



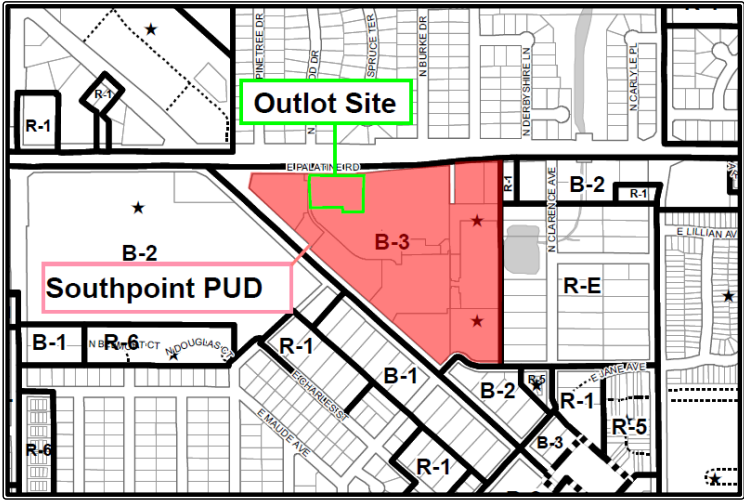
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: PC 23-008
Project Title: Bibibop Grill
Address: 715 E. Palatine Rd.
PIN: 03-20-200-019-0000

To: Plan Commission
Prepared By: Jake Schmidt, Development Planner
Meeting Date: July 26, 2023
Date Prepared: July 21, 2023

Petitioner: Richard Silverman
 600 Rand Rd, LLC
Address: 390 Townline Road
 Mundelein, IL 60060

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	Single-Family Detached
South	B-3	Floor & Décor Parking Lot, Multi-tenant commercial building	Commercial
East	B-3	Floor & Décor (Home Furnishings store)	Commercial
West	B-3	Olive Garden Restaurant	Commercial

Requested Action:
 1. Special Use Permit for a Restaurant with drive-through.

Variations Requested:
 1. None identified.

Project Background:

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 multi-tenant retail building attached to the Floor & Décor building, the former 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 recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is maintained by the shopping center.

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. In 2022, the Southpoint PUD was amended to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west is currently under construction and will include 2,385 square feet of floor area to be occupied by a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, is currently under construction and will include 4,419 square feet of floor area, which was originally intended for a restaurant user with a second drive-through. As no tenant for the second building had been secured at the time of the 2022 PUD amendment, formal Special Use Permit approval for the drive-through was not granted at that time.

After approval of the PUD amendment, the developer secured tenants for the second building. These tenants include:

- An AT&T cell phone store for Tenant space #1 (2,150 sq. ft. and addressed 713 E. Palatine Rd).
- A restaurant, Bibibop Asian Grill, with drive-through for Tenant space #2 (2,169 sq. ft. and addressed 715 E. Palatine Rd)

The restaurant with 619 square-feet of seating and a drive-through requires approval of a Special Use Permit, and is the subject request.

Bibibop started in Ohio and has over 50 locations across the United States. The business operates on a fast casual model and includes a drive-through pick-up window. Similar to the Chipotle restaurant next door, food would not be ordered in the drive-through lane; it can only be ordered via the App and picked-up at the drive-through window.

There would be around 15 employees at peak shift, and the hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. All restaurants including drive-throughs must receive a Special Use Permit (although it should be noted that if the restaurant is under 4,000 square feet in size and does not include a drive-through it qualifies for a Special Use Permit Waiver). Accordingly, the proposed Bibibop restaurant requires a Special Use Permit.

The petitioner has provided a written response explaining how the Bibibop restaurant and drive through will conform to the three Special Use Permit approval criteria, which was included within the agenda packet. Staff concurs with the petitioner's responses.

- ***That said special use is deemed necessary for the public convenience at this location.***
 - The petitioner notes that the outlot was approved with the concept of a quick service restaurant drive-through at this location, and that a restaurant is complimentary to other uses within the Southpoint Shopping Center.
- ***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 notes that the proposal is similar in character to other uses in the immediate area, and as such will not negatively impact the health, safety, or morals of those within the vicinity.
- ***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 has noted that it is the developer's intent for the proposed project to comply with all applicable codes, regulations specified in the ordinance and to incorporate any stipulations and conditions granted by the Village Board of Trustees as they relate to the proposed project.

The petitioner has also provided a market assessment for the proposed restaurant. Bibibop Grill has identified that their offerings are unique, and are not comparable to offerings within the immediate area. Additionally, Bibibop has stated that the demographics of the area, as well as the dense commercial corridor, make the proposed location viable for their operation. Staff has found the petitioner's market assessment acceptable.

The Comprehensive Plan classifies this property as "Commercial" and the proposed restaurant use is consistent with this designation.

Design Commission:

October 12, 2021, the petitioner received a unanimous recommendation of approval from the Design Commission for the then-conceptual building. As noted above, the building is currently under construction.

