spaces per bay	6
	Total		15,860					11
	Total Provided							29
	Surplus / (Deficit)							18