



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
September 14, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Taco Bell - 555 E. Golf Rd. - T1566
Land Use Variation to allow a Restaurant and Drive Through within
the O-T District.

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: Taco Bell - 555 E. Golf Rd. - T1566

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a Restaurant and Drive Through within the O-T District.

Variations Identified

None identified at this time. When a formal submittal is received, a detailed analysis on conformance to all regulations will be provided.

Recommendation

The Staff Development Committee has reviewed the proposed request for a Land Use Variation to allow a restaurant and drive through within the O-T District and has several concerns which must be addressed as part of any formal application to the Plan Commission, including the following:

1. A written justification to the three Land Use Variation approval criteria must be provided within any formal Plan Commission submittal. This criteria is summarized below:
 - That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
2. Prior to appearing before the Plan Commission, the petitioner should hold a neighborhood meeting with property owners within 250' (exclusive or any Right of Way) of the subject property to introduce the proposed development to the nearby community.
3. The proposed entrance along Golf Road will be subject to IDOT review and approval. A "right-in/right-out only" entrance will likely be required.
4. A traffic and parking study from a Certified Traffic Engineer shall be required as part of the formal review process. This study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.
5. A code compliant landscape and tree preservation plan shall be required,

including 9-foot wide curbed islands with 4-inch caliper shade trees at the end of each row of parking and after every 20 parking stalls.

6. The width of the landscape buffer along the southern property line shall be increased and plantings in this area must be intensified. The landscaped buffer should provide a berm and include evergreen trees to provide for year-round screening.

7. The petitioner shall provide a detailed business plan that outlines the operation, including such details as the hours of operation for the restaurant and separate drive through, the number of employees, and the anticipated delivery and trash collection times. The business plan must also provide an explanation as to how noise, odors and other potential negative impacts on the properties to the south will be mitigated.

8. As part of the Plan Commission process, restrictions on hours of operation may be required, as well as restrictions on the use and noise as generated from the drive through speakers.

9. In order to evaluate parking relative to code requirements, an interior floorplan that clearly defines the interior and exterior seating areas (including their dimension and square footage) shall be required.

10. Design Commission review of the proposed building shall be required prior to appearance before the Plan Commission.

11. 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	Type
Staff Report	Report
Aerial	Exhibits
Plat of Survey	Exhibits
Site Plan and Floor Plan	Exhibits
Elevation 1 of 2	Exhibits
Elevation 2 of 2	Exhibits
Renderings	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: September 14, 2016
 Date Prepared: September 9, 2016
 Project Title: Taco Bell
 Address: 555 E. Golf Rd.

BACKGROUND INFORMATION

Petitioner: Scott Whisler
 Address: 2045 S. Arlington Heights Rd. – Suite 100
 Arlington Heights, IL 60005

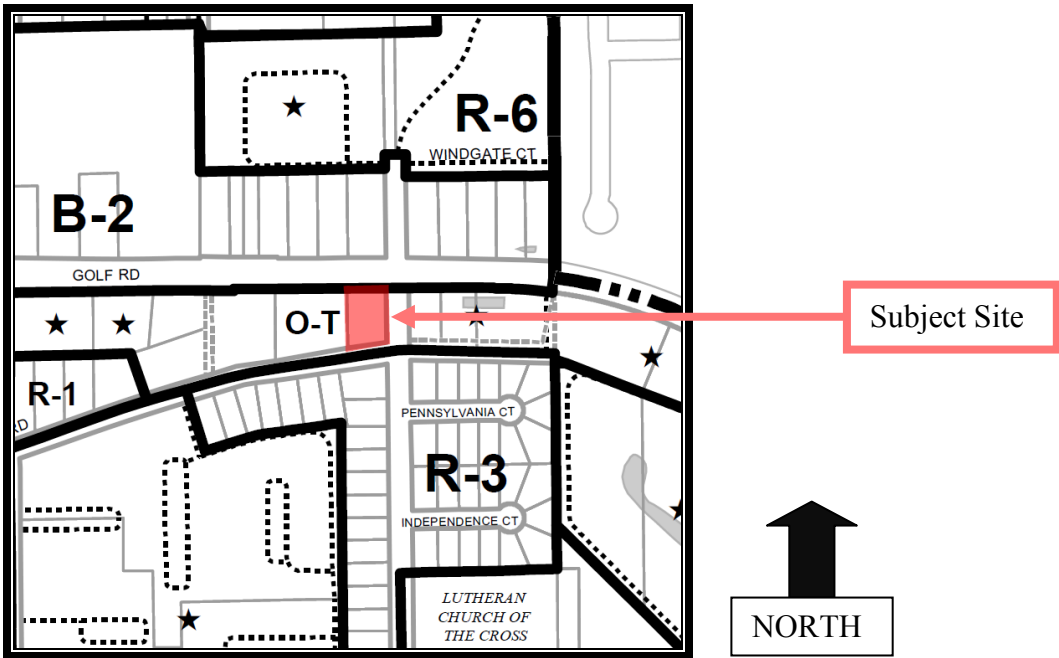
Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a Restaurant and Drive Through within the O-T District.

