

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

October 25, 2023

Project Title: Ramen USA
Address: 926 & 928 W Algonquin Rd
Petitioner: KC Kimori
Address: 2750 Northampton Dr. Apt. D1
Rolling Meadows, IL 60008

Requested Action:

1. Land Use Variation for a 1,616 sf. Bakery products, wholesale, and production facility in the B-2 District.

Variations Required:

1. None identified at this time.

Attendees: KC Kimori, Petitioner
Tim Penovich, Owner of Property
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The petitioner, KC Kimori of Ramen USA, has operated their existing restaurant under the same name since 2020 at 932 W Algonquin Rd within the Surrey Ridge Center. They began their operations as a primarily take-out restaurant with limited seating due to COVID-19 restrictions. In March 2023, they applied for and received a special use permit waiver to expand their operations into unit 928. At that time, it was not clear that the restaurant was actually using unit 928 for the preparation, packaging, and storage of food to be delivered to Mitsuwa Marketplace, where it is then sold as a retail food item. Now, the petitioner is seeking to expand their food production, packaging, and storage operations into unit 926 which requires a Land Use Variation for *Bakery Products, Wholesale and Production*.

Their expansion involves minor interior remodel work. This includes removing wall sections between units 926 and 928 to allow access between all three units. Unit 926 will include food preparation tables, wire shelving for storage, freezers and refrigerators for food storage, and a bathroom. The floor plans of units 932 and 928 are not to be changed, and 932 is to continue to operate as a restaurant.

The petitioner has indicated that their primary business activities for their food production operations include cooking, preparing, packaging, and storing food products. These products include rice bowls, sushi rolls, vegetables, pasta, and burgers. Once prepared and packaged, the food is delivered daily to Mitsuwa Marketplace, using two delivery vehicles owned and operated by the applicant. The vehicles are not kept on-site overnight. Hours of operation for non-restaurant operations are 6:00am-11:30am Monday through Saturday, before the restaurant opens at 12:00pm. They have about 10 employees, with 4-6 employees each shift.

Meeting Discussion:

Mr. Kimori – stated that he is seeking a land use variation, would like to expand the restaurant, and sell retail supermarket

packaged foods. At the address 932 Algonquin, he owns the business. At 938 & 926 Algonquin are for restaurant and wholesale packaging expansion. The restaurant was closed during Covid, so the idea of expansion of prepackaged food for resale idea came, and has been successful, so more space is necessary. Mr. Kimori has persevered and continues to grow and has been a wonderful tenant for Arlington Heights.

Mr. Penovich – expressed his appreciation to the commissioners for all that they do for the Village. He stated they lost three tenants over Covid.

Ms. Nichols – summarized the project summary above. The staff development committee has reviewed for preliminary plans for the project. The comprehensive plan identifies the property as appropriate for commercial uses, however, the proposed business is classified Manufacturing and Industrial. Due to the physical connection and association with Ramen USA restaurant, the staff development committee does find the proposed use compatible with the comprehensive plan in the zoning district. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center. Overall, the staff is in support of the land use variation for bakery products, wholesale, and production facility in the B-2 district.

Commissioner Jensen – believes this a great project. Parking should not be an issue.

Commissioner Sigalos – clarified that this will be Mr. Kimori's third space. Great to see success and expansion.

Commissioner Cherwin – great job, and he will be visiting soon. No problem with the use.

Commissioner Green – unanimous support, good luck.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**