



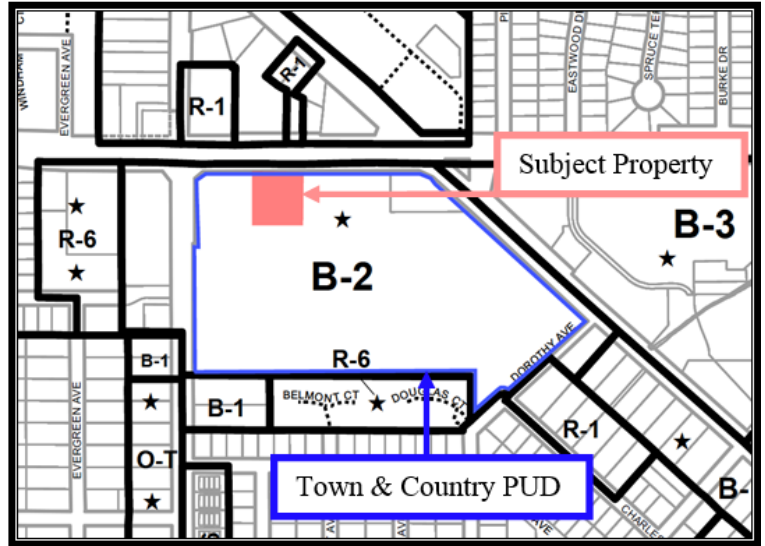
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**PC File Number:** 19-006  
**Project Title:** Raising Cane's  
**Address:** Town & Country Shopping Center  
**PIN:** 03-20-101-016

**To:** Plan Commission  
**Prepared By:** Jake Schmidt, Assistant Planner  
**Meeting Date:** June 26, 2019  
**Date Prepared:** June 19, 2019

**Petitioner:** Greg Barrow  
 Visconsi Companies, Ltd.  
**Address:** 30050 Chagrin Blvd. Ste. 360  
 Pepper Pike, OH 44124

**Existing Zoning:** B-2: General Business District  
**Comprehensive Plan:** Commercial



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One-Family Dwelling District, and B-2, General Business District	Bank, Auto Repair Facility, Multi-tenant commercial building	Commercial
South	B-1, Business District Limited Retail, and R-6, Multiple-Family Dwelling District	Office Building, Multi-family residential homes	Offices Only, Moderate Density Multi-family
East	B-3, General Service, Wholesale and Motor Vehicle District, and R-1, One-Family Dwelling District	Southpoint Shopping Center, Single-family residential homes	Commercial, Single-Family Detached
West	B-1, Business District Limited Retail, and B-2, General Business District	Multi-tenant shopping center, Bank	Commercial

**Requested Action:**

1. Amendment to Planned Unit Development Ordinances #74-49 and #01-026.
2. Special Use Permit for a restaurant with a drive-through.

**Variations Required:**

1. None

### **Project Background:**

Town and Country Shopping center is situated on 31.51 acres of land, bounded by Arlington Heights Road, Palatine Road, and Rand Road. The petitioner is proposing construction of a 3,736 square foot outlot building on the northern side of the shopping center abutting Palatine Road. The building would house Raising Cane's, a fast casual fried chicken restaurant that is based out of Louisiana. The restaurant would offer a drive-through as well as outdoor seating. Hours of operation are 10:00am-midnight on Sunday through Thursday, and 10:00am-2:00am on Friday and Saturday. Management anticipates a total of 12 employees onsite during peak shift.

### **Zoning and Comprehensive Plan**

The subject property is within the B-2, General Business District, which permits restaurants with a drive-through as a Special Use. Although restaurants that are less than 4,000 square feet can qualify for a waiver from the Special Use Permit review process, since the proposal includes a drive-through lane and requires a PUD amendment, the restaurant is not eligible for a Special Use Permit waiver. As previously mentioned, the PUD must also be amended to allow for construction of the proposed outlot building. As part of the Special Use Permit review process, the petitioner has provided acceptable written justification demonstrating compliance with the three standards for Special Use Permit approval.

The site is designated as "Commercial" on the Comprehensive Plan and the proposed use is compatible with this designation. In order to demonstrate that the proposed restaurant is necessary for the public convenience, the petitioner has provided a market analysis establishing that there is sufficient market demand for the proposed restaurant at the proposed location. Staff is supportive of a restaurant use in this location and notes that the proposed building would be located near the center of the shopping center and would not be located in close proximity to any residential homes.

### **Site Plan, Building and Landscaping**

Site circulation to the shopping center would not be altered with the current proposal; patrons of the proposed restaurant would utilize the current drive aisles into the shopping center for access to the outlot. Currently, access to the Town & Country shopping center comes from a full access signalized intersection with Rand Road, a right-in/right-out non-signalized intersection with Rand Road, a non-signalized right-in/right-out intersection with Palatine Road, and a full access signalized intersection with Arlington Heights Road. To improve site access to the outlot, the proposed drive aisle leading from the outlot to the main circulation drive within the shopping center aligns with the existing drive-aisles in the parking lot.