Variations Identified:

- None identified at this time. When a formal submittal is received, a detailed analysis on conformance to all regulations will be provided.



Surrounding Properties:

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-1, Business District Limited Retail	Aldi Foods	Commercial
South	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	O-T, Office Transitional	Office Building	Commercial
West	O-T, Office Transitional	Office Building	Commercial

Background:

The subject property, which is currently zoned O-T, Office Transitional District, is 0.60 acres (26,155 square feet) and is bounded by Golf Road to the north, Seegers Road to the south, and Goebbert Road to the east. The site is currently occupied by a single-story residential building that was previously used as a law office, as well as a detached garage and an ancillary parking lot with five parking stalls that are accessible via a driveway along Goebbert Road. The detached garage is accessible from Seegers Road.

The petitioner has proposed the construction of a 2,112 square foot Taco Bell restaurant with a drive through. The site would contain 23 parking spaces and access would come from a new full access entrance along Golf Road as well as a revised ingress only entrance along Goebbert Road. The curb cut along Seegers would be removed. Outdoor seating is proposed on the north side of the building. Staff notes that Taco Bell currently has a location at 1530 W. Algonquin Road. The anticipated hours of operation for the proposed restaurant are 6:00am to 2:00am every day.

Zoning and Comprehensive Plan

Restaurants and drive throughs are not a permitted or special use within the O-T District, and therefore a Land Use Variation to allow the proposed Taco Bell would be required. According to the Zoning Code, the purpose of the O-T District is to provide a transition between business areas and heavy traffic arterials (such as Golf Road) and residential areas. The activities within the O-T District shall not generate heavy vehicular traffic or create perceptible noise or glare beyond lot lines and shall be compatible with adjoining residential properties. As such, the O-T District is primarily intended for professional, medical, and dental office uses, which uses traditionally have a minimal traffic and minimal impacts on adjacent residential areas.

Given the intensity of the proposed land use, staff has concerns that the development may not be compatible with its neighbors, particularly the residential areas to the south. Potential odors, hours of operation, noise, and illumination could all create a negative impact given proximity to the single-family homes south of the subject property. Should this project move forward, the petitioner must provide a detailed business plan that outlines the operation, including such details as hours of operation for the restaurant and drive through, number of employees, and anticipated delivery and trash collection times. Additionally, the applicant should explain how noise, odors and other potential negative impacts will be addressed. Staff notes that restrictions on hours of operation for the restaurant and drive through may be required during the Plan Commission process, as well as restrictions on the use and noise from the speakers for the drive-through. Furthermore, a meeting with the neighbors (prior to appearing before the Plan Commission) will also be required. Finally, the petitioner must demonstrate conformance to the following criteria necessary for Land Use Variation approval:

- ***That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

The Village's Comprehensive Plan designates the future use of the subject property as "Offices Only". The proposed Land Use Variation is not consistent with the Comprehensive Plan.

