

Item #14
Village Planner Report:
January 15, 2013 PCZBA Meeting



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: January 16, 2013
RE: Board & Commissions Report for 1/22/13

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA: - 1.15.13 Special Meeting (1 Action Item)

PUBLIC HEARING; Consideration of a request for a Special Use Permit within the HR-1 Highway Retail District and/or additional relief necessary and/or appropriate under the zoning code to allow a Limited Service Restaurant (i.e. “carry out” per NAICS 722211) for property known as 4196 Illinois Route 83 and zoned under the HR-1 Highway Retail District classification within the Village of Long Grove, Illinois, submitted by Mr. Brad Adolph.

Planner Hogue summarized the request noting the restaurant as proposed would be located in “Suite B” of the building known as 4196 Route 83 and within the Sunset Grove Development. As the Sunset Grove Development is designed as a commercial development, restaurant uses were anticipated at this location. However, “carry-out” restaurants, identified as “limited service” restaurants (NAICS 722211) per the PUD approval, require a Special Use Permit.

“Suite B” contains 1,424 square feet of floor area and is approximately 14% of the floor area of “Building B”. “Building B” as approved (as amended and modified) meets all the bulk requirements of the Sunset Grove Development including setbacks, parking, lot coverage, landscaping, infrastructure, etc.

No additional changes or further relief from any of the previously approved or existing conditions of the Sunset Grove development have been made as a part of this request. The request is strictly for a “carry-out” restaurant as defined by the “North American Industry Classification System” (NAICS).

The initial traffic study for the development has been supplemented with an additional traffic evaluation of this specific proposed use at this location. Conclusions of this evaluation indicate that in comparison to the entire development the proposed restaurant will generate a low volume of traffic representing 3% of the peak hour traffic on weekday evenings and 5% of the Saturday midday peak hour traffic. This study also notes no further geometric or traffic control improvements are needed (nor recommended) to accommodate the proposed use at this location.

He urged the PCZBA to determine the appropriateness of the proposed use at this location as well as evaluate the proposal against the Standards for Special Use as identified in the Village Code.

Mr. Jeffery Braiman, attorney for the petitioner, noted the request is for a “carry out” restaurant and not “fast food” as identified in the Village Zoning Code. He indicated this use would be similar to the Caribou Coffee located next door however, no drive- thru is requested. The restaurant would be largely delivery and carry out with limited seating within the store.

He gave testimony to the standards for Special Use noting this is an ideal location for such a use in a building designed for multiple commercial tenants. The use at this location should not devalue property values or create any nuisances for nearby residents. The petitioner will comply with all building code requirements for the structure and no relief from any village regulations, zoning or otherwise, is asked for as part of this request. The proposed use should be useful to the general area as well as the Village of Long Grove in particular.

Mr. Brad Adolph, prospective business owner, testified that there is no drive-thru as a part of the proposal but delivery service is anticipated to be a large part of the business. No alcohol is proposed to be sold or served in the restaurant. He is proposing a limited menu (attached) to start with to see what sells and what does not and adjusting the menu from there. No offensive lingering odors or other noxious activities are anticipated with the restaurant. While carry out and delivery service will be the majority of the business limited seating of approximately 10 to 12 seats in the store are anticipated. Plates and silverware will be utilized for in-store for sit down customers. Entrees will be made to order per the customers wishes. Only side dishes and desserts will be pre-prepared. The restaurant will be called "Baby Back Ribs, Chicken & more".

Mr. Adolph indicated his family has always been in the restaurant business and he had previous restaurant experience with Lou Malnatis Restaurants.

The PCZBA made a recommendation for approval after debating the "fast food issue" and how this establishment differed from "fast food" as defined in the Village Code. Planner Hogue noted that per the Village Code "carry out" could be considered fast food however an exemption was made for "Limited Service Restaurants" (NAICS 722211) per the PUD approval. Key characteristics of that distinction and as proposed by the petitioner include patrons generally order or select items made to their specification. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Per testimony delivery service will be a large part of business unlike standard fast food restaurants. Also, sit down patrons, albeit a small part of the business, will be served on plates with silverware as opposed to "paper, plastic, or other disposable containers" as identified in the "fast food" definition of the Village Code.

