

STAFF DEVELOPMENT COMMITTEE REPORT

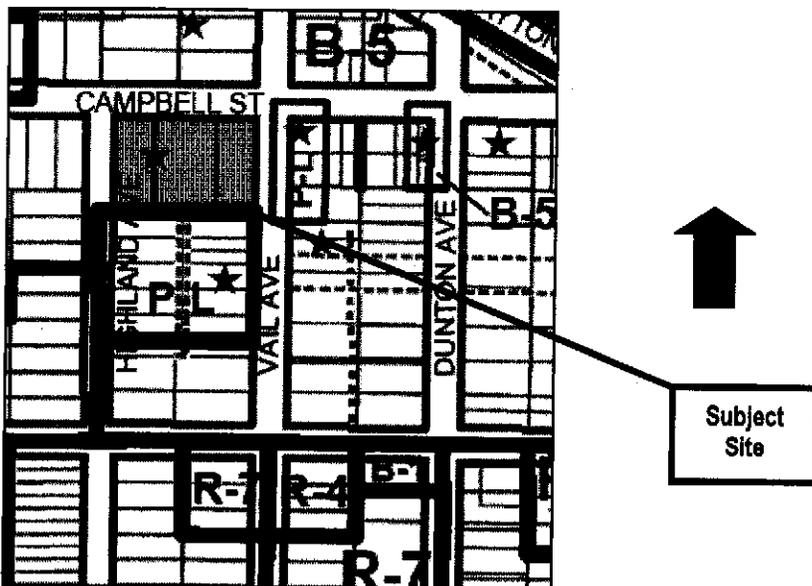
To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: May 22, 2013
 Date Prepared: May 17, 2013
 Project Title: Circa '57
 Address: 10 S. Vail Avenue

BACKGROUND INFORMATION

Petitioner: Anthony Priola
 Address: 101 W. Campbell Street
 Arlington Heights, Illinois 60005
 Existing Zoning: B-5, Downtown District

Requested Action:

1. An amendment to PUD ordinances 98-061 and 99-028 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use to allow a 4,189 square foot restaurant that has a total seating area of 2,953 square feet and a total capacity of 144 seats.



Surrounding Zoning

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown	Village Green-Vail Building	Mixed Use
South	P-L, Public Lands	VAH-Vail Garage	Mixed Use
East	P-L, Public Lands	Harmony Park	Mixed Use
West	B-5, Downtown	Metropolis Theater	Mixed Use

Background

Circa '57 is a 1950's themed diner and soda fountain restaurant that has a casual dining atmosphere and specializes in a variety of American themed entrees, sandwiches, appetizers, and salads. This restaurant would occupy both the former Grand Station restaurant (101 W. Campbell Street) and People's Bank space (10 S. Vail Avenue), which are part of the Metropolis Mixed Use Development. The Petitioner has submitted a building permit to begin renovation of

the former Grand Station space, as this portion of the restaurant is in substantial compliance, both in terms of seating area (2,286 square feet) and capacity (156 seats), with the prior restaurant and can therefore assume the underlying special use approval (Ordinance 07-054). The south half of the restaurant however, which was previously used as a bank, will need to go through the public hearing process for a separate special use. Rather than amend Ordinance 07-054, a separate special use is being requested as the two spaces will have their own separate kitchen facilities and could function independent of each other. This approach will also give the Petitioner the flexibility in the future to either sell or make changes to either restaurant space without affecting the other.

The former bank space is 4,189 square feet and is separated from the north half of the proposed restaurant by a common lobby that provides access to the first floor theater space, washroom facilities, and upper level ballroom. Pursuant to the proposed floor plan, the south half of the restaurant would have a total seating area of 2,953 square feet and a total capacity of 144 seats. When combined with the north half of the restaurant, Circa '57 would have a total seating area of 5,239 square feet, and total capacity of 300 seats. As previously mentioned, the new south restaurant would have its own kitchen facility, accessory bar, and an elevated dining platform that could also be used for live entertainment. Both halves of the restaurant will use the existing bathroom facilities that are common elements for the Metropolis Theater, ballroom and commercial spaces. The hours of operation are daily from 6:00 AM to 1:00 AM and a total of 15 employees are anticipated to be within the new south restaurant at any given time.

Plat and Subdivision Committee Meeting Summary

A public meeting of the Plat and Subdivision Committee was held on April 24, 2013. The Committee was supportive of the Petitioner's efforts and they were excited about the concept, which they believed was unique and different to the Village and surrounding communities. The Plat and Subdivision Committee did not convey concern with parking and they encouraged the Petitioner to continue forward with the approval process.