Building

The petitioner must provide a fully dimensioned floor plan that delineates the seating areas (both indoor and outdoor) and includes the square footage for each seating area. The building design should be sensitive to the residential areas to the south and will require Design Commission approval prior to appearing before the Plan Commission.

Site Plan and Landscaping

Staff has a number of concerns relative to the proposed layout, including the proposed egress onto Golf Road and ingress from Goebbert Road, landscape screening to the south, and the proposed location of the dumpster enclosure. Relative to egress onto Golf Road, the proposed curb cut would fall under the jurisdictional review of IDOT, which would likely only allow a right-in/right-out along Golf Road. If vehicles are restricted from exiting the site heading westbound along Golf Road, cars needing a westbound exit may either make an illegal and unsafe westbound exit, or may travel from Golf Road to Goebbert Road and then to Seegers in order to travel westbound, thereby increasing vehicular traffic adjacent to the residential areas to the south. The moderate to heavy traffic volumes generated by a fast food restaurant with a late night drive through could be disruptive to these residential areas. With

regards to the ingress from Goebbert Road, staff has concerns that the tight turning radius of this entrance point may lead to vehicular conflicts when cars are stacked in the drive through lane.

Staff notes that the dumpster enclosure has been proposed along the southern end of the site, which is in close proximity to the single-family homes along Seegers Road. This enclosure should be integrated into the building design in order to reduce its visual impact and keep it further away from the residential neighborhood to the south.

With regards to landscaping, the proposed site plan does not provide adequate width for the landscaped buffer area along the southern property line. Staff recommends increasing the width of this landscape area and intensifying the landscaping with additional plantings including evergreens to provide for year-round screening. The addition of a berm in this area would also aid in providing a sufficient buffer to the properties to the south. As part of the Plan Commission process, a code compliant landscape and tree preservation plan must be provided. Finally, 9-foot wide curbed islands with four inch caliper shade trees must be provided at the ends of all parking rows.

Traffic & Parking

Based on a preliminary analysis, 23 parking spaces would be required and 23 parking spaces have been proposed. However, once detailed information regarding the sizes of interior and exterior seating areas has been received, the amount of parking required may change. Additionally, the Zoning Code requires all developments with a drive through to provide a detailed traffic and parking study from a Certified Traffic Engineer. The study must assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

Early Review

Given the potential impacts of this development on the surrounding community, staff believes that this project is a good candidate for an early review with the Village Board prior to submitting an application to the Plan Commission. Should the petitioner elect to proceed with an early review, a formal written request must be received.