Attorney Del Percio further added that while all fast food restaurants are limited service establishments not all limited service establishments are "fast food". She noted that for the most part food would be made to customers order as opposed to being pre-made and waiting for customer purchase, the delivery aspect of the business which adds a higher and more personal aspect to the proposal as well as the lack of a drive-thru (typically a key feature of "fast food" establishments) as separating this request as a "limited service restaurant" from "fast food".

Commissioner Rubin made a motion, seconded by Commissioner Kazmer, to recommend approval a request for a Special Use Permit within the HR-1 Highway Retail District to allow a Limited Service Restaurant for property known as 4196 Illinois Route 83 and zoned under the HR-1 Highway Retail District classification finding that the application meets all standards and considerations under the Village Code for the granting of a special use permit, and recommending the granting of a special use permit for the operation of a limited service restaurant as defined by the "North American Industry Classification System" (NAICS), but not a Fast Food Restaurant, as defined by the Village Code subject to the following conditions;

- Sit down tables shall be part of the restaurant;
- Entrée's shall be substantially made to order; and,
- Home delivery and pick-up of food shall be integrated in to the business.

On a voice vote; all aye.

AC; Next Regular Meeting 2.11.13

CSCC; - Next Regular Meeting; 2.6.13

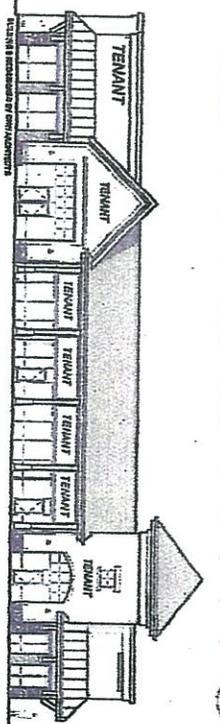
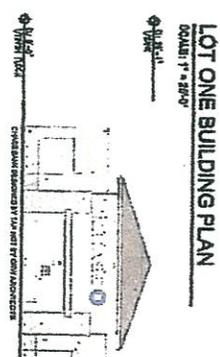
EXHIBIT 17
SUNSET GROVE
 LONG GROVE, ILLINOIS

LOT ONE BUILDING ELEVATIONS
 SCALE: 1" = 32'-0"

