

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 25, 2016
Date Prepared: May 20, 2016
Project Title: Westgate Dental
Address: 2900-2990 W. Euclid Ave.

BACKGROUND INFORMATION

Petitioner: Josh Wohlreich
 Stonestreet Esplanade LLC
Address: 760 W. Main St. Suite 140
 Barrington, IL 60010

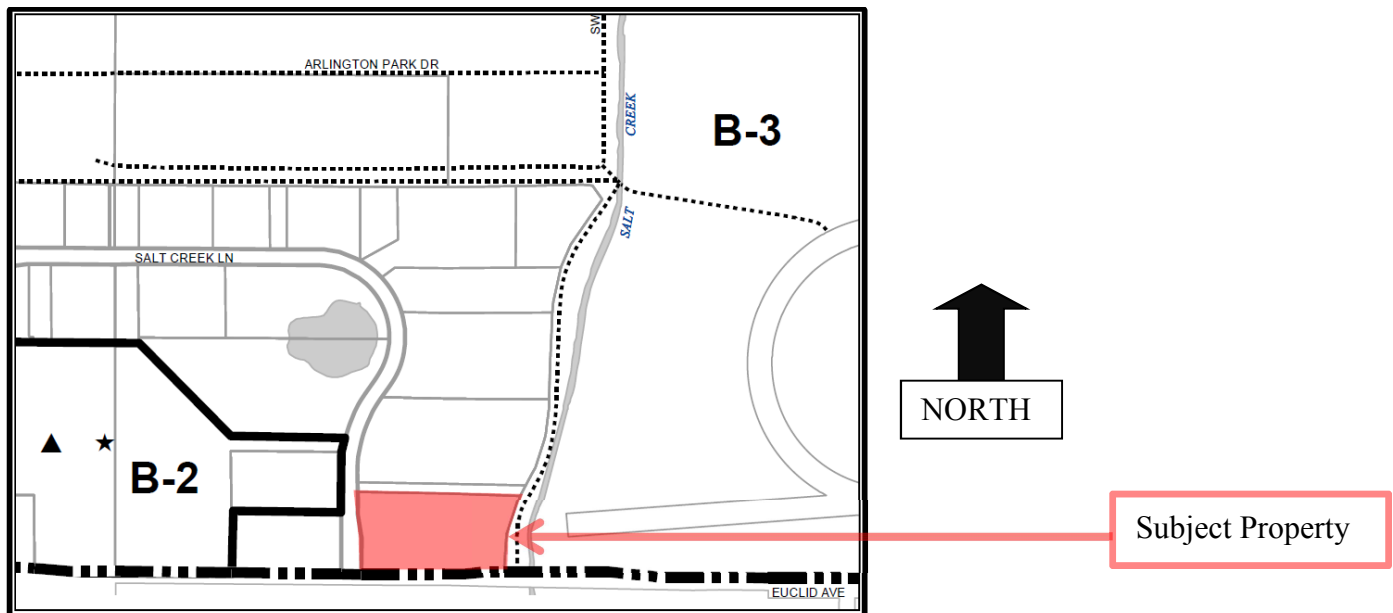
Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicle District

Requested Action:

- Preliminary and Final PUD to allow a new 9,817 sq. ft. dental office building on the east side of the Esplanade shopping center.

Variations Identified:

- None.

**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

Background:

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 existing center is approximately 18,500 square feet and the owner has a contract to sell the vacant pad on

the east side of the shopping center to a separate owner who is proposing a new 9,817 square foot medical office building for Westgate Dental. Other tenants at this location include Starbucks, Subway, Aurelio's Restaurant, Esplanade Wine and Spirits, among others. There are three vacant units within the shopping center, with one of those units leased by Savory Salads (which has not yet opened for business). The dental office would occupy the entire building. The hours of operation for the dental office would be 7:00am - 7:00pm Monday through Friday, and 8:00am – 5:00pm on Saturday. The office would be closed on Sundays. According to the property owner, The Esplanade ownership will retain ownership of the Esplanade and the detention area located on the far east side of the site, while the site with the dental office building and associated parking area will be owned by the Westgate Dental.

Zoning and Comprehensive Plan

The current zoning permits medical office, however a PUD is required for all projects where two principal buildings occupy a single zoning lot. As the proposed office building will constitute the second principal building on the lot, a PUD is required. In addition, the proposed medical office is compatible with the surrounding land 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 January 18, 2016, the Plat and Sub Committee met to discuss the project. The subcommittee encouraged the developer to proceed with an application to the Plan Commission. There were no major issues identified during the meeting, and the minutes from that meeting are attached.

Site Plan, Landscaping and Tree Preservation

The existing site provides a circular drive aisle which allows cars that enter from Euclid Avenue to bypass the main parking areas and provides a secondary route to the rear drive-thru lane of the Starbucks. The proposed site plan would reconfigure this drive aisle while still providing a secondary route for cars to access the rear drive-thru of Starbucks. Rather placing the building within center of the pad site and encircled by the drive aisle, the building would be located towards the east side of the site with the drive aisle between the building and the exiting shopping center. An in-depth analysis of the on-site circulation and parking will be provided later in this report.

The proposed building conforms to all required building setback and bulk standards. Adequate space to allow emergency vehicle access has been provided, and the Petitioner has provided a draft of the Declaration of Easements, Covenants, and Restrictions for the subject property. Per this document, shared parking and cross access will be established throughout the entire site, and provisions have been added to address the shared maintenance of the utilities and the detention area. This document has not yet been recorded and its recording shall be required prior to issuance of a building permit.

