STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: October 26, 2016
Date Prepared: October 21, 2016
Project Title: Marathon Gas Station Redevelopment
Address: 1706 W. Northwest Highway

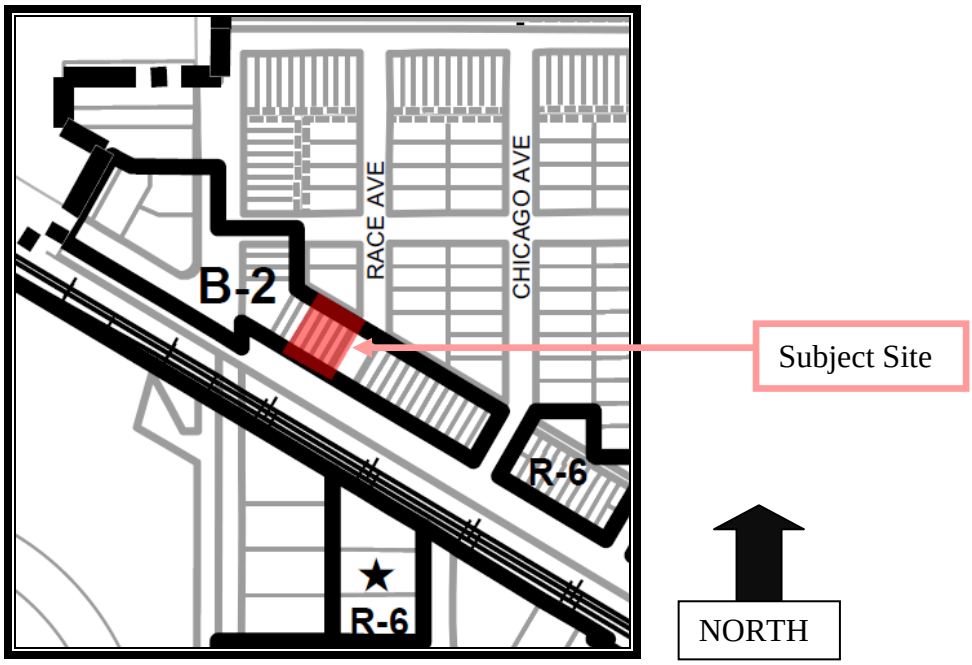
BACKGROUND INFORMATION

Petitioner: Steven Chacko
Address: 1706 W. Northwest Highway
Arlington Heights, IL 60004

Existing Zoning: B-2, General Business District

Requested Action:
- Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Identified:
- Variation from Section 11.2-8 to reduce the minimum width of drive aisles to 17' where code requires 24' in width.
- Variation from Section 6.15-1.2(b) to waive the requirement for landscape islands at the ends of all parking rows.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-3, General Service, Wholesale, and Motor Vehicle District	Metra railroad tracks	Commercial
East	B-2, General Business District	Commercial	Commercial
West	B-2, General Business District	Mixed Use (Commercial and Residential)	Commercial

Background:

The subject property is approximately 0.29 acres in size and is developed with a gas station and convenience store/auto repair business. The existing building is roughly 1,300 square feet in size and is occupied mostly by the auto repair business, with a small section of the building used for the convenience store. Access to the site comes from two curb cuts along Northwest Highway, and two curb cuts on Race Avenue. Access along Northwest Highway is under the jurisdiction of IDOT, while Race Avenue is a Village street.

Automobile Service Stations, with or without a convenience store, are classified as a special use within the B-2 District. Staff has researched the existing automobile service station and found no record of a Special Use Permit for an automobile service station at this location. Since the petitioner is interested in removing the auto repair portion of the site to allow expansion of the convenience store to occupy the entire building, the site must now obtain the required Special Use Permit to conform with code requirements.