The building architecture requires Design Review, and will be appearing before the Design Commission on June 25<sup>th</sup>. Recommended changes to the design are minimal, with concerns limited to signage and rooftop screening rather than the layout or siting of the structure. A three-foot tall landscape screen is proposed adjacent to parking areas, and shade trees shall be provided within all parking lot landscape islands at the end of all rows of parking. Staff will provide a verbal update of the results of the Design Commission meeting at Plan Commission hearing. Overall, Staff approves of the building design and proposed site landscaping.

The proposed restaurant will move forward as a new building within the shopping center, and no new subdivision or separate lot is proposed.

### **Traffic**

Pursuant to Chapter 28, Section 6.12, the petitioner has provided a traffic and parking study from Kimley-Horn, a certified traffic engineer, that assessed access (location, design, and Level of Service) at relevant intersections, on-site circulation through the shopping center and outlot, trip generation and distribution, parking, and drive-through stacking.

The study has found that drive-through operations would not impact on-site circulation within the Town and Country circulation network, or negatively impact circulation within the proposed Raising Cane's parking lot. Two drive-through lanes are proposed for the restaurant, with a total stacking capacity of 18 vehicles. Peak weekday and weekend drive-through stacking observed at an existing Raising Cane's location in Oak Lawn was found to be 9 total vehicles, which the proposed Arlington Heights location would be able to accommodate.

With respect to traffic conditions, the study assessed a scenario wherein Town and Country was fully occupied and the proposed Raising Cane's was in operation. The study found that under this scenario, the existing access intersections to Town and Country Shopping Center are expected to adequately accommodate projected traffic volumes.

The petitioner has also proposed a pedestrian connection to the sidewalk along Palatine Road, which is located in IDOT right-of-way. Review and approval by IDOT within any portion of their right-of-way shall be required.

### **Parking**

The subject area in which Raising Cane's is proposed currently provides 115 parking spaces. The proposed development would reduce the number of spaces in this area to 46 spaces (loss of 69 parking stalls), however, the overall shopping center would still conform to code requirements (see **Table 1** at the end of this report). This area of the parking lot is not regularly used. The closest tenant space to the proposed Raising Cane's development is the BMO Bank outlot, which has adequate parking per code for its customers. The BMO Bank parking lot will not be altered as part of this petition. Therefore, Staff does not have concerns related to the proposed reduction of parking in this area.

Staff has analyzed the proposed Raising Cane's outlot to determine if it can stand alone relative to parking requirements, and found that the site provides the necessary number of parking stall to conform to code requirements. Specifically, the zoning code requires 39 parking spaces for Raising Cane's, and the outlot would contain 46 parking spaces (surplus of 7 spaces on the outlot site) upon completion of the development. The provided parking study surveyed existing parking lot usage to determine if adequate parking is provided at the site. The survey includes hourly counts between 11:00am and 8:00pm on Thursday, January 10<sup>th</sup>, 2019, Saturday, January 12<sup>th</sup>, 2019, and on Tuesday, January 15<sup>th</sup>, 2019. Peak parking lot occupancy was observed at 11:00am on Saturday, January 12<sup>th</sup>, when 515 vehicles were observed accessing the site, resulting in a surplus of 1,098 parking spaces.

With respect to bicycle parking, Raising Cane's requires 2 bicycle parking spaces per code, and a 2-space bicycle rack is proposed outside the western entrance to the building.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed amendment to Ordinances #74-49 and #01-026 to allow for development of an outlot within the Town & Country shopping center, as well as the request for a Special Use Permit, and recommends approval of the application subject to the following conditions:

1. The petitioner shall comply with all Design Commission recommendations from June 25<sup>th</sup>, 2019.
2. The applicant shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

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June 19, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC File 19-006

**Table 1: Vehicle Parking Calculations**

SPACE	SPACE SF	CODE USE	PARKING CALC SF	PARKING RATIO (1:X)	PARKING REQUIRED
Vacancy	1,294	VACANT	1,294	300	4
Walgreen's	17,498	Retail	17,498	300	58
Vacancy	50,041	VACANT	50,041	300	167
LA Fitness	50,003	Health Club	50,003	250	200
Great Clips	1,056	Beauty Shop	1,056	250	4
Sally Beauty Supply	1,965	Retail	1,965	300	7
Jo-Ann Fabrics	29,887	Retail	36,796	300	123
Palm Beach Tan	2,602	Beauty Shop	2,602	250	10
Dick's Sporting Goods	51,330	Retail	51,330	300	171
Catherine's	6,073	Retail	6,073	300	20
Golden Corral	10,618	Restaurant	4,080	45	91
Vision Works	3,528	Retail	3,528	300	12
Vacancy	41,722	VACANT	41,722	300	139
Best Buy*	44,365	Retail	44,365	300	148
Burger King	2,995	Restaurant	1,260	45	28
BMO Harris Bank	4,146	Retail	4,146	300	14
Verizon	4,220	Retail	4,220	300	14
<b>PROPOSED</b> - Raising Cane's	3,736	Restaurant	1,754	45	39

Town & Country Shopping Center

6/19/2019

<b>TOTAL PARKING REQUIRED</b>	1,249
<b>TOTAL PARKING PROVIDED</b>	1,544
<b>SURPLUS</b>	
<b>(DEFICIT)</b>	<b>295</b>