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. The development of the outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

The petitioner has worked with staff to create a well-designed layout that will successfully integrate into Southpoint and provide a food & beverage tax generating land use on a site that is currently underutilized. Relative to the property, as mentioned above the petitioner has oriented the buildings to face Palatine Road, forming a strong orientation towards this primary viewing corridor. The petitioner consolidated separate dumpster enclosures for each building into one enclosure for the site, and added decorative crosswalks to the Ring Road. Access to the outlot buildings comes from a shared driveway to the east of the buildings, which will reduce vehicular conflicts on the ring road.

An outdoor dining area is proposed adjacent to the proposed restaurant. During building permit review, the applicant shall provide details on the furniture to be used in the outdoor dining area. The design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code. Requirements include:

- All tables, chairs, and other appurtenances shall be installed in such a manner that they can be easily removed during winter months and/or if required by the Village.
- All tables, chairs, and other appurtenances must be designed to withstand a wind pressure of not less than 30 pounds per square foot.
- Outdoor furnishings, materials and their color should be selected for continuous harmony and aesthetic quality with the adjoining buildings and streetscape. Materials shall be of durable quality such as wrought iron; light gauge materials like aluminum and plastics shall be generally discouraged. Weather resistant wood is allowed only as a secondary accent material.
- Colors shall be harmonious; brilliant or bright colors shall be used only for accent.
- Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures shall be taken to correct damage or decline due to the elements, neglect or abuse.

The petitioner has acknowledged that requirements for outdoor dining areas shall be met.

Parking and Loading:

As required by code, in 2022 the petitioner has submitted a traffic study by a qualified traffic engineer (KLOA), which assessed traffic, circulation, and parking. The study analyzed traffic generation from the proposed outlet *plus* all of the vacant spaces within Southpoint (as based on ITE standards) and added these values to their observations of existing traffic volumes from October of 2021. The impact to the Level of Service (LOS) at adjacent intersections was analyzed based on this total, which showed that all surrounding intersections are expected to continue operating at acceptable LOS without requiring any traffic control upgrades.

The petitioner has provided a 2023 addendum to this study taking into account the proposed Bibibop restaurant, which was reviewed as part of the Plan Commission process. Given that the 2022 traffic study was based on the entire east building being occupied by a restaurant use, and due to the fact that only approximately half of the east building will be occupied by a restaurant use, it is expected that the traffic generation and parking demand for this development will be less than originally anticipated.

The site has been well designed to be located along the perimeter of the shopping center for visibility, but requiring automobile access to wrap through the interior circulation drive aisles within the Southpoint Shopping Center. This means that the site is well contained and drive-through stacking, if it were to occur, would not encroach into primary drive aisles of the shopping center or onto public streets. Additionally, the Bibibop restaurant drive-through will be for mobile orders only, meaning all food will be pre-ordered prior to entering the drive-through pick-up line. In this regard, stacking for the Bibibop drive-through should not be an issue. However, the drive-through discharges into an area where the most direct way to exit the site is to make a 180° turn to head southbound to the internal roadway within Southpoint. Given that this maneuver would cause vehicles to encroach into oncoming traffic, as part of the 2022 approval Staff required that right turn maneuvers from the drive-through lane shall be prohibited, and cars exiting the proposed drive-through will need to exit left from the drive-through and proceed counterclockwise through the site for egress. The petitioner has shown this on their proposed site plan.

The outlot has a surplus relative to parking, where 40 parking spaces are required by code and 45 are provided. The Bibibop restaurant building includes a new outdoor dining area that was not part of the original approval. Incorporation of the outdoor seating area has reduced the onsite parking by 2 spaces, however the overall parking supply relative to code requirements is greater with the proposed tenant mix for the second outlot building. Due to the fact that Southpoint requires/allows shared parking, any overflow that cannot be accommodated on the subject property will be easily accommodated in the parking fields to the east. As a whole, the entire Southpoint PUD includes a surplus of parking relative to code requirements. The detailed parking calculations for Southpoint are included in **Appendix I** at the end of this report.

A total of four bicycle parking spaces were required for the outlot as part of the 2022 approval. Two bicycle parking spaces were installed at the Chipotle building at the time of construction. Code-required bicycle parking is shown as to be constructed on the building permit for the second building containing the proposed Bibibop restaurant.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property, and recommends **approval** of the proposal, subject to the following:

1. Any future Special Use Permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
2. The design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

July 21, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Code Required Parking

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone A	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 B	Chipotle	Restaurant - Sit Down	2,385	858	1 Space per 45 sq. ft. of seating area	45	19
	AT&T	Retail	2,150	-	1 Space per 300 sq. ft.		7
	Bibibop	Restaurant - Sit Down	2,169	619	1 Space per 45 sq. ft. of seating area		14
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	422	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 D	Pearle Vision	Medical Office	2,632	-	1 Space per 200 sq. ft.	49	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 E	Vacant	Retail	8,900	-	1 Space per 300 sq. ft.	404	30
	Consumers Credit Union	Bank	3,460	-	1 Space per 300 sq. ft.		12
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.		17
	Vacant	Retail	100,250	-	1 Space per 300 sq. ft.		334
	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 F	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	40	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 G	Parking	-	-	-	-	142	0
						1342	
<i>PARKING REQUIRED</i>							1,066
<i>PARKING PROVIDED</i>							1,247
<i>SURPLUS / (DEFICIT)</i>							181

