

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Aurelio's Pizza
Address: 2944 W. Euclid Avenue

BACKGROUND INFORMATION

Petitioner: George Vassos
 Northside Pizza Guys, LLC.
Address: 1863 W. Central Road
 Arlington Heights, IL 60005

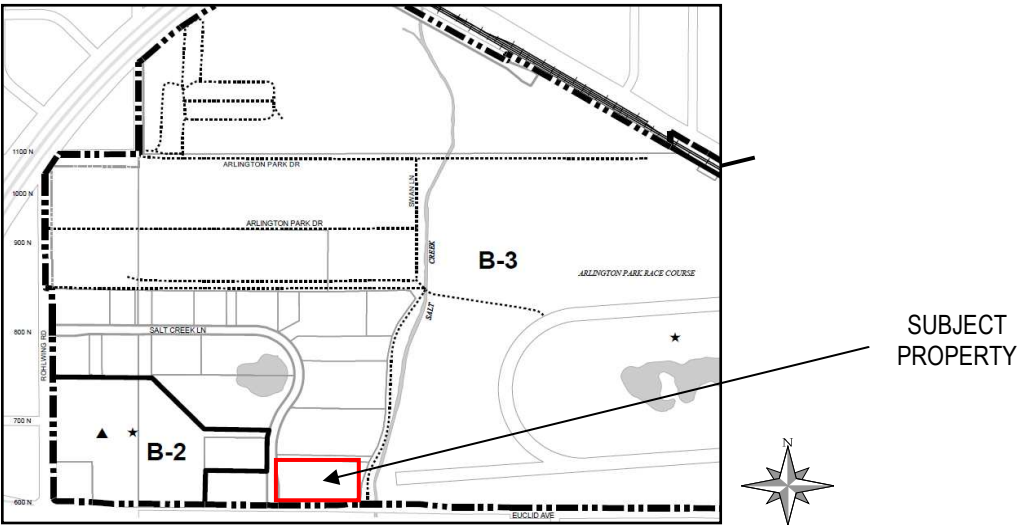
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet and (indoor) seating capacity of 183 seats and an outdoor seating area of 400 square feet and (outdoor) seating capacity of 25 seats.

Variations Identified:

- Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.



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 5,075 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, Esplanade Wine and Spirits and Savory Salads (soon to open).

The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down restaurant serving pizza, pastas and sandwiches. The indoor seating area would encompass 1,954 square feet and would have a total of 183 seats. There is also an outdoor seating area proposed, roughly 400 square feet in area with 25 seats. The remaining floor area would be allocated to the kitchen, bathrooms, and waiting area. A total of 30 employees are anticipated during the largest work shift, and the hours of operation are expected to be between 11:00 AM and 11:00 PM. The applicant has indicated that the restaurant will initially be open only for dinner while staff is trained. The applicant has indicated that they will be applying for a liquor license. This is the first build-out within this tenant space. Deliveries are expected to occur in the morning hours before lunch and possibly after lunch.

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 October 8, 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)(a), projects 5,000 square feet in floor area or more and located along a major or secondary arterial street (i.e. Euclid Ave.) must provide a traffic study and parking analysis prepared by a qualified professional engineer. Staff supports the variation to not require a traffic study and parking analysis as the proposed use will not alter existing circulation patterns or have an adverse effect on existing roadways. Since there are still vacancies at the Center (2,971 square feet or 16%) and Savory Salads and Aurelio's Pizza are not operational at this time, Staff supports not requiring parking counts as the analysis would not yield additional information. Therefore, staff has reviewed the code required parking as the basis for analyzing future parking demand.

Based on the existing tenant mix (which includes the Savory Salads restaurant as well as Aurelio's Pizza), the code required parking demand for this Center is 128 parking spaces. A parking analysis for the center is appended to this report. There are currently 115 parking spaces at the Center leading to a 13 stall deficiency.

The applicant has provided a plan that shows 39 parking spaces being added. The additional parking spaces are proposed to be located on the north side of the building. With the addition of 39 spaces, there will be a total of 154 parking spaces at the site. Staff is not supportive of installing the 15 proposed parking spaces that are located just north of the drive thru lane and the garbage enclosure, as that would require the removal of existing mature landscaping. Also, the owner of the Center has indicated that these spaces are not allowed without the consent of Starbucks. The other 24 spaces on the north side would be acceptable, but must meet all landscaping requirements including submittal during the building permit review of a tree mitigation plan as several trees are to be removed. The parking will be installed by the landlord, Stone Street Esplanade, LLC who is also a principal in North Side Pizza Guys, LLC.

The proposed additional parking spaces will add impervious area to the site. As part of the building permit application, the applicant will provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces and coordinate with the Village's Engineering Department to modify the MWRD permit previously approved for this site. Following a preliminary review, the Engineering Department does not see any issues with accommodating the additional impervious area.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 5,075 square foot sit-down restaurant that has a total indoor seating area of 1,954 square feet with 183 seats and an outdoor seating area of 400 square feet with 25 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 1,954 square feet (indoors) with 183 seats and 400 square feet (outdoors) with 25 seats maximum.
2. Staff does not support the installation of the 15 parking spaces that are located just north of the drive thru lane and the garbage enclosure, as that would require the removal of existing mature landscaping.
3. The proposed parking shall be installed prior to Final Occupancy being granted for the restaurant. The proposed parking must meet all Ordinance requirements such as landscaping.
4. The applicant will provide a tree survey and preservation plan and work with staff to determine the replacement ratio at building permit.
5. As part of the permit application, the applicant will provide calculations to show the additional volume of required detention that will be generated by the additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing site should be reviewed by the engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.
6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

November 6, 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 Euclid	Proposed Aurelio's Pizza	Restaurant	5,075	1,954	45	43
			400 (patio)	400	45	9
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			128
	<i>Total Provided</i>					115
	Surplus / (Deficit)					(13)