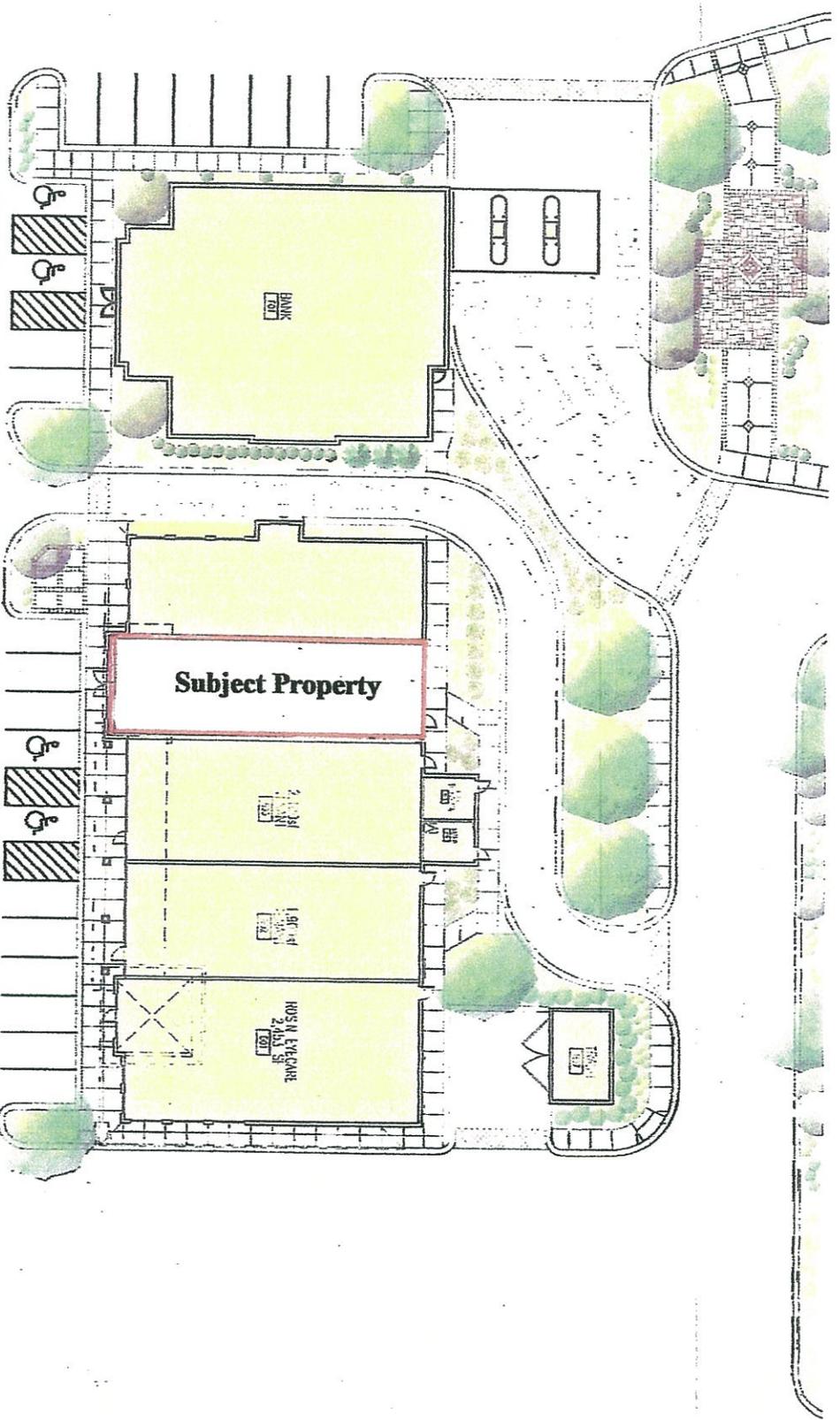
SUNSET GROVE LLC

DATE: 30 JULY 2010

OKW Architects
 PROJECT NUMBER: 00403



LOT ONE BUILDING PLAN
 SCALE: 1" = 32'-0"



◆ PARKING

◆ PARKING

◆ PARKING

◆ PARKING

◆ PARKING

MEMORANDUM TO: Kurt Wandrey
Sunset Grove, LLC

FROM: William R. Woodward
Luay R. Aboona, PE

DATE: January 3, 2013

SUBJECT: Traffic Evaluation
Proposed Chicken and Rib Restaurant
Sunset Grove Retail Center; Long Grove, Illinois

This memorandum summarizes a trip generation evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed chicken and rib restaurant to be located within the existing Sunset Grove retail development located in Long Grove, Illinois.

The proposed approximate 1,425 square-foot chicken and rib restaurant will primarily be a take-away/home delivery operation. The storefront will only have a few tables for dine-in patrons. It is estimated that approximately 30 percent of business will be home delivery. Access to the restaurant will be from the three existing site access drives serving the Sunset Grove retail development (a signalized full access and a restricted access on IL 83; a full access, under stop sign control, on Aptakisic Road).

The proposed chicken and rib restaurant is to be located in Building B, an approximate 10,250 square-foot building which also contains the following land use types and densities:

- 1,750 square feet Caribou Coffee
- 2,450 square feet Rosen Eye Clinic
- 1,550 square feet yogurt shop

The remaining 3,075 square feet remains vacant retail space

In 2008, KLOA, Inc. prepared a traffic impact study report for the entire Sunset Grove retail development, which included land use types and densities for both the anchor tenants as well as the outlot parcels. From this study, it was estimated that the overall development would generate approximately 1,010 two-way vehicle trips during the weekday evening peak hour and approximately 1,040 two-way vehicle trips during the Saturday midday peak hour. Similar to the methodologies followed for the 2008 traffic study, the weekday evening and Saturday midday peak hour traffic estimated to be generated by the proposed restaurant was based on the square footage of the restaurant and rates published in the *ITE Trip Generation Manual*, 9th Edition. These rates were then reduced by 30 percent to account for home delivery operations.

