



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 24, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Egg Harbor Restaurant - 140 E. Wing St. - T1533
Amendment of Special Use

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Egg Harbor Restaurant - 140 E. Wing St. - T1533

Department: Planning & Community Development

Requested Action

Amend existing Special Use #88-14 to allow expansion of the Egg Harbor Cafe restaurant into an adjacent store front, including 25 additional seats.

Variations Identified

None have been identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use amendment, subject to the following:

1. The Petitioner should purchase parking permits from the Village for employee parking in the Village garage.
2. The Petitioner will provide a parking inventory/survey over a three day period (including Saturday) of the available parking spaces within the public surface lot in front of the retail on Wing Street during the restaurant's breakfast and lunch peak hours.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: February 24, 2016
Date Prepared: February 9, 2016
Project Title: Egg Harbor Expansion
Address: 140 E. Wing Ave

BACKGROUND INFORMATION

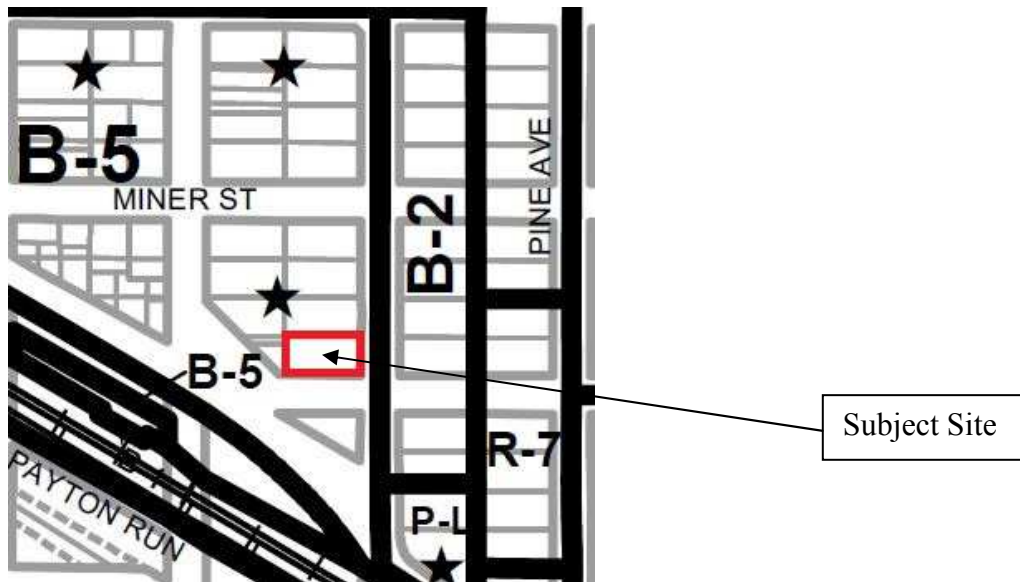
Petitioner: David Thoma
 Stratford Company
Address: 234 James Street
 Barrington, Illinois 60010

Existing Zoning: B-5, Downtown District

Requested Action:

- Amend existing Special Use #88-14 to allow expansion of the Egg Harbor Cafe restaurant into an adjacent store front, including 25 additional seats.

Variations Identified: None have been identified at this time.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Residential	Mixed Use
South	B-5, Downtown District	Northwest Highway , Public Land, and METRA	Government
East	B-5, Downtown District	Parking	Mixed Use
West	B-5, Downtown District	Residential	Mixed Use

Background:

Egg Harbor Café is a casual sit down restaurant specializing in gourmet breakfast and lunch creations served from 6:30 a.m. to 2:00 p.m. daily. The 3,844 square foot tenant space is in Units 9, 10, and 11 of the retail portion of the One Hancock mixed use PUD, adopted in May 1986 (Ordinance 86-70). The subject site is located along E. Wing Street, on the south side of this

development in a multi-tenant commercial shopping strip referred to as One Hancock Square. One Hancock Square includes 36,705 square feet of retail space. Directly in front of Egg Harbor Cafe is a 57-space surface public parking lot. Retailers here are required to obtain parking permits for their employees in the north garage on Evergreen and Miner Streets.

The existing restaurant is approximately 3,844 square feet and the new expansion will include another 952 square feet, for a total space of 4,796 square feet. The restaurant intends to expand into a former Fannie May candy store that plans to relocate into another vacated space in the same retail center. Other tenants in the shopping strip include a variety of restaurants, services, offices, and other retail space.

At this time, the Petitioner is requesting increasing the seating area inside the restaurant from 1,635 square feet (excluding the hostess station and the waiting area) with an additional 735 square feet of seating area for a total 2,370 square feet of seating area. The expansion will result in an addition of 25 seats. The existing restaurant seating area has seating for 126 patrons.

