

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2 2014
Project Title: Savory Salads
Address: 2932 W. Euclid Avenue

BACKGROUND INFORMATION

Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010

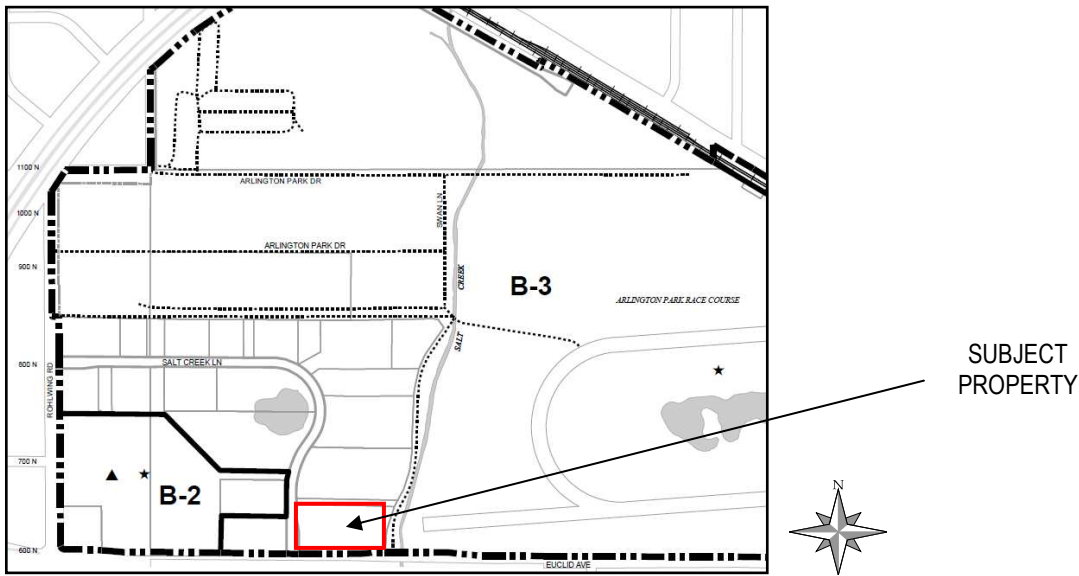
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats.

Variations Identified:

- None have been identified at this time



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Use	Offices only
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Park	Mixed Use
West	B-3, General Service, Wholesale and Motor Vehicle District & B-2, General Business District	Office	Offices only & Mixed Use

Summary

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The 1,756 square foot, vacant tenant space is part of an 18,677 square foot shopping center with 115 parking spaces. Other tenants at this location include Starbucks, Subway, De Carlos Hair Design and Esplanade Wine and Spirits.

The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down/carry-out restaurant that serves salads, sandwiches, Panini, wraps, soups, baked goods and beverages. The indoor seating area would encompass 490 square feet and would have a total of 44 seats. There is also an outdoor seating area proposed, roughly 280 square feet in area with 24 seats. The remaining floor area, 1,266 square feet would be allocated to the waiting area, bathrooms, and kitchen. A total of 8 employees are anticipated during the largest work shift, and the hours of operation are expected to be Monday through Friday between 8:00 AM and 8:00 PM, and Saturday between 8:00 AM and 6:00 PM. The restaurant will be closed on Sunday. The applicant has indicated that they will not be applying for a liquor license. This is the first build-out within this tenant space. The work will include build-out of the dining room areas and the kitchen. Deliveries are expected to occur once a day and the petitioner has indicated that deliveries can happen at designated times. Refuse collection is expected to occur once a week.

Zoning and Comprehensive Plan

According to Village code, all restaurants located within a commercial district and greater than 1,500 square feet, require Plan Commission review and Village Board approval of a special use. As part of the formal review process a written justification based upon the following criteria shall be required.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in 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 proposed restaurant is compatible with the surrounding land uses, which primarily consists of commercial, entertainment, office, and service related uses. Moreover, said action is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Plat and Subdivision Committee

On September 17, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use.

Building and Site Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, the Petitioner must comply with all applicable accessibility, building, health, odor and life safety code requirements.

Staff would advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.

Traffic & Parking Related Issues

Pursuant to Chapter 28, Section 6.12-1(2)(b), projects less than 5,000 square feet in floor area and located along a major or secondary arterial street (i.e. Euclid Ave.) do not need to provide a traffic study, but shall be required to provide a parking analysis. The proposed special use will not alter existing circulation patterns or have an adverse effect on existing roadways.

Exhibit A attached to this report lists the total parking requirement for the site. Including the proposed Savory Salads use, the Esplanade center requires 93 parking spaces, while 115 parking spaces are provided, a surplus of 22 spaces. At this time,

9,802 square feet of tenant space or 53% of the center is vacant. Staff therefore supports not requiring parking counts as due to the significant vacancy, the analysis would not yield additional information.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 490 square feet (indoors) with 44 seats and 280 square feet (outdoors) with 24 seats maximum.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

October 2, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

Exhibit A
Parking Analysis for Esplanade Center
2920 – 2964 W. Euclid Ave

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Hair Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944-2940-2936 Euclid	Vacant	Retail	5,075	5,075	300	17
2932 Euclid	Savory Salads	Restaurant	1,756	490	45	11
			280 (patio)	280	45	6
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Total		18,378			93
	<i>Total Provided</i>					115
	Surplus / (Deficit)					22