The Petitioner has proposed the extension of the existing sidewalk along Salt Creek Lane, which currently runs along Salt Creek Lane beginning at the north of the property and terminates about halfway down toward Euclid Avenue. The proposed extension will bring this sidewalk down to the intersection of Euclid Avenue at the southwest corner of the side, creating a future connection point to a proposed bike path to be located along the south side of Euclid Avenue.

With regards to landscaping, the Petitioner has incorporated foundation plantings as requested by staff and has provided the required landscaping around and within the parking areas to conform to code requirements. A total of 94 trees are located on the east side of the Esplanade site, most of which are within the detention area at the far east end of the property. The Petitioner has proposed the removal of five trees to allow construction of the proposed parking area and building, and an additional 24 of these to allow for the required alterations to the detention area. This represents removal of approx. 31% of the trees on the eastern side of the development, and it should be noted that the largest tree proposed for removal is a 22" caliper Elm tree that is in poor condition. The remainder of trees proposed for removal are within the 4" to 15" caliper size range and are mostly in poor condition. At the request of staff, an additional 22 trees will be removed, which trees are already dead and will be removed for safety purposes and to allow the surrounding trees additional space to grow. No trees will be removed on the western side of the development around the area of the existing Esplanade shopping center.

Traffic & Parking

The Petitioner has provided a parking survey and traffic analysis as required by Section 6.12-1 of the Zoning Code. The current site provides 147 parking spaces, with a parking requirement of 128 spaces. The proposed redevelopment will

increase the total onsite parking to 204 spaces with the code required parking being 177 spaces. The proposed parking for the entire shopping center will therefore exceed code requirements as based on the uses of the tenants (see Exhibit I).

Parking was surveyed on three days per week for a period of two weeks, including Saturday counts during both weeks. The maximum amount of parked cars at any one time occurred on Friday December 18th of 2015, with 68 cars parked on the property between the hours of 6:30pm and 7:00pm (leaving 79 vacant spaces). This demonstrates that the subject property has significant capacity to not only accommodate the future tenants within the vacant units, but in combination with the increase in parking spaces to be provided during the buildout of the Westgate Dental site, the subject property has capacity to handle all proposed uses for the site.

The traffic analysis has evaluated the existing onsite circulation and provided recommendations to improve the flow of traffic within the subject property. Based on these recommendations, the proposed site plan shows the widening of the existing entrance on Salt Creek Lane to provide two lanes for inbound traffic, which will create dedicated pathways for cars heading towards the rear of the site and the Starbucks drive-thru, and for cars that will be heading south through the site to access the other business within the Esplanade. Additional striping and directional signage will also be installed to direct customers towards the appropriate route to their destination within the shopping center.

Westgate Dental anticipates its busiest days to be Mondays, Thursdays, and Fridays between the hours of 9:00am and 11:00am and 4:00pm and 7:00pm. The traffic study has concluded that Starbucks is the primary traffic generator within the shopping center, and the peak in Starbucks traffic occurs between 7:30am and 8:30am, with most traffic heading towards their drive-thru. While there may be a small overlap between peak hours of the dental office and Starbucks, the traffic study found that only 30% of the Starbucks traffic came from the Euclid Avenue entrance. Of those cars entering from Euclid, only 35% used the existing circular aisle to directly access the rear of the property and the Starbucks drive-thru; the majority of Starbucks traffic headed directly west through the main parking lot of the Esplanade shopping center. The proposed directional signage guiding Starbucks traffic away from the Westgate Dental "cut through" aisle (located between the Westgate Dental building and the existing Esplanade shopping center) should help decrease traffic conflicts on the Westgate Dental site. Additionally, pavement striping reading "Slow", the addition of "Yield to Pedestrian" signage, and a striped crosswalk across the "cut through" aisle will help to slow traffic in and around the Westgate Dental site and minimize pedestrian conflicts.

For cars leaving the subject property at the Salt Creek Lane exit point, a stop sign will be constructed to stop cars before they arrive at the exit. This will give inbound traffic into the site the right-of-way and help to avoid conflicts between entering and exiting vehicles. Staff believes that the proposed improvements to the drive aisles and parking areas are adequate and does not believe a significant traffic or parking problem will result from the proposed development.

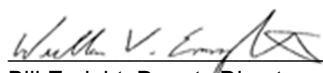
Building Related

This project will appear before the Design Commission on May 24th for a review of the proposed architecture and design. Final approval by the Design Commission will be required prior to Village Board approval of Preliminary and Final PUD. An update on the proceedings of the Design Commission can be provided at the May 25th Plan Commission meeting.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary and Final PUD to allow a new 9,817 sq. ft. dental office building on the east side of the Esplanade shopping center. This approval shall be subject to the following conditions:

1. Approval of an MWRD permit for storm water.
2. Recording of the Declaration of Easements, Covenants, and Restrictions prior to building permit issuance.
3. Payment of all engineering fees and deposits prior to appearance before the Village Board for Final PUD approval.
4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) and shall be removed.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.



May 20, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Analysis

Space	Use	CODE USE	GROSS SQUARE FOOTAGE	EXTERIOR SEATING AREA (SQ FT)	INTERIOR SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	295	640	45	21
2960 Euclid	Subway	Restaurant	1,130		386	45	9
2956 Euclid	Hair Salon	Beauty	1,046			250	4
2948 Euclid	Wine Shop	Retail	2,974			300	10
2944 Euclid	Aurelio's Pizza	Restaurant	5,075	400	1,945	45	52
2932 Euclid	Savory Salads	Restaurant	1,756	280	490	45	17
2928 Euclid	Vacant	Retail	1,495			300	5
2924 Euclid	Vacant	Retail	1,476			300	5
2920 Euclid	ADR Office	Office	1,638			300	5
	Westgate Dental	Medical Office	9,817			200	49
	Total Required		25,299				177
	<i>Total Provided</i>						204
	Surplus / (Deficit)						76