Zoning and Comprehensive Plan

The current zoning permits a restaurant use. However, the special use for the restaurant will need to be amended to accommodate the expansion. The expansion will include the removal of five booths in the existing restaurant space. The removed booths will make space for an expanded waiting area, a barista station, and a cashier booth. There will be six new booths and five additional tables in the proposed expanded dining area, resulting in a net addition of 25 seats. The proposed restaurant expansion project is compatible with the surrounding land uses, and is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of the shopping strip or the parking lot are proposed. The project will be implemented in two phases. Phase One will be improvements to the existing interior restaurant space. Phase Two will encompass the expansion of the restaurant into the new space, once the current tenant has vacated.

Traffic & Parking

The Village has received complaints regarding current Egg Harbor employees taking up customer parking in the surface public parking lot in front of Egg Harbor, and on weekends occupying much of the customer parking spaces in the North Garage. Egg Harbor should require that employees park in the Employee Permit designated parking areas only and not in the customer parking areas.

In order to ascertain whether there is adequate parking to accommodate the restaurant expansion, the petitioner will need to provide a parking inventory/survey over a three day period (including Saturday) of the available parking spaces within the adjacent public surface parking lot in front of the retail on Wing Street during the restaurant's breakfast and lunch peak hours.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use amendment, subject to the following:

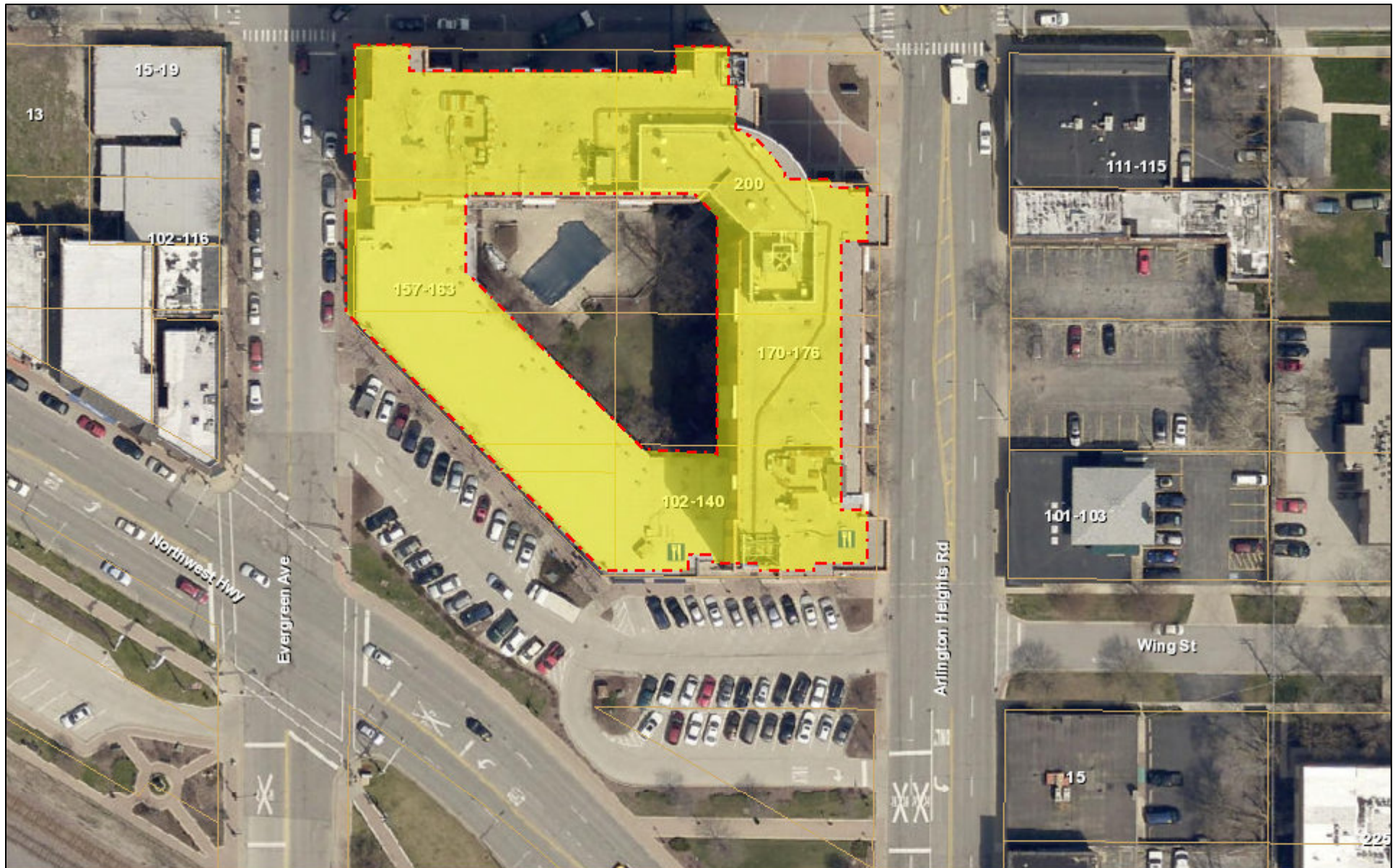
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February 24, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