The remodeled store is proposed as a BP gas station and would have a total of two employees. In conjunction with the interior remodel, the property owner is also proposing significant upgrades to the façade of the building as well as modifications to the site and parking lots.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-2, General Business District, and all "Automobile Service Stations" are classified as a special use within the B-2 District. Therefore, a Special Use Permit is required. The petitioner must demonstrate conformance to the following criteria necessary for Special Use Permit approval:

A. *That said special use is deemed necessary for the public convenience at this location.*
B. *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.*
C. *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.*

The petitioner has submitted a written response to the above criteria. Staff concurs with the petitioner that the necessary standards for Special Use Permit approval have been met. The subject property has existed as a gas station for over 30 years without creating a detrimental effect on the vicinity, and its continuing use as a gas station will not be detrimental to the health, safety, morals, or general welfare of the vicinity.

The Village's Comprehensive Plan designates the future use of the subject property as "Commercial". The proposed use is therefore consistent with the Comprehensive Plan.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on July 13th to discuss the proposed special use. The subcommittee did not identify any major issues with the preliminary proposal and encouraged the applicant to move forward.

Design Commission

The Design Commission met on July 26th to discuss the proposed exterior changes. The minutes from that meeting are attached. The Design Commission voted to approve the application subject to the following changes:

1. The rooftop mechanical screen shall match the tan EIFS color.
2. Work with Staff on the final landscape design.
3. The monument ground sign is approved as submitted. (note: the petitioner stated that they actually want a 14' tall ground sign, and if this change is made, then the Design Commission wants to review it)
4. The stone base on the front of the building shall be continued to the edge of the wing wall.

Site Plan

The current site is not well maintained and is in a deteriorated state. The parking lot is not striped and miscellaneous automobiles are stored in a gravel area in the northwest corner of the site. Additionally, a 20' wide asphalt alley runs along the rear of the property, which alley was vacated in 2005. Half of the alley was transferred to the subject property, the other half was transferred to the residential property on the opposite side of the alley. The pavement in the alley is in a state of disrepair and must be

resurfaced, and the long-term plan is to remove and replace the alley with greenspace at a time when the neighboring residential property is redeveloped or when the adjacent property owner agrees to remove the pavement and install landscaping.

Through-out the review process, the petitioner has worked closely with staff in order to develop an appropriate site plan. The current iteration of the site plan reflects these efforts and represents an improvement over the existing facility. The petitioner has proposed the addition of landscape beds and the removal of the gravel area in the northwest corner of the site (to be replaced with landscaping and sod), which will help to improve the appearance of the subject property. Additionally, there are deteriorating pavement areas in the rear of the site and within the alley area that will be resurfaced in the immediate future and removed in the long-term future.

The applicant has proposed the creation of parking spaces via the re-striping of the parking lot, which will bring the site closer into compliance with current parking regulations. Curbing has been proposed along landscape beds and along the exterior of the site. However, curbs have been proposed in areas where they are not needed, and some gaps exist in areas where they are needed (see Exhibit I attached). Therefore, as a condition of approval, staff recommends adding and removing certain curbs as shown on Exhibit I. As part of the building permit process, the applicant will be required to submit engineering plans showing the existing grade and the proposed drainage patterns to ensure compliance with all storm water management regulations.

Given the 13,500 square foot sized site, it has been challenging to add the required parking spaces while also meeting minimum drive aisle restrictions. Some drive aisles do not meet the minimum widths as required by code, and therefore certain Variations are needed to reduce the minimum drive aisle width requirements. Specifically, on the west side of the site in between the pump and the handicap parking space, the drive aisle is proposed at 18'. On the east side of the site between the edge of the parking spaces and the 4' wide landscape island, only 20' of drive aisle width is present. Finally, between the north side of the northern most spaces adjacent to the gasoline pumps and the building there is only 17' of drive aisle width. Staff is supportive of these variations as they allow for the addition of striped parking areas including a newly added handicap parking space, the addition of landscape beds, and the aisle width reductions are in locations that are not expected to be highly trafficked.

