

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: March 13, 2013
 Date Prepared: March 8, 2013
 Project Title: Jimmy's Place Restaurant
 Address: 640 W. Northwest Highway

BACKGROUND INFORMATION

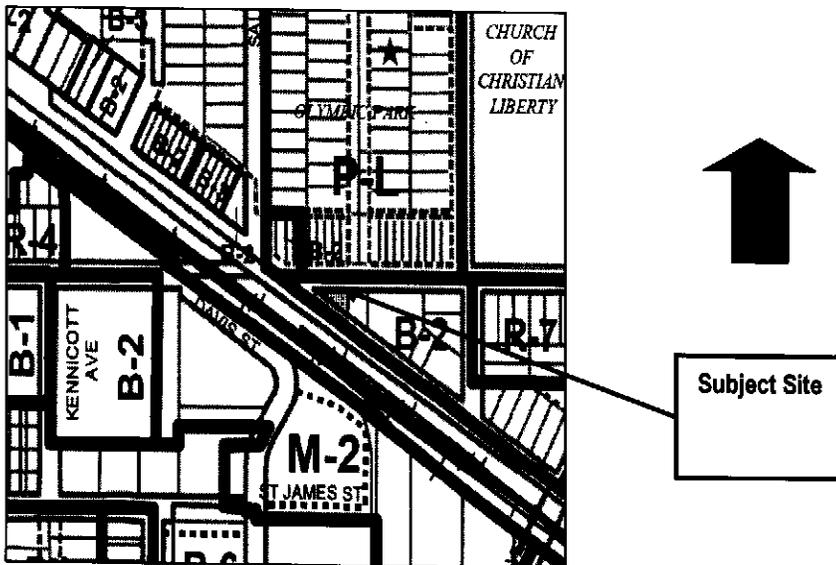
Petitioner: Angie Fridono
 Address: 1303 Glenmore Court
 Inverness, Illinois 60010
 Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use to allow a 1,551 square foot sit-down/carry out restaurant that has a total seating area of 783 square feet and total capacity of 48 seats.

Variations Identified:

1. A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of required parking stalls from 17 to 10 spaces.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Lands	Arlington Heights Park District Olympic Park	Parks
South	M-2, Limited Heavy Manufacturing	Light industrial/office building	R&D, Mfg, Warehouse
East	B-2, General Business	Firestone Tires	Commercial
West	M-2, Limited Heavy Manufacturing	US Post Office	Commercial & Government

Background Summary:

The subject site is 0.18 acres (8,033 square feet) and is located at the southeast corner of Northwest Highway and Euclid Avenue. The existing one-story building, which has been vacant since September 2011, is 1,492 square feet and was previously occupied by a restaurant called Jimmy's Place. The former restaurant had an interior seating area of 842 square feet and a total capacity of

52 seats. Access to the site is via two sets of driveways along Northwest Highway and Euclid Avenue, and there are 9 parking spaces provided on site.

The proposed action, if approved would allow the Petitioner to re-open Jimmy's Place so that it may continue to operate as a restaurant. The menu will include hot dogs and other specialty sandwiches such as, but not limited to, meatball sandwiches, Italian beef, Italian sausage, hamburgers, and chicken. The proposed action would also allow the Petitioner to make the following improvements to the building and site.

- Construct a new 59 square foot vestibule along the south building elevation thereby increasing the total floor area to 1,551 square feet.
- Install a code compliant handicap accessible ramp along the west building elevation.
- Modify the interior layout to provide two new handicap accessible washrooms, a stairwell leading to the basement storage area, and a smaller interior dining room that has a total seating area of 564 square feet and total capacity of 28 seats.
- Install a new 219 square foot deck with a cedar trellis that will be used for outdoor dining and has a total of 20 seats. When combined with the interior dining room, the new Jimmy's Place would have a total seating area of 783 square feet and a total capacity of 48 seats.
- Install new kitchen equipment, including a hood system above the grill.
- Renovate the exterior façade with new siding and finishes, a new roof, and larger windows to allow natural light within the building.
- Install a new trash enclosure that will be incorporated into the new building design and will be located at the northeast corner of the site.
- Install perimeter curbing and pavement striping to better delineate the driveways and parking lot.
- Increase the on-site parking supply from 9 to 10 spaces.
- Introduce open green space and landscaping throughout the site.
- Add new signage, which has yet to be determined and shall require a separate review. Given the site's prominent location at the corner of Northwest Highway and Euclid Avenue, Staff will continue to work with the Petitioner to develop a sign package that is visually pleasing and compliments the design of the building.

A maximum of 3 to 4 employees will be on site during the largest work shift and the hours of operation are Sunday through Thursday from 10:30 AM to 11:00 PM and Friday and Saturday from 10:30 AM to 12:00 AM. The Petitioner is anticipating two to three deliveries per week between 7:00 AM and 10:00 AM, while trash collection is also expected to occur in the morning before the restaurant opens.

