

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Bill Enright, Deputy Director Planning and Community Development  
 Meeting Date: May 14, 2014  
 Date Prepared: May 8, 2014  
 Project Title: Toscana Restaurant Expansion  
 Address: 1859 W. Central Road

**BACKGROUND INFORMATION**

Petitioner: Murat Murati  
 Address: 1859 W. Central Rd.  
 Arlington Heights, IL 60005

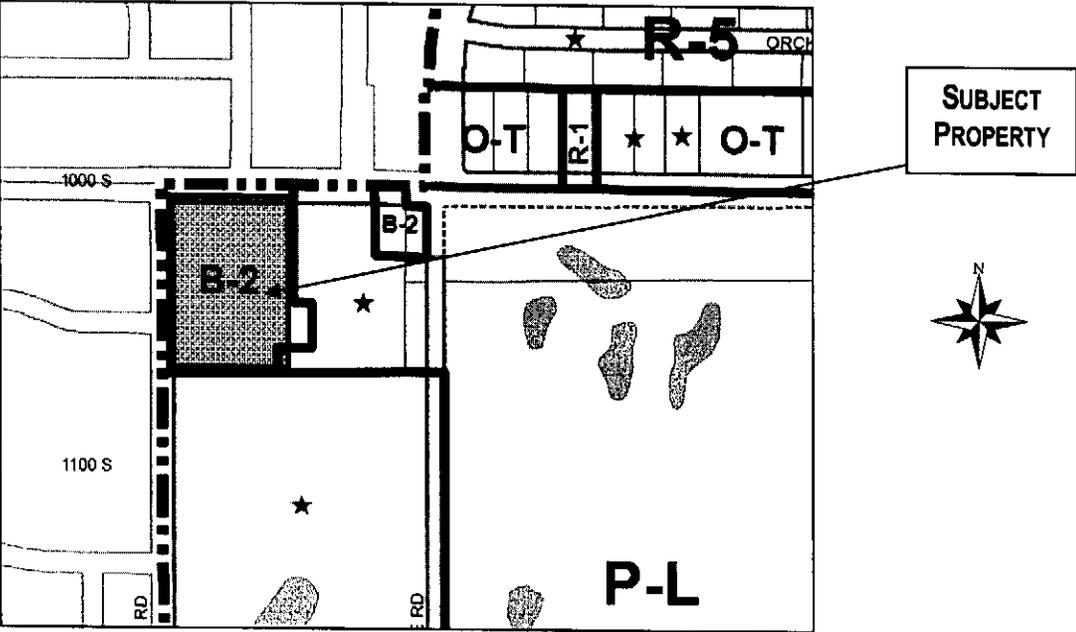
Existing Zoning: B-2, General Business District

**Requested Action:**

- An amendment to Special Use Ordinances 10-035 and 08-041 to allow an increase to the total seating area from 1,168 to 1,595 and seats from 114 to 157.

**Variations Required:**

- None.



**Surrounding Land Uses**

Direction	Current Zoning	Land Use	Comprehensive Plan
North	City of Rolling Meadows; Single Family Homes		
South	R-6, Multi-Family Dwelling District	Mallard Cove	Moderate Density Multi-Family
East	P-L, Public Lands	Arlington Heights Senior Center	Government
West	City of Rolling Meadows; Single Family Residential		

### Summary:

Toscana is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. The 2,613 square foot tenant space is part of the Central/Wilke Shopping Center (owned by Clearbrook), which is located at the southeast corner of Central Road and Old Wilke Road, next to the Village of Arlington Heights Senior Center. This multi-tenant commercial shopping center is 43,816 square feet including a parking lot with 271 parking spaces (202 spaces in front of the center and 69 spaces behind the center).

In 2008, the Village Board approved Ordinance 08-041, which allowed Toscana to operate a 2,613 square foot restaurant with a total seating area of 1,158 square feet (interior = 950 square feet + exterior = 208 square feet) and total capacity of 114 seats (interior 82 seats + exterior 32 seats). In 2010, the Village Board approved Ordinance 10-035, which allowed a 324 square foot expansion to the previously approved restaurant. The maximum allowable seating at that time was 114 seats (102 interior and 12 exterior).

At this time, the Petitioner is requesting increasing the total number of seats inside the restaurant from 102 seats to 135 seats (32% increase), and increasing outside seating from 12 to 22 for a total increase in seating from 114 to 157 seats (38% increase).

### Zoning and Comprehensive Plan

The expansion to seating requires that the underlying special use ordinances are amended. As part of the formal review process, the Petitioner provided a written justification to the following Special Use criteria.

- **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 use is consistent with the Village's Comprehensive Plan, which designates the subject property as *Commercial*. However Staff has concerns with parking, especially during the lunch hours M-F. The evening and weekend hours are not as significant an issue as Clearbrook offices have little parking demand at those times. Since the restaurant has been in existence for several years, a new market study was not required.