Staff has worked with the petitioner to come up with a plan for the vacated alley area that makes up the rear 10' of the subject property. As previously mentioned, half of the alley (10' in width) belongs to the subject property owner, and the other half of the alley (10' in width) belongs to the property owner on the opposite side of the alley. This property is a single-family house owned by the owner of Jimmy's D's District Restaurant, which abuts the subject property to the northwest. It was agreed upon by both owners that the best solution for the alley area at this time, rather than to be removed and sodded, was to be resurfaced in the areas where the pavement is deteriorating. Additionally, a 6' tall privacy fence has been proposed for much of the rear property line in-between the subject property and the alley pavement, which will provide for additional screening for the residential property to the north. A condition of approval has been added that will require the portion of the alley on the subject property and the alley approach to be removed replaced with greenspace, upon the request of the Village. The long-term plan is for this alley to be removed if/when the abutting property owner to the north desires to redevelop the property or agrees to remove the pavement, and coordination on the removal of the entire alley can be accomplished at that time.

The site has not dispensed gas for two years and it has come to the Village's attention that several violations exist from the Office of the State Fire Marshal (OSFM), which regulates gasoline fueling operations. As such, staff has recommends a condition of approval that mandates compliance with all OSFM regulations prior to building occupancy.

As part of this project, a dumpster enclosure will be constructed in the rear of the building. The gates will have a metal panel painted grey or black, and the walls of the enclosure appear to be masonry to match the walls of the building. The petitioner has verbally acknowledged that the enclosure walls will be brick to match the building, however, the enclosure materials are not noted on the plans and a condition of approval formalizing such is needed. This condition of approval has been included below.

Landscaping

The petitioner is proposing a new landscape island along Race Avenue, and has added landscaping along the side and rear of the property. However, the petitioner should intensify the plantings, especially in the landscape bed along Race Avenue and along the western and northern property lines. Staff has recommended alternate landscape materials be used that will be salt-tolerant and provide better screening. Additionally, staff has recommended additional plant units in order to intensify the landscape screen.

These recommended changes are consistent with the Design Commission approval condition requiring the applicant to work with staff on the final landscape design.

The petitioner is requesting Variation relief to waive the requirement for a landscape island at the end of each parking row. Due to the small size of the site and the need to work within the existing layout, it would be impractical to add the code required landscape islands. Therefore, staff supports the proposed variation.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Special Use Permits greater than 5,000 square feet if located along a Major or Secondary Arterial. Since the subject property contains less than 5,000 square feet of floor area, the detailed traffic study is not required. Exhibit II (attached) outlines the code required parking and the proposed parking. Based on staff evaluation, the site conforms to all parking requirements.

The petitioner had originally provided a fire truck auto turn diagram which met the standards of the Fire Department, however, the auto turn diagram should be updated to reflect the current iteration of the site plan, which shall be subject to review and approval by the Village. A condition of approval has been added to reflect this.

RECOMMENDATION

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

1. The subject property owner must remove and sod the 10' alley and alley approach and restore the parkway and add curb in the area at a future date, upon request of the Village.
2. Prior to issuance of a building permit, the petitioner must submit a photometric plan for review and approval by the Village.
3. Prior to issuance of a certificate of occupancy, the petitioner must provide verification of compliance with all State Fire Marshal requirements.
4. As part of the building permit submittal, the petitioner should submit engineering plans showing the existing grade on the site and the proposed drainage patterns for review and approval by the Village.
5. As part of the building permit submittal, the petitioner should submit a revised fire truck turn exhibit for review and approval by the Village.
6. The petitioner shall revise the landscaping to comply with comments 1 thru 5 on the landscape review letter dated 10-21-16.
7. Dumpster enclosure shall be constructed of masonry material to match the building.
8. The curbs on the subject property shall be revised as per Exhibit I.
9. Compliance with all Design Commission conditions.