Plat and Subdivision Committee Meeting Summary

A public meeting of the Plat and Subdivision Committee was held on July 11, 2012. The Committee was supportive of the Petitioner's efforts to re-open the former restaurant and they were excited by the proposed improvements to both the building and site. The Commission was not concerned that the proposed use would over-saturate that market as the property had been used as a fast food restaurant for several decades. The Plat and Subdivision Committee also supported the Petitioner's variation request to waive the formal traffic and parking study, but did convey concern with parking and wanted the Petitioner to provide a parking survey from similar type and size restaurants in the area.

Zoning and Comprehensive Plan

According to Village Code all restaurants within the B-2 district require a special use. Since no prior special use had been previously granted and the building has been vacant for more than one year (Chapter 28, Section 7.3-2), the Petitioner must go through the Plan Commission hearing process in order to bring the site into current code compliance. As part of the formal review process, a written justification to the following special use criterion had been provided.

- **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 aforementioned justification and supports the proposed action for the following reasons. One, the proposed request would allow a viable business to re-occupy an existing building that had been used as a restaurant for several decades. Two, the subject site is a corner location at a prominent intersection and said improvements will enhance the streetscape appearance. Three, the proposed request is compatible with the surrounding land uses, including the Arlington Heights Park District's Olympic Park, and other various commercial, office, and residential uses. Four, the new proposal has less seating than the former restaurant and the Petitioner has demonstrated that there is sufficient parking to accommodate the anticipated demand. Lastly, the proposed request is consistent with the Village's Comprehensive Plan, which designates the subject site as Commercial.

In addition to the special use justification, the Petitioner also provided a market assessment. Pursuant to said study, there are 15 restaurants within a 3-mile radius of the site that offer similar menu items. However, given the population in the general vicinity and the high volume of traffic that passes by the site and through the market area on a daily basis, the Staff Development Committee is of the opinion that the proposed restaurant is appropriate for the location.

Building Related Issues

The new floor plan complies with all applicable accessibility, building, health, and life safety code requirements. Although the Petitioner is proposing a new roof, there are no building height standards in the B-2 district and said structure will continue to maintain a low building profile as it is only 17 feet tall as measured to the mid-point of the roof slope. In conjunction with the new roof, the Petitioner is also proposing a decorative cupola to provide additional visual interest from street. A standing seam aluminum roof will be provided over the two entrances that are located along the north and south building elevations. The new deck would allow for handicapped accessibility and will be designed in a decorative manner with hanging planter boxes and stainless steel cable railings. The refuse area at the northeast corner of the building would be fully enclosed by a solid wood fence, while the gate will face east away from the public view. Wall mounted lighting will be installed to further enhance and break up the front façade as well as to provide downward lighting for the outdoor deck. The Design Commission reviewed and recommended approval of the proposed exterior modifications on November 27, 2012.

The Staff Development Committee 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. Therefore, 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.

Site and Landscape Related Issues

The subject site and surrounding properties that are along Northwest Highway are considered gateway sites to the Village's Downtown. Pursuant to Objective #4 of the Village's Downtown Master Plan, "In downtown, the Northwest Highway corridor as well as the Arlington Heights Road corridor, are significant elements in defining the image of downtown. These corridors have been greatly improved over the last 20 years and provide a positive image and identity for the downtown. Improvements, including pedestrian improvements, should be implemented to further enhance these corridors". Examples of this standard being implemented include the various façade and landscape improvements to Women's Care, Dunkin Donuts, Crisp and Clean Cleaners, the multi-tenant building at the corner of Arlington Heights Road and Sigwalt Street, and the recently approved Subway store at the corner of Arlington Heights Road and Grove Street.

At this time, the property is not visually appealing as it is almost completely paved (96.9% impervious) and lacks open green space and landscaping. During the formal review process, the Village worked closely with the Petitioner to enhance the streetscape appearance of the site in a manner that is consistent with the goals and objectives of the Downtown Master Plan. The proposed request will also address non-conforming code issues relative to landscaping. According to Chapter 28, Section 6.15-1.2.b., New Landscape Requirements, open parking areas larger than four but smaller than twenty spaces are to provide a proportionate amount of live greenery. The following is a list of improvements that will address the aforementioned standards and represent a substantial upgrade to the property and corridor.

- The amount of open green space has been increased from 3% (248 square feet) to 17.5% (2,184 square feet).
- Curbed islands ranging from 3 to 9 feet in width and landscaped with a variety of plant material have been provided at the end of each row of parking.
- Foundation landscaping has been provided along the north, south and east building elevations.