### Building, Landscape, and Site Related Issues

The Petitioner provided an existing and proposed floor plan. The seating area square footage is the same but the current seating plan shows less seats at several tables than can be accommodated. If all the tables currently in the restaurant utilized the maximum number of seats, then the restaurant would be in violation of their existing Special Use as seating cannot exceed 102 inside.

The proposed floor plan fully utilizes each table and includes 86 seats in front and 49 in the back for a total of 135. The petitioner is also requesting an increase in outside seating from 12 to 22, thus increasing the total for the restaurant from 114 to 157. The petitioner has not yet submitted a seating plan for outside which is required.

### Traffic & Parking Issues

Pursuant to the parking ratio's outlined in the Village's Zoning Regulations, the shopping center as a whole (including Toscana's Restaurant expansion) requires a total of 217 parking spaces. As mentioned, the site is serviced by a parking lot in the front of the center which has a total 191 parking stalls (plus 11 stalls along the west end of the lot for

a total of 202). The parking lot in the rear of the shopping center was recently reconfigured to increase parking from 28 to 69, an increase of 41 parking stalls from the previous configuration for employee parking. Thus total parking supply was increased from 230 to 271, which is an 18% increase. This was done to address previous concerns with parking. As indicated in the table below, the shopping center meets Code for parking, as a total of 271 parking stalls have been provided where 217 are required.

**Table 1: Parking Analysis**

	Square Feet	Parking Ratio	Parking Required by Code
Expansion to Clearbrook offices	8,670	1 space / 300 SF	29
Clearbrook Offices	25,409	1 space / 300 SF	85
<b>Toscana Restaurant</b>	<b>2,937, (1,279 inside*) (316 outside*)</b>	<b>1 space / 45 SF of Seating</b>	<b>28</b>
Sam's Restaurant	5,713, (2,815)*	1 space / 45 SF of Seating	7
Beauty Salon	1,222	1 space / 250 SF	63
Total	43,816		5
Total Provided			217
Surplus / (Deficit)			271
			+54

\*(seating area)

Although the center complies with the Village's minimum parking requirement, there have been observations made and concerns / complaints raised about the parking availability, especially during the peak lunch hours. In 2010, the Petitioner provided parking counts, which were verified by Staff, that indicated an average occupancy rate of 74% of parking stalls occupied. At that time, Staff reviewed the information and determined the parking was sufficient for the proposed changes to Toscana. The rate of parking occupancy is not unusual for the center and can be attributed to the success of the businesses. In addition, Clearbrook requires 114 spaces by code but at times requires more due to events. In addition, there is a reciprocal cross access and shared parking agreement between the Village (Senior Center) and Clearbrook, which can result in occasional spillover from the Senior Center.

Since the last restaurant expansion, Clearbrook has added 41 spaces to the rear of the center for employee parking and has assigned spaces for the various businesses for their employees. All tenants shall continue to require their employees to park in the rear. In addition the Senior Center has been working with the Park District to allow parking at the Arlington Lakes Golf Course when there are larger events at the Senior Center (to minimize spillover to the Clearbrook lot).

The petitioner provided parking demand counts for 4 weeks in January, however those counts did not break down the front and rear of the center, nor were those counts accompanied by a list of activities at the center as was requested in the Plat and Sub report in December, 2013. The peak total demand was 171 at 1:00pm on Wednesday, January 29, 2014. Staff requested additional counts which were taken on April 24, 2014 (Thursday) through April 29, 2014 (Tuesday) during the lunch and dinner hours (11:00 am, 12 Noon, 1:00 pm, 2:00 pm, 5:00 pm, 6:00 pm, 7:00 pm, 8:00 pm). The counts were broken down into parking areas (front and rear of Clearbrook, and front and rear of the Senior Center). According to the petitioner, there were no events in the center at these times. The peak demand for parking in front of the Clearbrook was 127 during lunch and 150 during dinner (out of 202 in front). The rear employee parking was being utilized with a maximum count behind Clearbrook of 38 out of 69. Based on these counts there is sufficient parking however there were no events at these times for either Clearbrook or the Senior Center, so staff cannot ascertain with the data provided the true peak parking demands of this center and how often these peaks occur.

Staff sent a letter February 14, 2014 to Clearbrook with two concepts to add parking in the front that could add anywhere from 24 to 29 spaces. Clearbrook responded on March 6, 2014 that they are evaluating the request but have concerns about cost and actual need, and have not yet committed to additional parking.

Staff would advise Clearbrook and Toscanas to properly evaluate the parking demand and conduct a study by a consultant. In addition, Clearbrook and Toscana should continue to evaluate providing additional parking at the perimeter per Staff's previous letter.

At this point, Staff cannot render a positive recommendation and would recommend a continuance of the public hearing in order for the shopping center owner (Clearbrook) and the petitioner to provide the necessary analysis and evaluation of the parking at the center.

**RECOMMENDATION**

The Staff Development Committee reviewed the Petitioner's request and recommends continuing the public hearing in order for a more thorough analysis to be conducted regarding parking at the center as a whole.



May 8, 2014

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Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: *William C. Dixon, Village Manager*  
*All Department Heads*