_____ October 21, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1560

Exhibit I

Exhibit I - Curbing Details

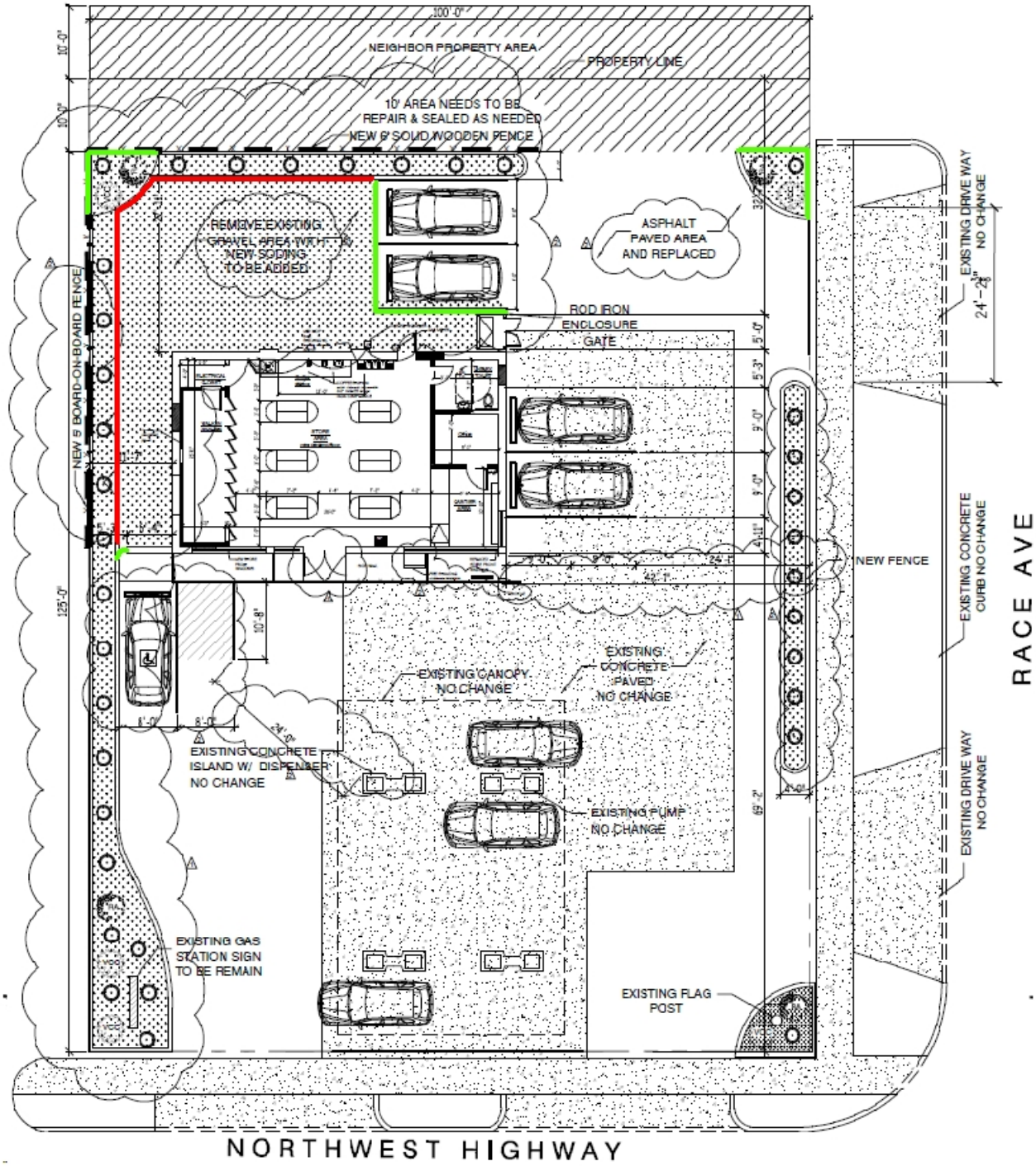


Exhibit II – Parking Analysis

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF SERVICE BAYS	PARKING REQUIREMENT	PARKING REQUIRED
1706 W. Northwest Highway	Marathon Gas Station	Retail Store	1,307	N/A	N/A	1 per 300 sq. ft.	4
		Auto Service Station	N/A	2	0	1 per employee plus 3 per service bay	2
	Total Required		1,307				6
	Total Provided (includes spaces adjacent to gas pumps)						13
	Surplus / (Deficit)						7

Handicap Parking Required	1
Handicap Parking Provided	1