- A planting area that is approximately 250 square feet has been provided at the far west corner of the site to enhance the streetscape appearance and to provide visual interest at the Northwest Highway/Euclid Avenue intersection.

Traffic and Parking Related Issues

According to Village Code, any Special Use request, regardless of size that is adjacent to a major arterial street such as Northwest Highway and Euclid Avenue must provide a detailed traffic and parking study from a Certified Traffic Engineer. As part of the special use request, the Petitioner is seeking approval of the following variation:

- **A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer**

In lieu of a full study, the Petitioner provided a limited scope assessment that focuses on parking as driveway locations will not change and on-site circulation patterns will continue to function in a safe and efficient manner. It is important to note that the Petitioner is proposing to modify the flow of traffic at the southeast corner of the site from a two way system to a one way system with angled parking. The purpose for this change is to allow for additional parking and landscaping. Since the existing driveway at the southeast corner of the site will be restricted to outbound traffic only, the Petitioner has agreed and has shown on the site development plan, "Do Not Enter" signs that will be installed on the property. Staff has reviewed this design and is of the opinion that it will function properly.

With respect to parking Village Code requires 1 parking stall for every 45 square feet of seating area. As previously mentioned the proposed restaurant has a total seating area 783 square feet (interior = 564 SF + exterior = 219 SF), which requires a total of 17 parking stalls. A total of 10 parking spaces are provided on site, thereby resulting in a deficit of 7 parking stalls and the following variation request:

- **A variation from Chapter 28, Section 11.4, *Schedule of Required Parking* to allow a reduction to the minimum number of parking stalls from 17 to 10 spaces.**

To support the aforementioned variation, the Petitioner conducted a parking survey based on parking data obtained from two similar type and size restaurants that are located in Arlington Heights (Mitchell's), and Palatine (Hot Dog Richie's). This survey was conducted over a five day period (January 15, 2013 through January 19, 2013) at various hours of the day that ranged from 11:30 AM to 7:00 PM. The survey also included data on the number of seats (Mitchell's = 39 seats, Richie's = 42 seats), number of employees (3 employees each), and hourly customer volume generated by the two restaurants. Pursuant to the findings, the peak parking demand for Mitchell's occurred on Friday January 18th at 5:22 PM in which a parking demand of 6 vehicles were observed (including employees). Based on the seating count of a parking ratio of 0.15 parking spaces per seat was obtained. Similarly, the peak parking demand for Richie's occurred on Saturday January 19th at 12:00 PM and 6:00 PM in which a parking demand of 7 vehicles was observed (including employees). This equates to a parking ratio of 0.16 spaces per seat. Table 1 below provides a breakdown of the anticipated parking demand based on the observed parking ratios.

Table 1: Parking Analysis

	# of Seats for Jimmy's Place	Observed Parking Ratio	Parking Required	Parking Provided	Surplus / (Deficit)	Shared Parking	Revised Surplus / (Deficit)
Parking Scenario 1	48	0.15	7	10	3	11	14
Parking Scenario 2	48	0.16	8	10	2	11	13

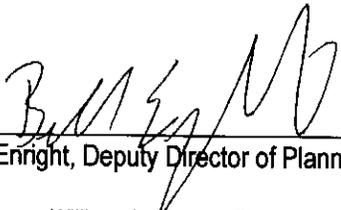
In addition to the 10 on-site parking stalls, the Petitioner has also provided a letter from the Arlington Heights Park District indicating their willingness to lease up to six parking spaces in the Olympic Park parking lot. The Petitioner shall make a good faith effort to enter into a shared parking agreement with the Arlington Heights Park District to lease parking at Olympic Park. The Petitioner has also indicated that they have an informal agreement with the adjacent Firestone Tire store to use the five parking spaces that are between the two buildings. Staff conducted a supplemental parking survey of the five parking spaces on the Firestone lot on January 18th and January 25th at 12:00 PM and 5:00 PM and found that those spaces were not occupied during the restaurants

potential lunch and dinner peak hours. When combined, Jimmy's Place will have access to 11 off site parking spaces that can be used for employee and customer overflow parking. It is important to note that these agreements can be terminated at any time by the respective property owners. However, Staff is of the opinion that there is sufficient parking to meet the restaurant's peak parking demands.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Special Use to allow a 1,551 square foot sit-down/carry out restaurant that has a total seating area of 783 square feet and total capacity of 48 seats, a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer, and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of required parking stalls from 17 to 10 spaces. This approval shall be subject to the following conditions:

1. The total seating area shall be limited to 783 square feet and the total capacity shall be limited to 48 seats.
2. The Petitioner shall make a good faith effort to enter into a shared parking agreement with one or more of the surrounding property owners.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



Bill Enright, Deputy Director of Planning and Community Development

March 8, 2013

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