



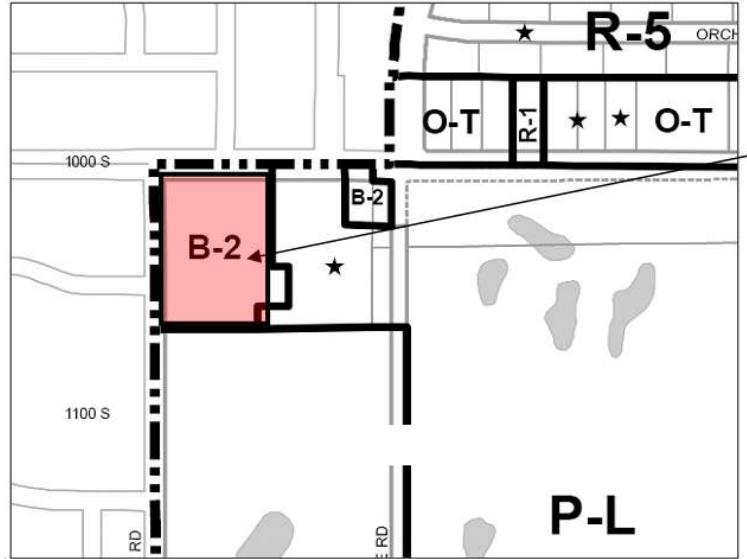
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: 21-008
Project Title: Hiding Place Banquet Hall
Address: 1863 W. Central Road
PIN: 08-08-201-005-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: June 23, 2021
Date Prepared: June 18, 2021

Petitioner: Murat Murati
 Toscana Restaurant
Address: 1859 W. Central Rd.
 Arlington Heights, IL 60005

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows
South	R-6, Multi-Family Dwelling District	Mallard Cove	Moderate Density Multi-Family
East	P-L, Public Lands	Arlington Heights Senior Center	Government
West	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows

Requested Action:
 1. Special Use Permit a Banquet Hall in the B-2 zoning district

Variations Required:
 1. None

Project Background:

Toscana is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Recently the adjacent tenant space has been vacated, when Sam's Restaurant ceased operations. To increase services offered, Toscana wishes to reoccupy a portion of this space with a banquet hall. This banquet hall would be operated under a separate name and LLC, with a separate liquor license.

The adjacent 3,438 square foot tenant space is part of the Central/Wilke Shopping Center (owned by Clearbrook), which is located at the southeast corner of Central Road and Old Wilke Road, next to the Village of Arlington Heights Senior Center. This multi-tenant commercial shopping center is 43,816 square feet including a parking lot with 271 parking spaces (202 spaces in front of the center and 69 spaces behind the center).

The banquet hall would have a total of 142 seats (126 indoor seats, and 16 outdoor seats), employ 4-5 staff members, and operate primarily on Friday and Saturday evenings. No changes to the site or building are proposed aside from interior modifications. The banquet hall would share Toscana's kitchen for food preparation.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as a "Banquet Hall", which is a Special Use within this Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use Permit for the subject property. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner has provided a written response to Special Use Permit Justification Criteria.

With respect to the first criterion, that said special use is deemed necessary for the public convenience at this location, the petitioner states that "by serving locals and attending to their every need for the last decade, it has come to our attention that this community would really benefit from the opening of a new medium sized banquet hall in the area. Our establishment will be strategically located to cater to our locals' private events and make their special days memorable."

With respect to the second criterion, that such case will not , under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, the petitioner states that "people residing and working in the vicinity will in no way be negatively affected by our friendly and generous reception and entertainment of guests...we will continue to strictly obey the guidelines and regulations to ensure the safety and good health of our guests and nearby residents."

With respect to the third criterion, that the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees, the petitioner states that they "will fully comply with the regulations and conditions specified in this ordinance and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees."

Staff believes that these responses are satisfactory, and the Special Use Permit request is justified.

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation. As the proposed use is a new, separate business, a market study is required by code. The petitioner has provided a brief market summary to the satisfaction of Staff, which is attached as **Attachment I** at the end of this report.

