

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright
 Meeting Date: April 9, 2014
 Date Prepared: April 3, 2014
 Project Title: Starbucks
 Address: 1808 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Tom Lowe
 Address: First Equity Group, LLC
 150 N. Wacker Drive, Suite 1717
 Chicago, IL 60606

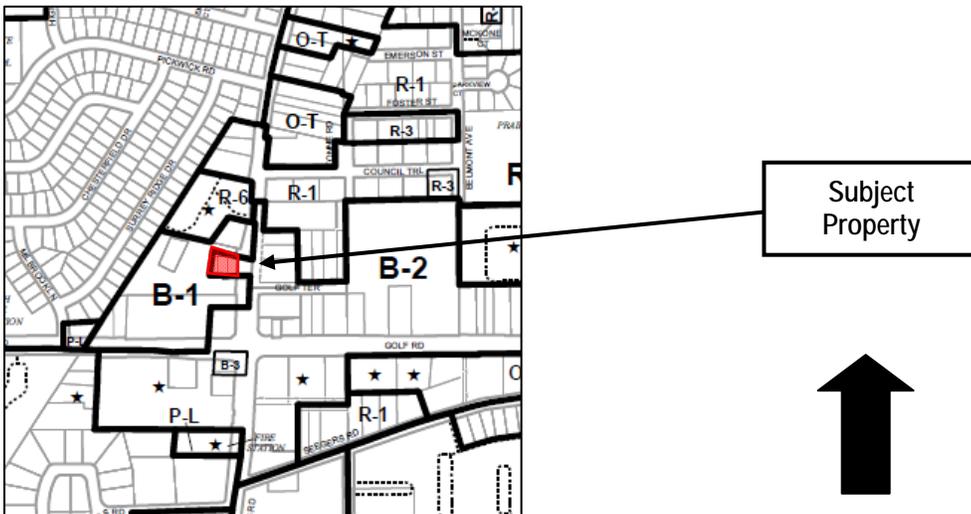
Existing Zoning: B-2 General Business District

Requested Action:

- A Special Use to allow a restaurant with a drive-thru and outside dining at 1808 S. Arlington Heights Road.

Variations Identified:

None.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial	Commercial
South	B-2, General Business District	Arlington Square	Commercial
East	B-2, General Business District	Vacant (TIF 4)	Commercial
West	B-2, General Business District	Jewel (Arlington Square)	Commercial

Summary

The existing site is zoned B-2, General Business District and is approximately 0.47 acres (20,346 square feet) in area. The subject property is the location of the former Glenview State Bank, which was approved via a special use in 1981. The Petitioner is interested in remodeling the existing building, removing the canopy with bank teller drive-thru lanes, and

modifying the site to provide a parking area and drive thru for the proposed Starbucks. The site will circulate the existing building in a counter clock-wise, one-way orientation.

Zoning and Comprehensive Plan

The Plan Commission must review and the Village Board must approve the following zoning actions:

1. **A Special Use to allow a restaurant with a drive-thru and outside dining at 1808 S. Arlington Heights Road.**

As part of the formal review process 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 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 part of the authorization granted by the Village Board.

The petitioner has submitted a market assessment for the proposed use at this location which is included in the packet. Staff concurs that the proposal conforms to the criteria set forth for a Special Use and will provide an excellent reuse of a site that has been vacant for some time.

Building, Site Plan & Landscaping

The Proposal involves removing the existing bank drive-thru lanes and the installation of a new drive-thru lane for Starbucks, in addition to painting/branding/signage on the other elevations. The Petitioner has worked with Staff to address site planning issues such as circulation, architectural design and landscaping to provide a well designed functional plan with significant landscaping. Although the trash enclosure is on the east side of the building, the petitioner has addressed concerns with it's location by providing a brick screen wall and landscaping around the perimeter. In addition the petitioner agreed to use stamped concrete for the access pavement to the trash enclosure. Bike racks have also been provided.

All wall and ground mounted signage shall comply with code and shall require a separate review. If variations are sought, they must be sought through the appropriate Design Commission process.

Site Engineering

Given the scope of the project and the additional landscaping on site, no detention is required. A fire truck turning movement plan was submitted and is acceptable.

Traffic & Parking

A traffic and parking analysis from a Certified Traffic Engineer was submitted and is included in the packet. Said analysis assessed on-site circulation, drive-through stacking, trip generation and parking. Staff concurs that the site is well designed and will not impact adjacent roadways.

The proposed restaurant requires a total of 19 parking spaces, based on 850 square feet of seating area. The Petitioner has provided a site plan that indicates 16 parking stalls on-site, and an additional 18 spaces adjacent to the south side of the building via a shared parking easement with Jewel. Since the parking is within 1,000 feet of a commercial use and the total parking for Jewel and Starbucks exceeds code, a variation is not required. A total of 34 spaces are provided.

Recommendation

The Staff Development Committee recommends approval of a Special Use for a restaurant and drive thru subject to the following conditions:

1. The seating area shall be limited to 850 square feet and 70 seats (53 interior and 17 outdoor).

2. Compliance with the recommendations of the Design Commission motion dated March 11, 2014.
3. Compliance with all applicable Federal, State, and local accessibility, building, and health code requirements.

April 3, 2014

Bill Enright, Deputy Director of Planning and Community Development

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