Table 1 tabulates the estimated trip generation for the proposed restaurant for the weekday evening and Saturday midday peak hours. The weekday morning peak hour was not evaluated since it is anticipated that the restaurant will not be serving customers during this timeframe. It is also important to note that the trip generation is highly conservative since ITE land use code (LUC 933) for a fast food restaurant without a drive-through window was used.

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday P.M. Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total
933 ¹	Proposed Chicken/Rib Restaurant – 1,425 s.f.	13	13	26	27	27	54

¹Trip generation reduced by 30 percent to account for home delivery operations.

Based on a square footage of 1,425 square feet, it is estimated that this restaurant will generate approximately 26 two-way vehicle trips during the weekday evening peak hour and approximately 54 two-way vehicle trips during the Saturday midday peak hour. As noted, the Year 2008 traffic study estimated the entire development would generate approximately 1,010 two-way vehicle trips during the weekday evening peak hour and approximately 1,040 two-way vehicle trips during the Saturday midday peak hour. As such, compared to the entire development, the proposed restaurant will generate a low volume of traffic, representing 3 percent and 5 percent of the entire Sunset Grove retail center’s peak hour traffic during the weekday evening and Saturday midday peak hours, respectively.

Conclusion

The proposed chicken and rib restaurant will have a low impact on the site traffic and circulation operations for the Sunset Grove retail center. No further geometric or traffic control improvements are needed or recommended to the existing Sunset Grove retail center or surrounding roadway network based on the following factors.

- The proposed restaurant is a small-scale operation, occupying only 1,425 square feet.
- Given the small size of the restaurant and limited tables, few patrons will dine-in.
- The restaurant’s peak hours of operation will generally occur outside the peak hours of adjacent roadway network activity and the peak hours of adjacent tenants.
- It is estimated that approximately 30 percent of the business will be home delivery operations, resulting in less traffic coming to the restaurant.
- The weekday evening and Saturday midday peak hour traffic estimated to be generated by this restaurant represents approximately 3 percent and 5 percent of the traffic previously estimated to be generated by the entire Sunset Grove retail development.

BABY BACK MENU

APPETIZERS

BBQ Chicken Wings

Buffalo Chicken Wings (10 or 20 pieces), w/ choice of Ranch or Gorgonzola dressing

Fried Mushrooms

Garlic Bread

Rib Tips

Three Cheese Bread

SALADS

House Salad

Family House Salad

Dressings: Thousand Island, Ranch, French, Creamy Garlic, Balsamic

RIBS

Full Slab of BBQ Ribs

Half Slab of BBQ Ribs

Rib and Broasted Chicken Combo (3 pieces)

Rib and BBQ Chicken Combo (3 pieces)

**Included: French Fries or Baked Potato, Cole Slaw, French Bread and BBQ Sauce
There is an additional charge of \$xxx for all white meat.**

CHICKEN (Broasted or BBQ)

Whole Chicken Dinner

Half Chicken Dinner

**Included: French Fries or Baked Potato, Cole Slaw, French Bread and BBQ Sauce
There is an additional charge of \$xxx for all white meat.**

CHICKEN BY THE TUB (Broasted or BBQ)

Tub includes 4, 8, 12, 16, or 20 pieces

SANDWICHES

BBQ Beef Sandwich

Cheeseburger

Grilled Chicken Breast

Hamburger

Italian Beef Sandwich

Skirt Steak Sandwich

Included: French Fries and Cole Slaw

SIDES

Baked Potato

Corn Bread

French Fries

Onion Rings

Pint of BBQ Sauce

Pint of Cole Slaw

DESSERTS

Chocolate Cake (whole cake or individual slices)

Tiramisu (whole order or individual servings)

Cheesecake (whole cake or individual slices)

Apple Crisp (whole order or individual servings)

DRINKS

Bottle Water

Coke, Diet Coke, Caffeine Free Diet Coke, Sprite, Barq's Root Beer