RECOMMENDATION

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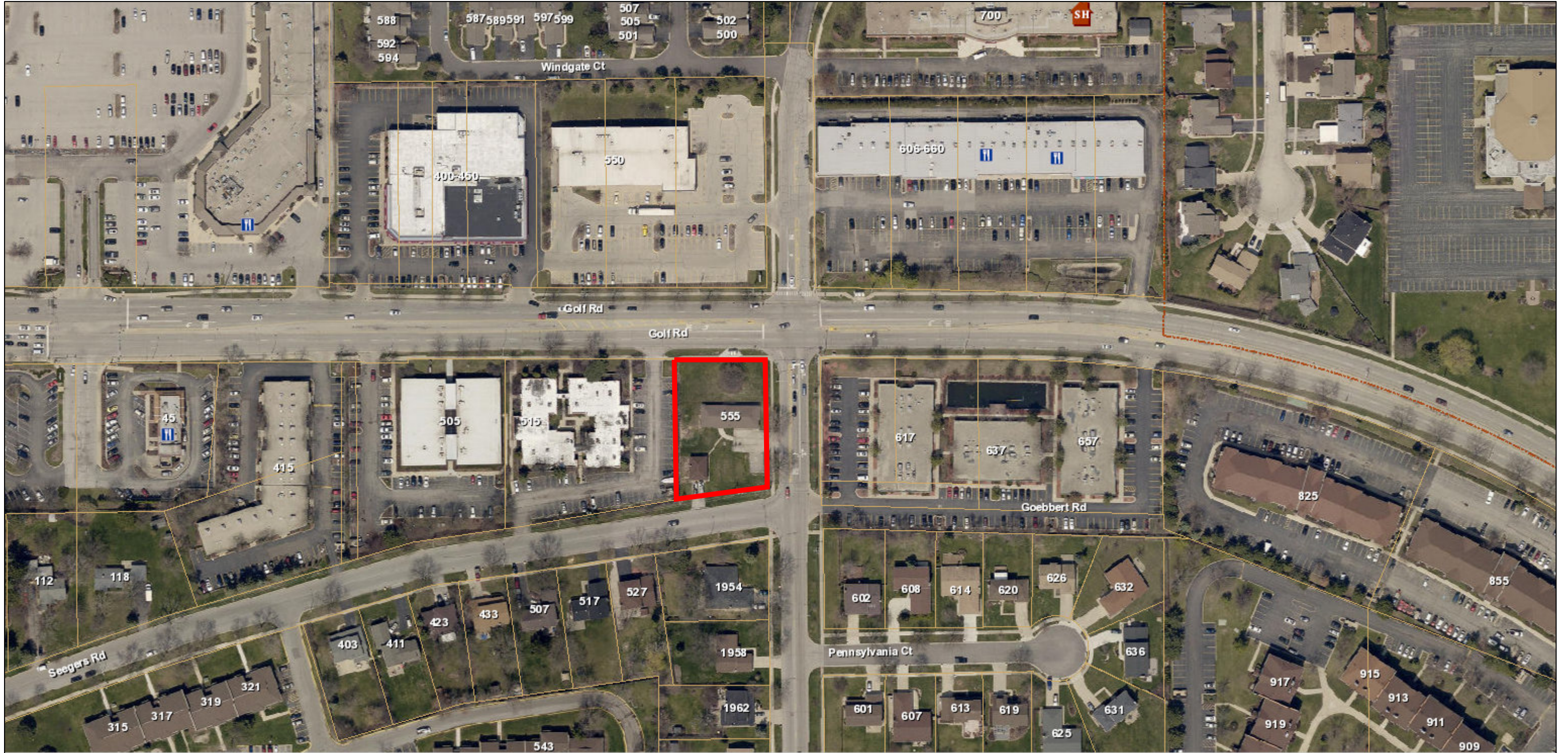
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September 9, 2016

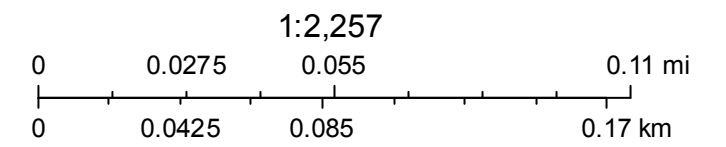
Bill Enright, Deputy Director of Planning and Community Development