Building, Site Plan, and Landscaping

The applicant has not proposed any site alterations as part of this project. During the formal Plan Commission review process, Staff evaluated the condition of the parking lot, and determined that no repairs, resurfacing, or restriping is needed. Additionally, Staff evaluated the existing site landscaping, and determined that it conforms to all code requirements where necessary and feasible.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. A code-required parking calculation is shown in **Table I** below:

Table I: Required Parking

	Square Feet	Parking Ratio	Parking Required by Code
Clearbrook Offices	34,079	1 space / 300 SF	114
Vacant	2,279	1 space / 300 SF	8
Toscana Restaurant	2,937, (1,279 inside*) (316 outside*)	1 space / 45 SF of Seating	28 7
Banquet Hall Indoor	2,170 (Max. Capacity: 145)	30% of Capacity	44
Banquet Hall Outdoor	240 (Max. Capacity: 16)	30% of Capacity	5
Banquet Support Space	1,268	1 space / 300 SF	4
Beauty Salon	1,222	1 space / 250 SF	5
Total	43,816		215
Total Provided			271
Surplus / (Deficit)			56

*(seating area)

Per the Staff analysis, a total of 215 spaces would be required for the site. The subject site is currently improved with 271 spaces, resulting in a code-required parking surplus of 56 parking spaces.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Central Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. However, Staff prepared an analysis of anticipated parking demand, based upon industry standards. This analysis is attached as **Attachment II** at the end of this report. This analysis has concluded that peak parking demand would occur on weekdays at 2pm, when 209 parking spaces would be occupied. As the subject site is improved with 271 parking spaces, there would be a site surplus of 62 parking spaces. As the site provides

code-required parking, and there is an anticipated site parking surplus per the Staff analysis, Staff believes the site has adequate parking capacity to meet the demand of the existing uses and proposed banquet hall.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. However, Assembly Uses only require bicycle parking spaces equal in number to 1% of capacity when capacity is greater than 10,000 persons. As the proposed seating capacity of the facility is 142 persons, no bicycle parking spaces are required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Request to allow a banquet hall on the subject property, and recommends **APPROVAL** of the proposal, subject to the following:

1. For outdoor seating, the petitioner shall provide a minimum separation of 5 feet between the outdoor tables and the edge of the sidewalk (or other obstructions).
2. Banquet hall indoor capacity shall be limited to 145 guests/patrons.
3. The petitioner shall comply with all applicable Federal, State, and Village regulations and policies.

June 18, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 21-008

ATTACHMENT I – MARKET STUDY

Marketing Study

The Hiding Place Banquet Hall seeks to promote itself as more than an upscale caterer for the Arlington Heights area. With its upcoming addition of an upscale event venue, it will be able to offer full services event planning and vendor services. Its image will be represented through visual elements and its high quality of service. We seek to expand sales significantly, doubling over the next three years via implementation of this integrated marketing plan.

We are looking to ease the worries of private and corporate event planners by providing an upscale one stop shop solution for everybody needs. We are looking to target the corporate market, non profit market and the private market.

The corporate market is all the businesses which hold at least one off site event each year and a lot of meeting all year long.

Whether entertaining the press, clients or board members, businesses require professional execution, delicious food and drinks, and easy understanding between the event managers/ caterers and their business objectives for the event.

Private market, all the people in the area and also other areas are constantly looking to host their event. Their special day, birthday party, wedding reception or anniversary. In these special moments you need someone to feel and know what are you looking for and make it easy on you by creating your menu, drinks helping with the whole event, leaving you no worries, all we count on is people leaving satisfied and ready to host their next event with us.

The non profit market is defined as non profit organizations which hold at least few off site events each year. Very price conscious the non profit market looks for in kind donations and discounted services whenever possible.

The Hiding Place will create a temporary competitive edge in Arlington Heights area by becoming a true one stop shop for all inclusive events. Clients will not have to work with multiple vendors, but can work directly with us to organize their event needs.

Currently, competitors in the area, do not offer same combination of upscale catering, flexibility of different cuisine, flexibility of event size, beautiful venue which we will be able to offer.

