



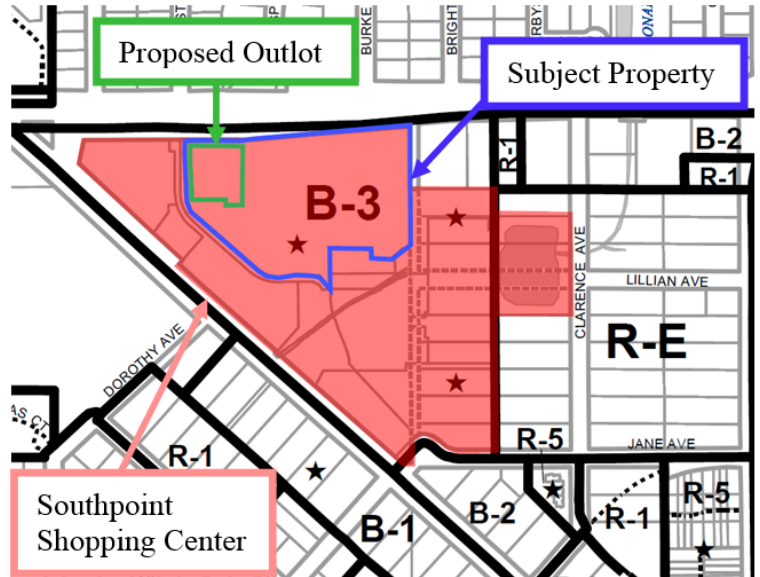
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC 18-020
Project Title: Southpoint Shopping Center Outlot
Address: 600 E. Rand Rd.
PIN: 03-20-200-007

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 12, 2018
Date Prepared: December 7, 2018

Petitioner: Steven C. Bauer
 Meltzer, Purtil & Stelle LLC
Address: 300 S. Wacker Drive – Suite 2300
 Chicago, IL 60606

Existing Zoning: B-3: General Service, Wholesale, and Motor Vehicles District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3	Single-Family Homes	R&D Mfg and Warehouse
South	B-1, B-2	Furniture Store, Multi-tenant commercial building, Dunkin Donuts, Liquor Store	Offices Only, R&D Mfg and Warehouse
East	R-E	Single-Family Homes	Moderate Density Multi-Family
West	B-1, B-2	Town and Country Shopping Center, Fast Food restaurant (Burger King), Auto Repair shop	R&D Mfg and Warehouse

Requested Action:

1. Preliminary and Final Plat of Subdivision to subdivide one lot into two lots.

Variations Required:

1. Section 29-206, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.
2. Section 29 201(a)(5), to waive the requirement for an approving opinion of a qualified professional traffic engineer as part of subdivision.

Project Background:

The subject property consists of one lot within the Southpoint Shopping Center, which shopping center is located at the southeast corner of Rand Road and Palatine Road. The site is currently improved with the Floor & Décor building, located at 600 W. Rand Road, and the large parking lot located directly west of and in front of the Floor and Décor building. The present request is to subdivide the Floor and Décor lot to create an outlot within a portion of the existing parking area. There is no formal development proposal associated with this request for subdivision, and future redevelopment of the proposed outlot will require an amendment to the existing Southpoint Shopping Center PUD. However, the petitioner has submitted a conceptual development concept to illustrate what may potentially be built on the proposed outlot, if approved.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the remaining multi-tenant retail spaces attached to the Floor & Décor building, the Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Since 2016, staff has been in contact with a developer interested in subdividing the Floor and Décor site to create the aforementioned outlot. During this time, staff has drafted a number of conceptual plans for consideration by the developer and has reviewed a number of preliminary concepts for development of the outlot. Based on the conceptual plans provided by the petitioner, the end result of this process would yield an approximately 10,000 square foot building including a drive-through lane. The proposed development appears viable, however, it must still be reviewed and approved by the Village via the PUD amendment process, and further modifications to the development concept will likely be required as part of this process.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. In order to develop the proposed outlot, an amendment to the PUD must be requested and approved. At this time, the petitioner is requesting approval only to subdivide the lot, and therefore preliminary and final Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. In review of the Plat of Subdivision, staff has determined that it conforms to all Village requirements.

The Comprehensive Plan classifies this property as “Commercial” and the conceptual outlot development is consistent with this designation. Retail uses are allowed within the B-3 District, however, the petitioner should note that any PUD amendment request should include a Special Use Permit request for the proposed drive-thru lane. Any future restaurants located on the proposed outlot shall require either Special Use Permit approval (if they contain a drive-thru), or a waiver from the Special Use Permit approval process should they qualify for a waiver via Section 8.7 of Chapter 28.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlot and/or through the redevelopment of the vacant building at the southeast portion of the site along Rand Road. The development of the proposed outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

Any proposed new construction on the outlot will require Design Commission review and approval. However, the proposed subdivision does not require a Design Commission application. The proposed conceptual outlot building appears to comply with all setback and bulk requirements within the B-3 District. When an actual development is proposed, staff will provide a comprehensive review of the proposal, however, the general concept of an approximately 10,000 square foot outlot building appears viable.

