

STAFF DEVELOPMENT COMMITTEE REPORT

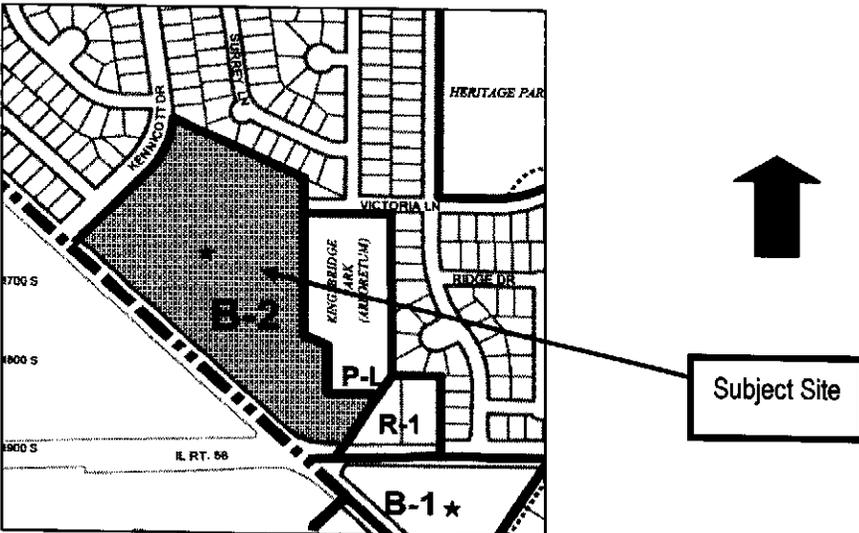
To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: July 24, 2013
 Date Prepared: July 18, 2013
 Project Title: Japanese Restaurant
 Address: 932 W. Algonquin Road

BACKGROUND INFORMATION

Petitioner: Jee H. Kim
 Address: 2659 N. Spaulding Avenue, #323
 Chicago, Illinois 60647
 Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use to allow a 1,750 square foot sit-down/carry out restaurant that has a total seating area of 872 square feet and total capacity of 49 seats.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Dwelling Units (Surrey Ridge)	Single Family Detached
South	City of Rolling Meadows: Walmart Commercial Center		
East	P-L, Public Lands	Kingsbridge Park (Arboretum)	Parks
West	R-3, One Family Dwelling	Single Family Dwelling Units (Surrey Ridge)	Single Family Detached

Background:

The subject site is part of the Surrey Ridge Shopping Center, which is located at the northeast corner of Algonquin Road and Golf Road and includes a Lowe's Home Improvement Center (162,072 square feet), a multi-tenant commercial building (25,450 square feet), a drive-through Bank of America (4,598 square feet) and a National Tire and Battery

(8,880 square feet) store. When combined, this commercial center has a total floor area of 201,000 square feet that is situated on 14.04 acres and is serviced by a 685 stall parking lot.

The proposed action, if approved would allow the Petitioner to operate a sit-down/carry out restaurant in the northernmost tenant space (formerly Sake Bar and BBQ Chicken) of the multi-tenant commercial building. This restaurant will specialize in a variety of traditional and contemporary Japanese entrees and cuisines. Moreover, the following improvements to the aforementioned tenant space are being proposed:

- Remove several interior partitions within the interior dining room, thereby creating a more open layout.
- Reconfigure the entry vestibule/corridor and reduce the size of the kitchen by 86 square feet so that the interior dining room could be increased to accommodate a full service bar with 9 chairs. These improvements would increase the total seating area from 620 to 872 square feet, and total capacity from 46 to 49 seats.
- Install a new exterior grease trap as required by Village code.
- Renovate and expand the existing bathrooms to make them handicapped accessible.
- Add new wall signage, which has not yet to be determined and shall require a separate review process.

Up to 13 employees are anticipated to be on site at any given time, while the hours of operation are: Lunch; Tuesday through Sunday from 11:30 AM to 2:30 PM and Dinner; Tuesday through Thursday and Sunday from 5:00 PM to 10:00 PM and Friday and Saturday from 5:00 PM to 11:00 PM. Deliveries are expected to occur at least 3 to 4 times a week in the morning (after 7:00 AM), while refuse collection is expected to occur at least 2 times a week.