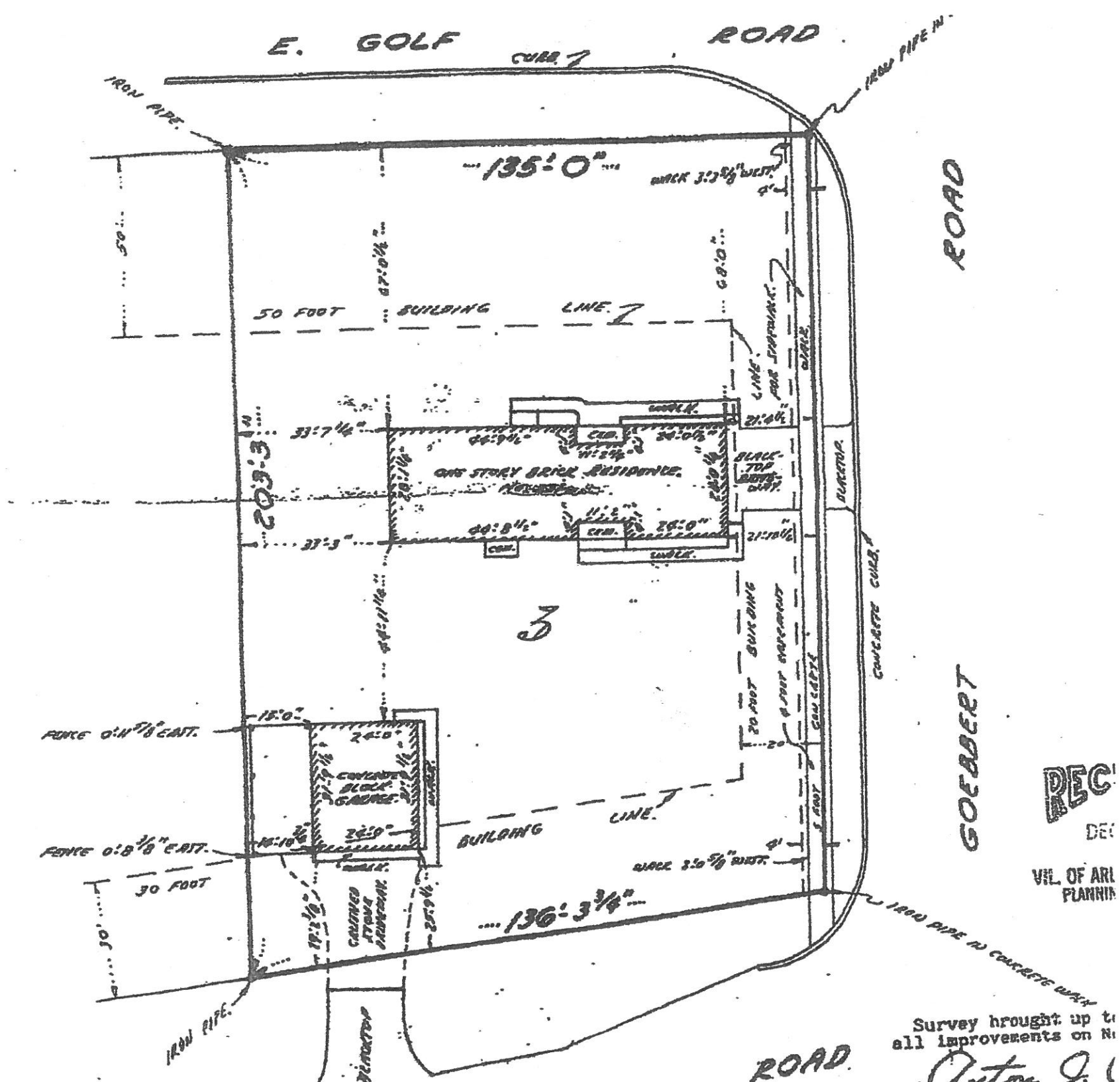
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1566

