

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: March 26, 2014
 Date Prepared: March 19, 2014

Project Title: 5th Avenue Sushi
 Address: 138 E. Rand Road

BACKGROUND INFORMATION

Petitioner: Ed Yung
 Address: Yung Architects
 300 South Roberts Road
 Inverness, IL 60067

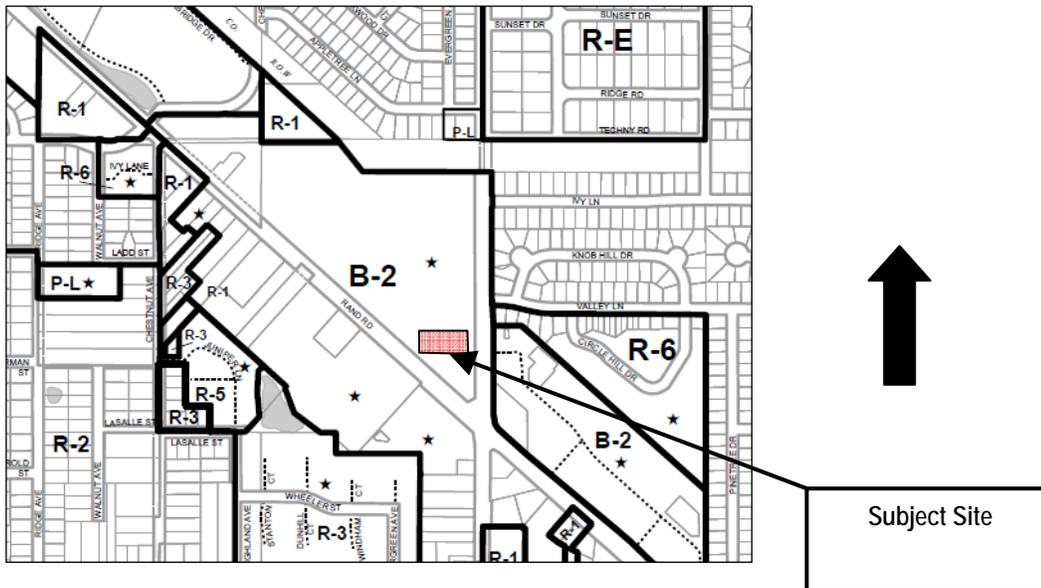
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use to allow a 2,100 square foot restaurant that has a total seating area of 902 square feet and total capacity of 66 seats.

Variations Required:

- No Variations have been identified.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling, and R-3, One Family Dwelling	Linden Place Multi-Family Residences	Parks and Moderate Density Multi-Family
South	B-2, General Business District	Annex of Arlington	Commercial
East	B-2, General Business District, R-6, Multiple Family Dwelling, R-3, One Family Dwelling	Northpoint Shopping Center, Residential	Single Family Detached and Commercial
West	B-2, General Business District	Annex of Arlington	Commercial

Background

The proposed restaurant is located at 138 E. Rand Road at an end cap space at Arlington Plaza, which is a multi-tenant commercial center that is roughly 325,000 square feet. The proposed action would allow the Petitioner to convert the existing vacant tenant space into a 2,100 square foot sit down, carryout restaurant that has 902 square feet of seating area and 66 seats.

The Petitioner has provided information about the proposed restaurant, such as staffing levels, hours of operation, delivery information, a tentative menu and that they seek a liquor license (see attached letter – Attachment #1). Also a market assessment to demonstrate the viability of the proposed special use is provided.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use to allow the proposed restaurant. As part of the formal review process the Petitioner provided a written justification (see attached) based upon 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 proposed use is consistent with the Village's Comprehensive Plan, which designates the subject property as *Commercial*.

Building, Site & Landscape Related Issues

An exterior grease trap is required which also requires an MWRD permit. The Petitioner will be required to comply with the code requirements for ventilation, which provides for fire suppression and grease extraction. However, unless the Village is going to impose additional requirements on restaurants to provide additional odor mitigation systems, there are always going to be the potential for odors, based on a number of factors such as wind direction, etc. As stated previously, said odor mitigation systems are not guaranteed to remove all odors from restaurants and could be cost-prohibitive for many small business owners. ADA clearances are required to be met.

With respect to site related issues, the Petitioner is not proposing any outdoor seating or exterior modifications to the building façade.

Traffic & Parking Issues

According to the Zoning Regulations, a special use that is adjacent to a major arterial street such as Arlington Heights Road/Rand Road and is less than 5,000 square feet does not require a complete traffic study; however a detailed parking analysis is required. The petitioner has provided a parking demand analysis (attached) for the portion of the center in front of the space. As depicted there is more than adequate parking for this restaurant as the daytime lunch maximum demand is 67% and the evening dinner maximum demand is 49%.

Pursuant to the parking ratio's outlined in the Village's Zoning Regulations, the shopping center as a whole requires a total of 1,053 parking stalls, based on the most recent tenant mix on site and including the proposed restaurant. Based on the plat of survey provided for the site, the center has a total of 1,139 parking stalls. Therefore, the shopping center meets Code for parking.

The ownership shall be aware that the development on the two vacant building pads will require PUD Amendments and will impact the code required parking and demand for the shopping center. Variations may be necessary in the future if development of the vacant building pads is proposed.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the proposed Special Use, subject to the following conditions:

1. Seating area shall be limited to 902 square feet and 66 seats maximum.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

_____ March 19, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

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

Parking Analysis for Arlington Plaza

Use	Unit Number	Square Area	Parking Square Footage	Divider		Parking Required**
Digi Cam Camera	1	900	900	300		3
Expert Nails	2	900	900	250		4
Available	3	1,200	1,200	300		4
Lions Tae Kwon Do***	4	3,000	1,500	50		30
Available	5	3,000	3,000	300		10
Empire Beauty School****	6	9,800	9,800	--		58
PAD site - #32	32	21,000	21,000	---		0
Community Threads	7	22,100	22,100	300		74
China Buffet	8	6,750	3,240	45		72
Available	9,10	17,875	17,875	300		60
Available	11A	22,002	22,002	300		73
Value City Furniture	11B	45,300	45,300	600		76
Burlington Coat Factory	11C,11D	93,024	93,024	300		310
Harlem Furniture	12 --21	27,700	27,700	600		46
America's Best Vision Center	22	4,000	4,000	300		13
Grocery Store	23	23,472	23,472	300		78
Barber Shop	24	900	900	250		4
Proposed 5th Avenue Sushi Restaurant	25	2,100	902	45		20
Village Bank and Trust		7,896	7,896	300		26
Olson Rug	28	4,140	4,140	300		14
Wendy's	29	2,574	1,287	45		29
Available (Pad)	30		0	---		0
JD's Q and Brew	31	5,000	2,209	45		49
TOTAL		324,633				1,053
Parking Provided						1,139
Parking Surplus/(Deficit)						86

**Parking calculation does not include two potential building pads

***Based on Recreational Facility requirement: occupancy for the exercise room and lockers rooms.

****Based on Commercial School requirement of 1/employee plus ½ of maximum students at any one time.