ATTACHMENT II – STAFF PARKING GENERATION ANALYSIS

Weekday Parking Analysis

Time	Office (Visitor)	Office (Employee)	Beauty (Visitor)	Beauty (Employee)	Retail (Visitor)	Retail (Employee)	Restaurant (Visitor)	Restaurant (Employee)	Banquet Hall	**Total Required	Surplus/ Deficit
6:00 AM	0	4	0	0	0	0	2	1	0	7	264
7:00 AM	0	36	0	0	0	0	7	2	0	45	226
8:00 AM	2	89	4	1	1	1	8	4	21	131	140
9:00 AM	6	113	4	2	2	2	10	4	41	184	87
10:00 AM	10	119	4	2	5	2	13	5	41	201	70
11:00 AM	5	119	4	2	6	2	17	5	41	201	70
12:00 PM	2	107	1	2	7	2	23	5	45	194	77
1:00 PM	5	107	4	2	7	2	22	5	45	199	72
2:00 PM	10	119	4	2	7	2	15	5	45	209	62
3:00 PM	5	119	4	2	6	2	11	5	45	199	72
4:00 PM	2	107	4	2	6	2	13	5	45	186	85
5:00 PM	1	60	3	2	7	2	20	5	69	169	102
6:00 PM	1	30	3	1	7	2	23	5	69	141	130
7:00 PM	0	12	1	1	7	2	26	5	69	123	148
8:00 PM	0	8	1	0	6	2	26	5	69	117	154
9:00 PM	0	4	0	0	4	2	21	5	69	105	166
10:00 PM	0	1	0	0	2	1	20	4	35	63	209
Peak Demand Ratio (Spaces/ 1,000 SF)	0.3	3.5	3	1.5	2.9	0.7	9	1.6	20	-	-
Total Parking Provided:									271 Spaces		

Source: Time-of-Day Factors and Peak Demand Ratios for this anticipated parking demand analysis were pulled from ITE sources and traffic studies for other projects. The calculation of anticipated demand for the banquet hall use utilized Time-of-Day Factors and Peak Demand Ratios cited in the traffic study for the European Crystal Banquet Hall/Hotel (2018).

ATTACHMENT II – STAFF PARKING GENERATION ANALYSIS

Weekend Parking Analysis

<i>Time</i>	<i>Office (Visitor)</i>	<i>Office (Employee)</i>	<i>Beauty (Visitor)</i>	<i>Beauty (Employee)</i>	<i>Retail (Visitor)</i>	<i>Retail (Employee)</i>	<i>Restaurant (Visitor)</i>	<i>Restaurant (Employee)</i>	<i>Banquet Hall</i>	<i>**Total Required</i>	<i>Surplus/ Deficit</i>
6:00 AM	0	0	0	0	0	0	1	1	0	2	269
7:00 AM	0	2	0	0	0	0	3	3	0	8	263
8:00 AM	1	7	4	1	1	1	6	3	21	45	226
9:00 AM	1	10	4	2	2	2	9	4	41	75	196
10:00 AM	1	11	4	2	4	2	12	4	41	81	190
11:00 AM	1	12	4	2	5	2	14	4	41	85	186
12:00 PM	1	11	1	2	6	2	20	4	45	92	179
1:00 PM	1	10	0	0	6	2	18	4	45	86	185
2:00 PM	1	7	0	0	7	2	14	4	45	80	191
3:00 PM	0	5	0	0	7	2	11	4	45	74	197
4:00 PM	0	2	0	0	7	2	12	4	45	72	199
5:00 PM	0	1	0	0	6	2	16	5	69	99	172
6:00 PM	0	1	0	0	6	2	21	5	69	104	167
7:00 PM	0	0	0	0	5	2	26	5	69	107	164
8:00 PM	0	0	0	0	5	2	26	5	69	107	164
9:00 PM	0	0	0	0	4	1	16	5	69	95	176
10:00 PM	0	0	0	0	2	1	15	4	35	57	215
<i>Peak Demand Ratio (Spaces/ 1,000 SF)</i>	0.03	0.35	3	1.5	2.9	0.7	9	1.6	20	-	-
Total Parking Provided:									271 Spaces		

Source: Time-of-Day Factors and Peak Demand Ratios for this anticipated parking demand analysis were pulled from ITE sources and traffic studies for other projects. The calculation of anticipated demand for the banquet hall use utilized Time-of-Day Factors and Peak Demand Ratios cited in the traffic study for the European Crystal Banquet Hall/Hotel (2018).