Detention:

Whenever property within the Village is subdivided, detailed development plans are required, which plans include engineering documents and calculations for stormwater requirements. As the petitioner is proposing to subdivide the land prior to proposing a development, they have not provided the required engineering plans and stormwater calculations within their application. Therefore, the following variation from Chapter 29 (Subdivision Control Regulations) is necessary:

- **Section 29-206, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.**

Staff has reviewed the preliminary development concept for the outlot, and as stated above, staff believes that the concept of an outlot on the site is viable. Consequently, staff is supportive of the requested variation. However, since the petitioner has not formally proposed a development and has not provided the detailed engineering development plans depicting how that development will be engineered, conformance to all stormwater requirements cannot be verified. When the outlot is developed, detailed engineering plans shall be prepared and submitted for review, and these plans shall include a stormwater analysis of not just the outlot, but the overall lot that was subdivided. When development of the outlot is formally proposed, any stormwater deficiencies on both Lot 1 and Lot 2 must be corrected. A condition of approval requiring such has been included below.

Parking and Loading:

Section 29-201a(5) of Chapter 29 requires that any commercial development of 20,000 square feet or more provide “an opinion from a qualified professional traffic engineer approving the design of any off-street parking that is proposed, the traffic circulation, and manner of ingress and egress to such development.” As over 20,000 square feet of commercial floor area exists within the proposed subdivision (the Floor and Décor building is over 70,000 square feet), this opinion is required. The applicant has requested a variation to waive this requirement and staff is supportive of this request since a traffic and parking study will be provided when development of the outlot is formally presented for approval.

Staff has conducted a preliminary assessment of the required parking for the Southpoint Shopping Center under the assumption that development of the outlot occurs in accordance with the conceptual plans provided by the petitioner. A summary of the overall parking calculations relative to code requirements are shown below, and the detailed parking analysis is included in **Exhibit 1** at the end of this report:

Southpoint Shopping Center Required Parking	
Total Parking Required	924 Spaces
Total Parking Provided	1,331 Spaces
Surplus / (Deficit)	407 Spaces

Staff believes that the entire shopping center has sufficient parking supply to meet the sum of each users parking requirements should the outlot be developed. It should be noted that there is a large area to the rear of the Floor and Décor building that provides significant overflow parking capacity, and if a parking shortage is observed on the property as a result of this redevelopment, the rear parking area may need to be re-stripped and employees may be required to park there.

As previously noted, the conversion of parking area to an outlot building will require an amendment to the Southpoint PUD, and as part of this process, a parking and traffic study must be provided. Staff is aware that the area where the outlot has been proposed currently serves as overflow parking for both the Chile's and Olive Garden restaurants during the peak dining hours. The proposed redevelopment of that outlot will eliminate much of the overflow parking area, and therefore additional parking options for this overflow must be provided. Staff has requested, and the petitioners has agreed, to create additional overflow parking areas in a location presently occupied by a large landscape island, if and when development of the outlot is proposed. A condition of approval requiring such has been incorporated below. The petitioner has clarified that the existing REA, which provides for shared parking and access throughout the shopping center, does not need to be amended to allow the proposed subdivision.

RECOMMENDATION

The Staff Development Committee reviewed the application and recommends approval of the preliminary and final plat of subdivision to subdivide the subject property into two lots, and approval of the following variations to Chapter 29 of the Municipal Code:

1. Section 29-206, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.
2. Section 29 201(a)(5), to waive the requirement for an approving opinion of a qualified professional traffic engineer as part of subdivision.

Approval shall be subject to the following conditions:

1. Any development of the proposed outlot will require an amendment to the underlying PUD.
2. Any development of the proposed outlot will require:
 - a. The provision of additional parking areas to accommodate the Chile's and Olive Garden restaurant parking overflow, to be substantially compliant with the conceptual plan (sheet A-02a) prepared by Soos & Associates, Inc., dated 12/4/18.
 - b. The correction of any deficiencies to the stormwater capacity necessary for Lot 1 and Lot 2 of the proposed subdivision, as per applicable Village and MWRD regulations.
3. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

December 7, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT 1: PARKING CALCULATIONS

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone 1	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	127
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		73
Zone 2	Tenant Space 1	Restaurant - Sit Down	3,000	1500	1 Space per 45 sq. ft. of seating area	48	33
	Tenant Space 2	Retail	5,190	-	1 Space per 300 sq. ft.		17
	Tenant Space 3	Restaurant - Sit Down	2,000	1000	1 Space per 45 sq. ft. of seating area		22
Zone 3	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	436	245
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		6
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		4
Zone 4	Pearle Vision	Medical Office	2,632	-	1 Space per 200 sq. ft.	48	13
	Dental One	Medical Office	2,985	-	1 Space per 200 sq. ft.		15
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		13
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		10
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		13
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		10
Zone 5	Laser Quest	Amusement Arcade	8,900	-	1 Space per 300 sq. ft.	491	30
	Vacant	Retail	1,200	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	1,668	-	1 Space per 300 sq. ft.		6
	Vacant	Retail	1,668	-	1 Space per 300 sq. ft.		6
	Vacant	Retail	1,066	-	1 Space per 300 sq. ft.		4
	BIF Furniture	Furniture Store	100,250	-	1 Space per 600 sq. ft.		167
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		13
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		11
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		8
Zone 6	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	33	38
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		5
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		9
Zone 7	Parking	-	-	-	-	130	0
						1331	
<i>PARKING REQUIRED</i>							924
<i>PARKING PROVIDED</i>							1,331
<i>SURPLUS / (DEFICIT)</i>							407