Aerial - 555 E. Golf Rd



August 29, 2016





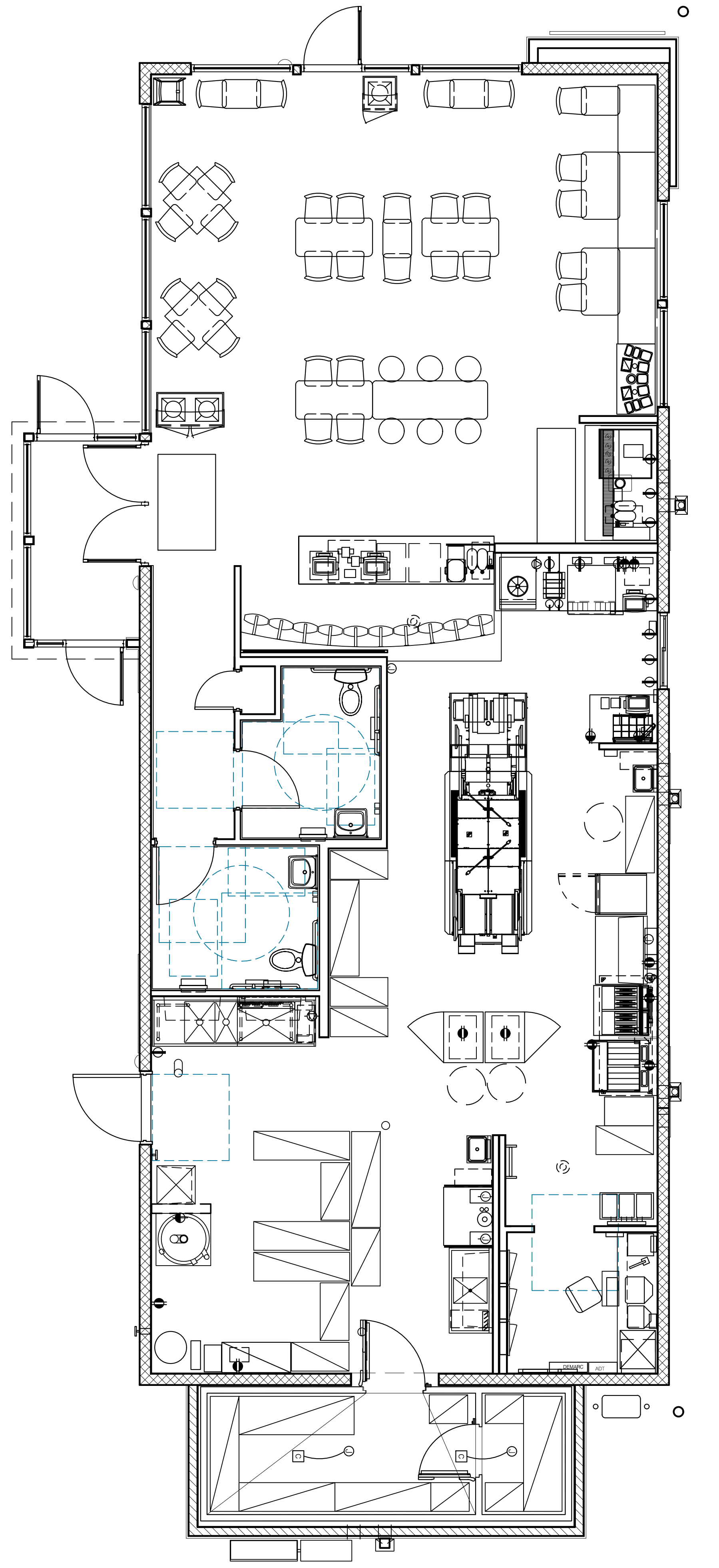
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 bk 41-11-9 page 77
 by ELMER LASERHAUSEN

Compare description in this plat with your deed, or certificate of title; also compare all points building by same and at once report any difference. Lines shown only where they are so recorded in the otherwise refer to your deed, abstract, or Zoning Board.