Zoning and Comprehensive Plan

To proceed forward the Plan Commission must review and the Village Board must approve the following zoning actions. The first action is an amendment to underlying PUD to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development. This amendment is necessary since the Petitioner is proposing to reconfigure the existing floor plan as well as add a new kitchen. The second action is a special use. According to Village code, all restaurants within the B-5, Downtown District require a special use. As part of the formal review process, the Petitioner provided a written justification (see attached) 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 any 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.**

Staff supports the proposed request as it is consistent with i) the Village's Comprehensive Plan, which designates the subject site as Mixed Use, as well as ii) the goals and objectives of the Village's Downtown Master Plan to promote a diversity of land uses. In addition, the proposed concept is unique to the Village and the nearest similar themed restaurant to the Petitioner's is Ed Debevic's located in downtown Chicago.

Building, Landscape & Site Related Issues

As part of the formal review process a number of building related issues were identified, and will need to be resolved prior to the issuance of a building permit. The first issue pertains to the grease trap, which is required for all restaurants. According to code the new Circa '57 kitchen will require a 750 gallon unit. The Petitioner plans to tie into the existing grease trap located within the adjoining loading area that is between the building and the Village's

parking garage. This existing grease trap, which is a common element to the development and is used by the Metropolis banquet hall, has enough capacity to accommodate the new kitchen facility.

The next issue pertains to how the ventilation system for the new kitchen will be routed as the space above is an open room for the ballroom and the building has a barreled roof. Since the kitchen is adjacent to the outer wall of the building, one possible option is to run the ductwork along the side of the building. A mechanical engineer has been retained to address this issue during the building permit process. Moreover, the Petitioner has indicated in writing that all intake and exhaust units will not be visible from the public view.

Lastly, the Petitioner is working on a sign package and façade enhancements for the south restaurant, which will require a separate review and approval process.

Traffic & Parking Issues

According to Code, one parking space is required for every 200 square feet of public seating area. As previously mentioned, the proposed floor plan has a total seating area of 2,953 square feet, which would require a total of 15 parking stalls. By way of comparison, if the tenant space were occupied by a retail use, a total of 5 parking stalls would be required.

The anticipated parking demands were also evaluated based upon the standards established by the Rich and Associates parking study. Pursuant to said study, it is anticipated that the new restaurant will generate a demand of 40 parking stalls during the weekday peak hour and 46 parking stalls during the weekend peak hour. By way of comparison a retail use occupying the same space would generate a total demand of 13 parking spaces during the weekday peak hour and 25 spaces during the weekend peak hour.

In addition to on-street parking, customer parking is also available in the nearby Vail Avenue municipal parking garage, which is immediate south of the subject site. Several years ago, the Village completed an expansion to the Vail Garage, which increased the total parking supply from 800 to 1,160 spaces. The expansion to the garage was necessary in order to accommodate future growth and development in the downtown. The 3-Hour Shopper spaces on the first floor of the Vail Garage were increased from 138 to 198 spaces and the regulations for the upper level Daily Pay parking spaces were modified to allow free parking from 12:00 PM to 2:00 AM, Monday through Friday and all day on Saturday and Sunday. The 4th floor permit parking within the Vail Garage has also been modified to allow free customer parking after 6:00 PM.

The proposed parking demand will not have a significant impact to the available parking supply in the downtown as there is ample parking in the Vail Garage. A parking survey of Levels 1, 4, and 5 of the Vail Avenue garage was conducted by the Village to determine the available parking. This survey was conducted on Friday May 10, 2013, Monday May 13, 2013, and Wednesday May 15, 2013. Pursuant to said study, the highest parking demand observed occurred on Friday May 10th at 7:10 PM, in which 418 of the 704 available spaces were occupied thereby leaving a surplus of 286 stalls.

With respect to employee parking, the Vail Avenue Municipal Parking Garage offers free parking in the daily pay parking spaces after 12:00 PM and all day (5:00 AM to 2:00 AM) on weekends. In addition, a reduced employee permit can be purchased for \$15.00 monthly in the Vail Avenue Parking Garage, and at other designated locations for employees that work full time during the day. Given the above mentioned information, the Staff Development Committee supports the proposed request as there is sufficient parking to accommodate the proposed restaurant.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a PUD amendment and a special use to allow a sit-down carry out restaurant, subject to the following conditions:

1. Full time employees who work prior to 12:00 PM shall be required to purchase a Village Employee Parking Permit.
2. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.



May 17, 2013

Bill Enright, Deputy Director of Planning and Community Development

Cc: William C. Dixon, Village Manager
All Department Heads
Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner