

**STAFF DEVELOPMENT COMMITTEE REPORT**

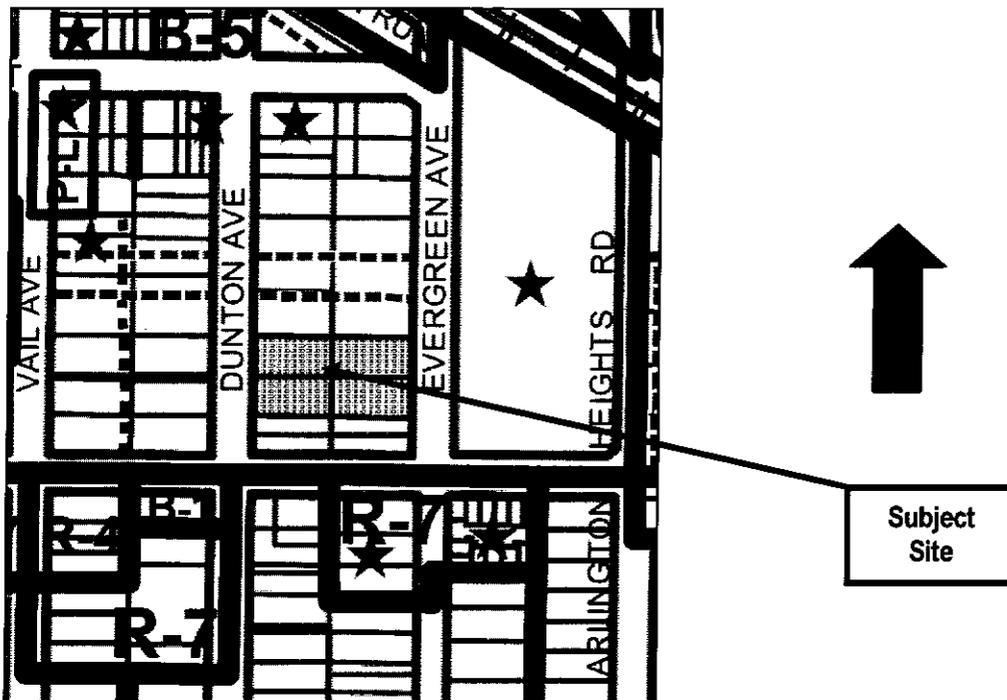
To: Plan Commission  
 Prepared By: Matthew S. Dabrowski, Development Planner  
 Meeting Date: October 10, 2012  
 Date Prepared: October 3, 2012  
 Project Title: Pure Juice Café  
 Address: 24 S. Evergreen Avenue

**BACKGROUND INFORMATION**

Petitioner: Greg Woytowlr  
 Address: 103 S. We Go Street  
 Mount Prospect, Illinois 60056  
 Existing Zoning: B-5, Downtown District

**Requested Action:**

- A Special Use to allow a 1,110 square foot sit-down/carry-out restaurant



**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Citibank	Mixed Use
South	B-5, Downtown District	Multi-tenant commercial	Mixed Use
East	B-5, Downtown District	Arlington Town Square	Mixed Use
West	B-5, Downtown District	Multi-tenant commercial	Mixed Use

**Summary:**

The 1,110 square foot tenant space is located within the Village's downtown area and is part of the Evergreen Plaza Shopping Center. This commercial center consists of two buildings that have a combined floor area of 27,339 square feet and is separated by a 57 stall parking lot that is accessible via two driveways along Evergreen Avenue and Dunton Avenue.

The proposed action, if approved, would allow the Petitioner to convert the vacant tenant space into a sit-down/carry-out juice bar that specializes in freshly made juices, smoothies, coffee, and limited menu items such as oatmeal, muffins and salads.

Pursuant to the proposed floor plan, the restaurant would have a total seating area of 410 square feet and a total capacity of 16 seats. The remaining floor area of 856 square feet will be allocated to the service area, kitchen/preparation area, bathroom, and dry storage. The Petitioner anticipates a total of 3 employees during the largest work shift and the hours of operation are Monday through Friday from 8:00 AM to 8:00 PM, Saturday from 8:00 AM to 6:00 PM, and Sunday from 9:00 AM to 4:00 PM.