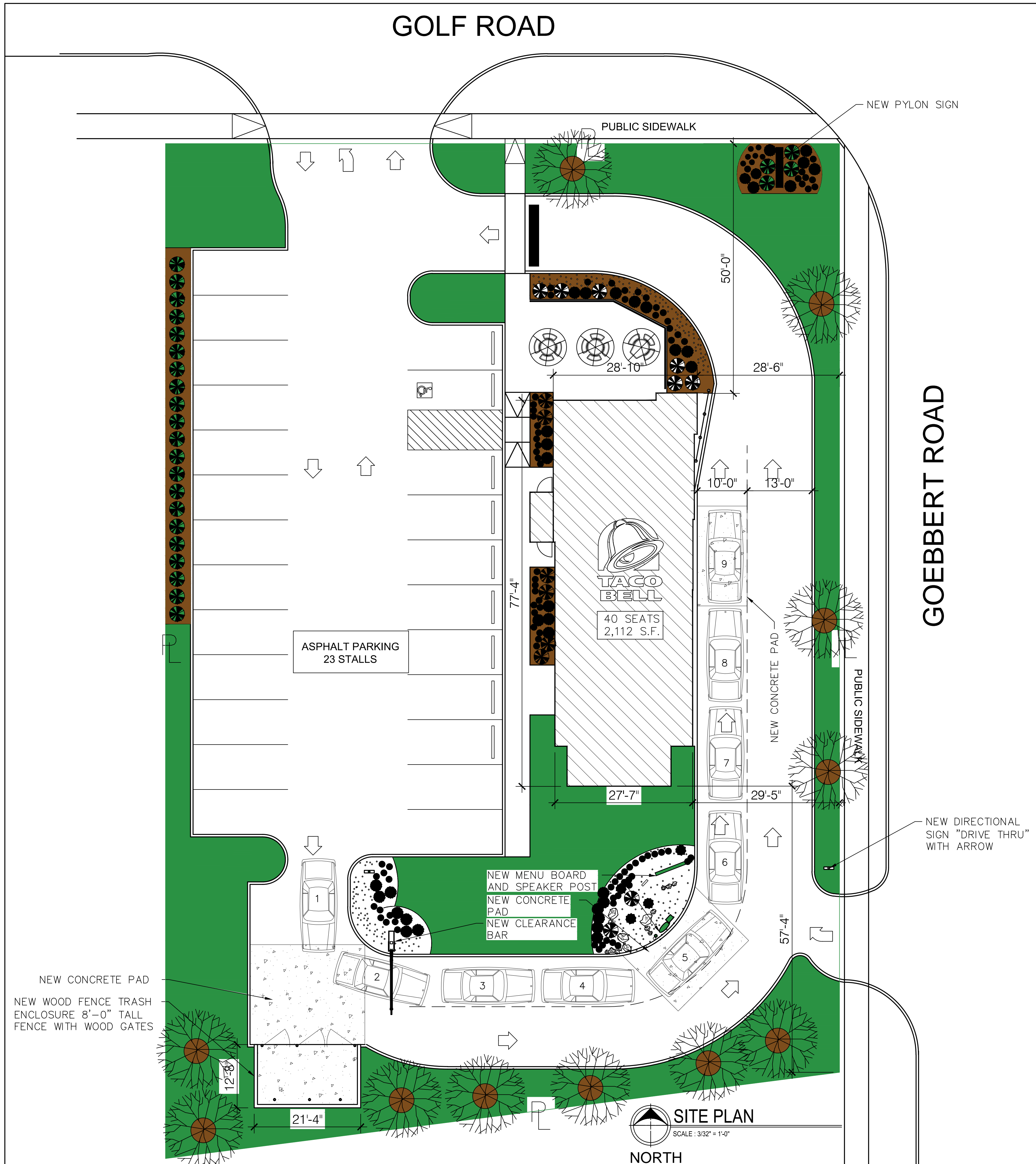
From Harry PEARSON
 555 GOLF RD
 ARLINGTON HATS IL

Survey brought up to all improvements on N
 ROAD
 STATE OF ILLINOIS }
 COUNTY OF COOK } ss:
 Anton J. Adams
 Registered Illinois L
 I, ANTON J. ADAMS
 Surveyor, hereby certify that I have sur
 property described above and that the
 drawn is a correct representation of said
 measurements corrected to the standard
 Fahrenheit. MOUNT PROSPECT, ILLINOIS, Feb. 26
 Anton J. Adams

REC
 DE
 VIL OF ARL
 PLANNIN

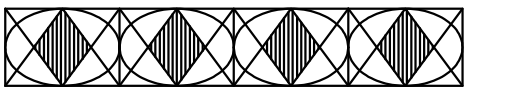


SITE PLAN
SCALE: 1/4" = 1'-0"
NORTH



MRV

ARCHITECTS, INC.



409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514

MRV ARCHITECTS, INC. 2016
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CONTRACT DATE: 07.26.16
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: APRIL 2016
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL

GOLF ROAD AND GOEBBERT RD.
ARLINGTON HEIGHTS, IL



EXPLORER
MEDIUM40







**TACO
BELL**

