

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 13, 2016
Date Prepared: April 8, 2016
Project Title: Egg Harbor Expansion
Address: 140 E. Wing Ave

BACKGROUND INFORMATION

Petitioner: David Thoma
 Stratford Company
Address: 234 James Street
 Barrington, Illinois 60010

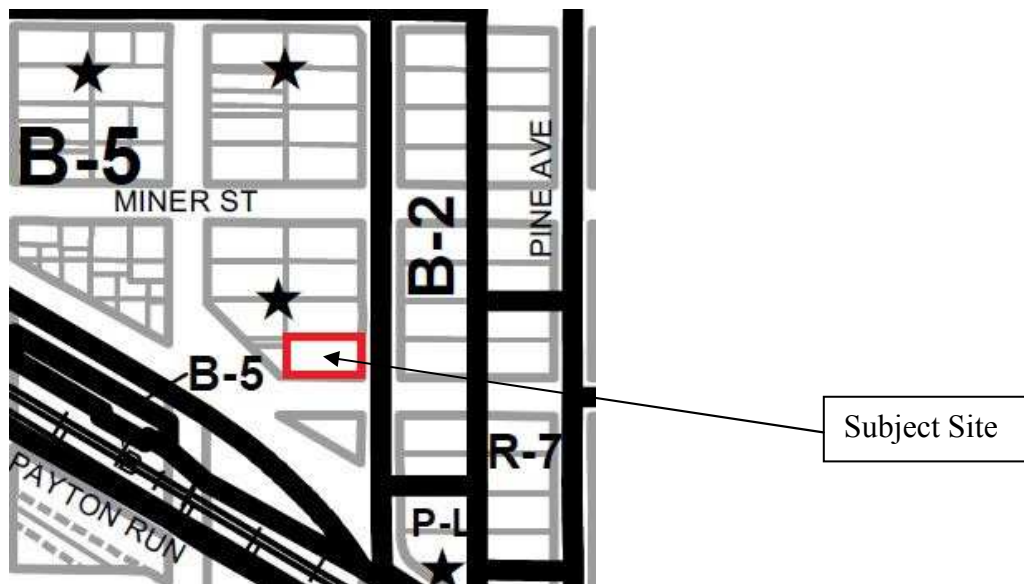
Existing Zoning: B-5, Downtown District

Requested Action:

- Amend existing Special Use #88-14 to allow expansion of the Egg Harbor Cafe restaurant into an adjacent store front, including 25 additional seats.

Variations Identified:

- None.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Residential	Mixed Use
South	B-5, Downtown District	Northwest Highway , Public Land, and METRA	Government
East	B-5, Downtown District	Parking	Mixed Use
West	B-5, Downtown District	Residential	Mixed Use

Background:

Egg Harbor Café is a casual sit down restaurant specializing in gourmet breakfast and lunch creations served from 6:30 a.m. to 2:00 p.m. daily. The 3,844 square foot tenant space is in Units 9, 10, and 11 of the retail portion of the One Hancock mixed use

PUD, adopted in May 1986 (Ordinance 86-70). The subject site is located along E. Wing Street, on the south side of this development in a multi-tenant commercial shopping strip referred to as One Hancock Square. One Hancock Square includes 36,705 square feet of retail space. Directly in front of Egg Harbor Cafe is a 57-space surface public parking lot. Retailers here are required to obtain parking permits for their employees in the north garage on Evergreen and Miner Streets.

The existing restaurant is approximately 3,844 square feet and the new expansion will include another 952 square feet, for a total space of 4,796 square feet. The restaurant intends to expand into a former Fannie May candy store that plans to relocate into another vacated space in the same retail center. Other tenants in the shopping strip include a variety of restaurants, services, offices, and other retail space.

The Petitioner is requesting to increase the seating area inside the restaurant from 1,635 square feet (excluding the hostess station and the waiting area) with an additional 735 square feet of seating area for a total 2,370 square feet of seating area. The expansion will result in an addition of 25 seats. The existing restaurant seating area has seating for 126 patrons.

Zoning and Comprehensive Plan

The current zoning permits a restaurant use. However, the special use for the restaurant will need to be amended to accommodate the expansion. The expansion will include the removal of five booths in the existing restaurant space. The removed booths will make space for an expanded waiting area, a barista station, and a cashier booth. There will be six new booths and five additional tables in the proposed expanded dining area, resulting in a net addition of 25 seats. The proposed restaurant expansion project is compatible with the surrounding land uses, and is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Plat and Subdivision Committee

On February 24, 2016, the Plat and Subdivision committee met to discuss the project. The subcommittee was supportive of the proposed amendment to the existing special use permit that would allow the expansion of Egg Harbor into the space currently occupied by Fannie May Candies.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of the shopping strip or the parking lot are proposed. The project will be implemented in two phases. Phase One will be improvements to the existing interior restaurant space. Phase Two will encompass the expansion of the restaurant into the new space, once the current tenant has vacated.

Traffic & Parking

The Village has received complaints regarding current Egg Harbor employees taking up customer parking in the surface public parking lot in front of Egg Harbor, and on weekends occupying much of the customer parking spaces in the North Garage. In response to these complaints, Egg Harbor has double checked with their employees to confirm that they must park in the parking garage and not within the surface parking lot that is meant for customers. Furthermore, beginning in April, management will purchase parking permits to the North Garage for all full time employees, which employees have currently been parking in the daily spaces of the garage. This should help to free up the daily fee spaces within the North Garage.

Although the Zoning Ordinance only requires a Traffic & Parking study for projects located on a major or secondary arterial that are greater than 5,000 square feet in size, the Petitioner has submitted a parking survey that analyzes the typical usage of the nearby parking areas during the week and on weekends. This survey is attached as **Exhibit A**. Based on this survey, it is clear that the peak usage of parking within this area occurs during the weekend. The Staff Development Committee has analyzed the parking counts and believes that the purchase of monthly parking permits for full time employees will help to mitigate the parking impact of the proposed expansion.

Additional public street parking exists along Miner Street and along Northwest Highway. Public parking is also available in the parking lots adjacent to the Metra train station. Given these additional parking options within the downtown area (but not included within Petitioner's parking survey), staff believes that adequate parking options exist within the area to absorb the proposed restaurant expansion.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use amendment, subject to the following:

1. The Petitioner shall purchase monthly parking permits from the Village for employee parking in the Village owned "North Garage".

_____, April 8, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit A
Parking Survey for Parking Areas Adjacent to Hancock Square

Date	Time	Available Spaces		
		In Surface Lot	In Parking Garage	On Evergreen Street
Saturday, March 19th	9:00 AM	6	3/4 of garage vacant	0
	11:00 AM	0	0	0
	1:00 PM	2 (Handicap)	3	0
Monday, March 21st	9:00 AM	18	30	11
	11:00 AM	8	33	5
	1:00 PM	4	31	2
Wednesday, March 23rd	9:00 AM	28	31	6
	11:00 AM	6	21	3
	1:00 PM	16	28	5