**Zoning and Comprehensive Plan**

The Plan Commission must review and the Village Board must approve a special use to allow a sit-down/carry-out restaurant within the underlying B-5 district. As part of the formal review process a written justification to the following special use criteria was provided:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any 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 port of the authorization granted by the Village Board.**

Staff reviewed the Petitioner justification and supports the special use request for the following reasons. One, the proposed special use request is consistent with the Village’s Comprehensive Plan, which designates the subject site as Mixed Use. Two, the proposed restaurant will occupy a vacant storefront, thereby decreasing vacancy rates within the Village. In addition, the proposed use will serve a public convenience by providing an alternative and convenient service-oriented use for the residents, businesses, commuters, and shoppers that frequent the downtown area. Based on the Petitioner’s market assessment, there are no other juice bars within the Village’s downtown. Given this information, the Staff Development Committee supports the proposed special use request.

**Building, Site & Landscape Related Issues**

The Petitioner is not proposing any exterior modifications or improvements to the façade. Therefore, Design Commission review shall not be required. A fully dimensioned floor plan has been provided, and complies with all applicable accessibility, building, health, and life safety code requirements. With respect to the required number of bathrooms, the plan as proposed shows one unisex facility with two washroom fixtures. According to the Building Department this configuration complies with code as only one bathroom is required for establishments that have less than 5 employees. Staff also advised the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate additional measures and/or improvements that will address the odor issue. Furthermore no outdoor seating is being proposed.

**Traffic & Parking Issues**

Within the B-5 district, the minimum number of parking stalls required for a restaurant related use is based on 1 parking space for every 200 square feet of seating area. As previously mentioned, the total seating area is 410 square feet, which requires a total of 2 parking stalls. When combined with the code required parking for the shopping center as a whole, a total of 51 parking stalls are required. As previously mentioned, a total of 57 parking stalls are provided on site, thereby resulting in a parking code surplus of 6 parking stalls.

Staff also evaluated the anticipated parking demand based upon the standards established by the Rich and Associates parking study. It is important to note that the Rich Study is specific to the Village’s Downtown and established parking standards based on the total square footage of the tenant space.

**Table 1: Parking Analysis**

<b>Parking Standard</b>	<b>Parking Required if tenant space was entirely retail</b>	<b>Parking Required if tenant space occupied by Pure Juice</b>	<b>Difference</b>
<b>Village Code</b>	0 space	2 spaces	+2 spaces
<b>Rich Study</b>	Weekday peak hour: 4 spaces Weekend peak hour: 8 spaces	Weekday peak hour: 12 spaces Weekend peak hour: 14 spaces	+8 spaces +6 spaces

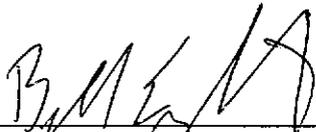
As part of the formal review process, the Petitioner conducted a parking survey of the private parking lot to determine how many parking spaces would be available during the restaurants business hours. This survey was conducted from Thursday July 26, 2012 to Sunday July 28, 2012 at 9:00 AM, 10:00 AM, 2:00 PM, 3:00 PM and 6:00 PM. Pursuant to the observed counts, the peak parking demand occurred on Friday July 27<sup>th</sup> at 10:00 AM in which 29 (51%) of the 57 parking stalls provided were occupied thereby leaving an available surplus of 28 parking stalls. The aforementioned surplus is also sufficient to accommodate the 13 parking stalls required by code and the 26 parking spaces projected by the Rich Study for the 8,132 square feet (30%) of vacant floor area within Evergreen Plaza.

In addition to the on-site parking, customer parking is also available on street within the downtown as well as within the Village's underground parking garage at Arlington Town Square and the two municipal parking structures that are located within two blocks of the site along Arlington Heights Road and Vail Avenue. Based on this information, the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site and within the general vicinity to accommodate the anticipated demand.

**RECOMMENDATION**

The Staff Development Committee reviewed the Petitioner's request and recommends approval of a special use to allow a sit-down carry out restaurant at 24 S. Evergreen Avenue. This approval shall be subject to the following conditions:

1. The total seating area shall not exceed 410 square feet and the total seating capacity shall not exceed 16 seats.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



October 3, 2012

Bill Enright, AICP  
Deputy Director of Planning and Community Development

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