140 E Wing



February 17, 2016

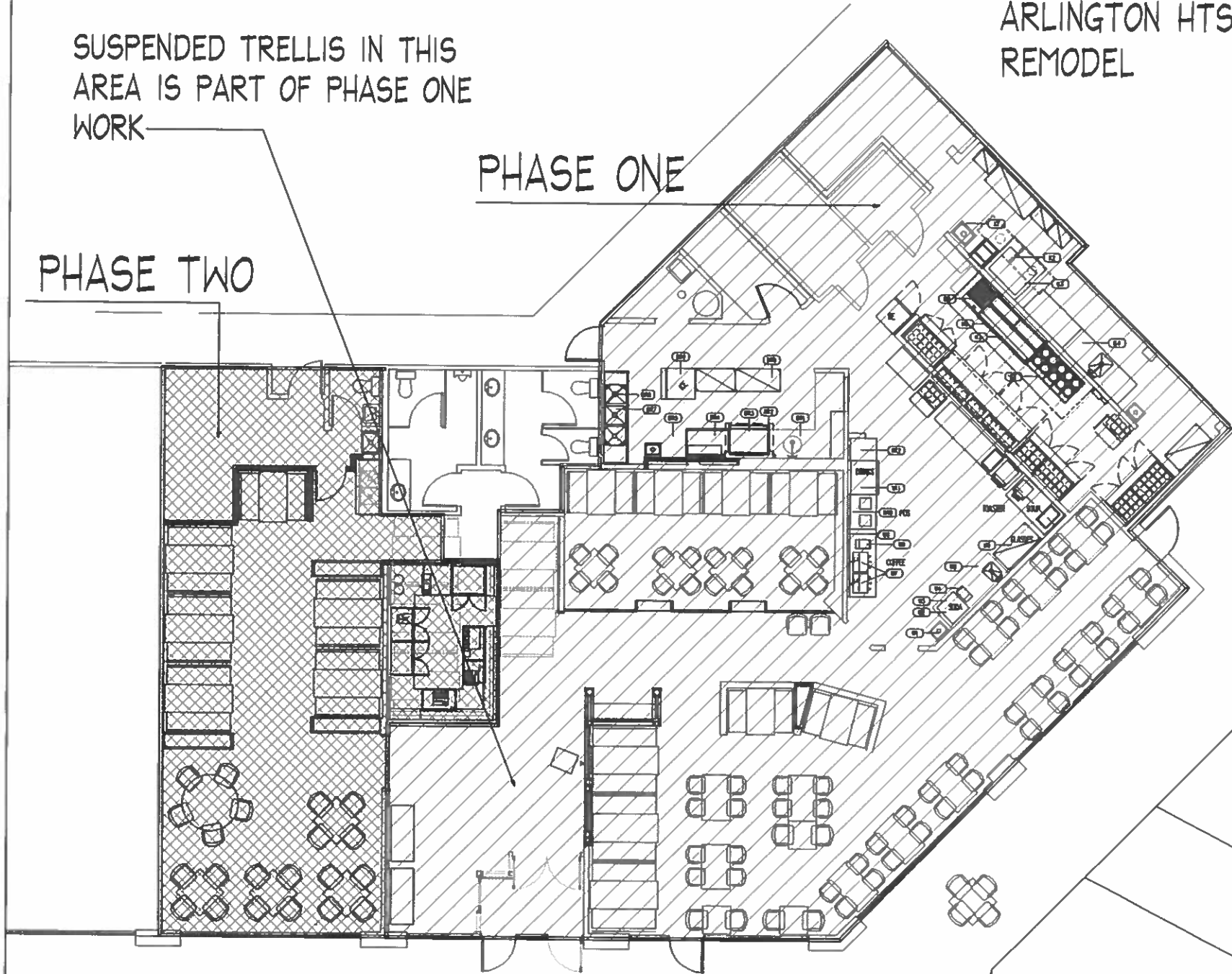
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0 0.015 0.03 0.06 km

SUSPENDED TRELLIS IN THIS
AREA IS PART OF PHASE ONE
WORK

PHASE ONE

EGG HARBOR CAFE
ARLINGTON HTS.
REMODEL

PHASE TWO



STRATFORD
COMPANY GENERAL CONTRACTOR
DAVID THOMAS ARCHITECT
344 N. WOOD STREET
SUITE 113
ARLINGTON HEIGHTS, ILLINOIS 60004
TEL 847.811.8800
FAX 847.811.8128
www.stratfordcompany.com

DATE 10/10/07

PHASING

INTERIOR TENANT IMPROVEMENTS AND EXPANSION
EGG HARBOR CAFE
140 S. WOOD STREET
ARLINGTON HEIGHTS, ILL. 60004