Plat and Subdivision Committee Meeting Summary of June 26, 2013

The Plat and Subdivision Committee were of the opinion that said land use is appropriate for the location. Although not required by code, the Plan Commission application does list as a submittal item a market assessment to demonstrate the viability of the proposed special use. Given the size and scope of the proposed request, both the Plat and Subdivision Committee and Staff agree to waive this application requirement. The Plat and Subdivision Committee also agreed that parking is likely not an issue and that a three day parking survey conducted by the Petitioner would be sufficient to demonstrate that the site has sufficient parking.

Zoning and Comprehensive Plan

According to code, the Plan Commission must review and the Village Board must approve a special use for all restaurants that are greater than 1,500 square feet. Former restaurants that had occupied the aforementioned tenant space were considered non-conforming as no special use had been previously granted. According to Chapter 28 (Zoning Ordinance), Section 7.4-1, of the Village of Arlington Heights Municipal Code, there shall be no extension or enlargement of a non-conforming use. Therefore the Petitioner must go through the above mentioned process as the seating area of the new restaurant has increased by 40% (252 square feet). As part of the formal review process a written justification to the following special use criteria has 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 supports the Petitioner's request for the following reasons. One, the proposed special use would allow a viable business to occupy an existing tenant space that had been used as a restaurant for nearly 20 years. Two, the subject site is part of a large commercial center that is located along a major arterial street (Algonquin

Road). Three, the proposed request is compatible with the surrounding land uses, which include other commercial centers, offices, and residential uses. Four, although the new restaurant has more seating area and capacity than the previous restaurant, the Petitioner has demonstrated that there is sufficient parking to accommodate the anticipated peak parking demand. Lastly, the proposed request is consistent with the Village's Comprehensive Plan, which designates the subject site as Commercial.

Building, Site and Landscape Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to site and landscape related issues, the property was improved in 2004 (Lowe's store) and 2007 (Bank of America) and now complies with all applicable zoning code standards. With respect to the interior improvements, the Petitioner has agreed in writing to comply with all applicable accessibility, building, health, odor and life safety code requirements

Traffic & Parking Issues

Pursuant to Chapter 28, Section 6.12-1(2)(b), projects less than 5,000 square feet in floor area and located along a major or secondary arterial street (i.e. Algonquin Road) do not need to provide a traffic study, but shall be required to provide a parking analysis. According to code, the new Japanese restaurant requires 19 parking stalls whereas the shopping center as a whole requires 709 spaces. As previously mentioned, a total of 685 parking spaces are provided, thereby resulting in a deficit of 24 parking stalls. However, prior approvals for the Lowe's store (ORD. 04-010) and Bank of America (ORD. 07-061) included a parking variation that reduced the required parking by 28 stalls, thereby addressing the aforementioned deficit.

In a manner consistent with other similar special use requests, a parking survey of the 117 parking stalls that are directly in front of the multi-tenant commercial building was conducted over a three day period during the restaurants lunch and dinner peak hours. This survey was conducted on Friday June 21, 2013, Monday June 24, 2013, and Tuesday June 25, 2013 between 12:00 PM and 2:00 PM and between 7:00 PM and 7:30 PM. Pursuant to said study, the mid-day peak hour parking demand occurred on Monday June 24th at 12:30 PM in which 21 (18%) of the 117 spaces counted were occupied, thereby leaving a surplus of 96 spaces. Similarly, the evening peak hour parking demand occurred on Friday June 21st at 7:15 PM in which 24 (21%) of the 117 spaces counted were occupied, thereby leaving a surplus of 93 spaces. Based on this information, the Staff Development Committee is of the opinion that there is sufficient parking on site to accommodate both the existing and proposed uses as well as the 7,410 square feet (30%) of vacant floor area, which would require by code a total of 25 parking spaces.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Special Use to allow a 1,750 square foot sit-down/carry out restaurant that has a total seating area of 872 square feet and total capacity of 49 seats. This approval shall be subject to the following conditions:

1. The total interior seating area shall not exceed 872 square feet, while the total interior capacity shall not exceed 49 seats.
2. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.



Bill Enright, Deputy Director of Planning and Community Development

July 18, 2013

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