

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: March 13, 2013
 Date Prepared: March 7, 2013
 Project Title: Manpasand Restaurant
 Address: 644 E. Golf Road

BACKGROUND INFORMATION

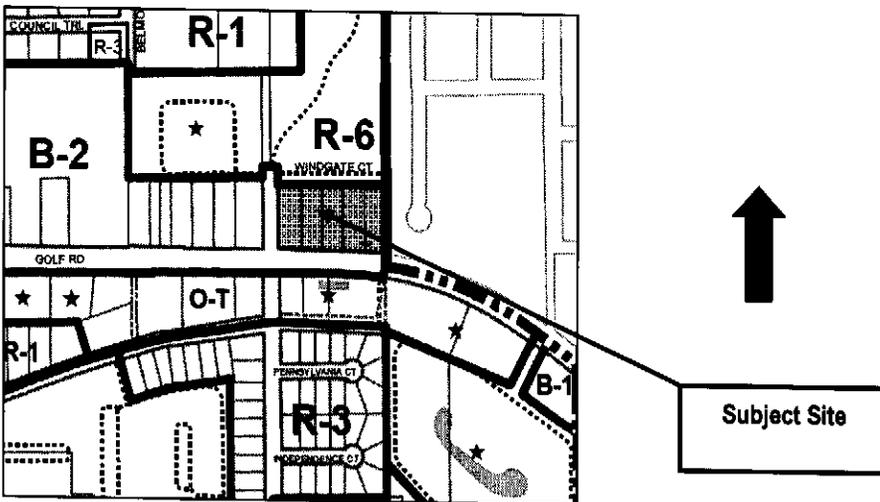
Petitioner: Srinivas Nelavelli
 Address: 644 E. Golf Road
 Arlington Heights, Illinois 60005
 Existing Zoning: B-2, General Business District

Requested Action:

1. An amendment to Special Use Ordinance 02-001 to allow a 1,400 square foot expansion that includes a 1,108 square foot interior dining room and a capacity of 68 seats.
2. Repeal prior Special Use Ordinances 87-10 and 06-077

Variations Required:

- A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple Family Dwelling District	Linden Place Multi-Family Residences	Moderate Density Multi-Family
South	O-T, Office Transitional District	Office Building	Offices Only
East	Mount Prospect	Single-Family Residences	Mount Prospect
West	B-2, General Business District	Vacant Jewel of India	Commercial

Background

The subject site is the Go-Go Plaza, which is a multi-tenant commercial center that is 33,670 square feet and is situated on 3.29 acres. This commercial center has a total of 162 parking stalls that are accessible via one driveway along Golf Road and two driveways along Goebbert Road.

In 2002, the Village Board adopted Ordinance 02-001, which granted a special use for Manpasand to operate a 1,400 square foot carry out only restaurant that specializes in Indian themed entrees and menu items. Manpasand is now proposing to expand its operation by converting the adjacent tenant space (formerly a karate studio) that is 1,400 square feet, into an interior dining room

that has a total seating area of 1,108 square feet and total capacity of 68 seats. The expansion area will also include code compliant washroom facilities for men and women, and two storage rooms. The wall segment near the storefront entrance will be demolished in order to connect the two spaces internally. The existing kitchen facility and roof mounted mechanical equipment will remain in the existing space, which was recently upgraded in 2011 with a new hood system that is code compliant. The Petitioner anticipates the total number of employees to increase from 6 to 10 people during the largest work shift. The hours of operation however will remain the same and are 7 days a week from 11:00 AM to 3:00 PM and from 5:00 PM to 9:00 PM.

Plat and Subdivision Committee Meeting Summary

On November 7, 2012, the Petitioner's conceptual request was presented to the Plat and Subdivision Committee of the Plan Commission. At that meeting, the Plat and Subdivision Committee was supportive of the proposed expansion and the variation to waive the formal traffic and parking study from a Certified Traffic Engineer. The Committee also agreed that a market assessment was not needed as it was an existing business looking to make improvements and the Petitioner had indicated that there were no other similar themed restaurants within close proximity to the store.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve the following zoning actions. The first action is to amend Special Use Ordinance 02-001 to include the expansion area and interior seating. The next request is to repeal Ordinances 87-10 and 06-077, which granted separate special uses for two restaurants, which no longer exist. As required, the Petitioner provided a written justification to the following Special Use criteria:

- **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.**

The Staff Development Committee reviewed the Petitioner's justification letter and supports said request since i) the proposed request will allow a viable business to grow and expand, ii) will continue to meet code relative to parking, iii) will result in the property owner upgrading the site to conform with the required landscape improvements and screening of the refuse areas, and iv) is consistent with the Village' Comprehensive Plan, which designates the site as *Commercial*.

Building, Site & Landscape Related Issues

The Petitioner is not proposing any exterior modifications or improvements to the façade. Therefore, Design Commission approval is not required. In addition, Staff 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 to the satisfaction of the Village.

With respect to site and landscape issues, the existing site is missing two islands and 6 trees within the parking lot as well as several shrubs to screen the parking lot and site from the public view and the adjacent residential homes to the north and east. The previously approved Ordinance 06-077 included a landscape improvement plan that was not fully implemented as the restaurant for which the underlying enabling ordinance had been granted did not proceed forward. Therefore, as a carry over from the 2006 approval, Staff would recommend and the property owner has agreed (see attachment) to a condition requiring the installation of all landscape and site improvements that are depicted on the 2006 landscape plan by May 31, 2013.

The Village also worked with the property owner to address issues relative to the trash enclosures located behind the shopping center. At this time, there are only three trash enclosures located behind the shopping center. As a condition of approval, the property owner agreed to enclose the remaining receptacles with a 6 foot tall solid wood fence by the end of May 2013.

Traffic & Parking Issues

According to Code, any special use request or an amendment thereto that is adjacent to a major arterial street such as Golf Road must provide a traffic and parking study from a Certified Traffic Engineer. As part of the formal review process the Petitioner is requesting the following variation.

- A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer.

Staff supports the above mentioned variation as said request will not alter existing circulation patterns or have an adverse effect on existing driveways and roadways. In addition, the proposed request complies with the code required parking. Pursuant to the parking ratios outlined in the Village's Zoning Ordinance, a total of 30 parking spaces (carry out: 5 spaces + dining room: 25 spaces) are required for Manpasand, while the shopping center as a whole (including the expanded Manpasand) requires 161 parking spaces. As previously mentioned, the Go-Go Plaza has a total of 162 parking spaces, thereby resulting in a parking code surplus of one parking stall.

In lieu of the required traffic and parking study, the Petitioner had provided a parking survey of the available on-site parking spaces over a three-day period, including Saturday that would be available for customers during the restaurant's afternoon and evening peak hours. This survey was conducted on Thursday November 8, 2012, Friday November 9, 2012, and Saturday November 10, 2012 between 11:00 AM and 10:00 PM. Pursuant to said study, the peak parking demand observed occurred on Friday November 9th at 7:00 PM, in which 63 of the 162 parking spaces were occupied thereby leaving a surplus of 99 parking stalls. While the above mentioned parking code analysis included Corrective Chiropractors, which is a medical use that is 2,660 square feet and located at the west end of the shopping center, it was not factored into the observed counts as said use was still going through the building permit process while the parking survey was conducted.

Therefore, as shown in Table 1, when the observed counts are combined with the required parking for Manpasand, Corrective Chiropractor, and the vacant tenant spaces (approximately 2,550 square feet) within the shopping center, the peak parking demand anticipated is 110 spaces, which results in a parking surplus of 52 parking stalls.

Table 1: Parking Analysis

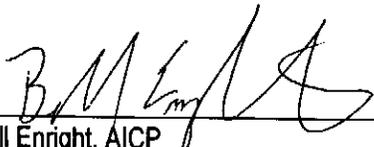
Time	Observed Count	Manpasand Dining Room	Corrective Chiropractors	Vacant Tenant Space	Anticipated Parking Demand
7:00 PM	63 spaces	25 spaces	13 spaces	9 spaces	110 spaces
Total Parking Provided					162 spaces
Surplus / (Deficit)					51 spaces

Based on the above mentioned information, Staff concurs with the Petitioner that there is sufficient parking on site to accommodate existing and future uses.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of an amendment to Special Use Ordinance 02-001 to allow a 1,400 square foot expansion to an existing restaurant, repeal Special Use Ordinances 87-10 and 06-077, and a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a Certified Traffic Engineer. This approval shall be subject to the following conditions:

1. The total seating area shall not exceed 1,108 square feet and a total interior capacity of 68 seats.
2. The property owner shall install the required trash enclosures and landscape improvements by May 31, 2013.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.


 _____ March 7, 2013
 Bill Enright, AICP
 Deputy Director of Planning and Community Development

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