

RICK DANDAN OF LAKESIDE CONSULTANTS PARKING VARIANCE

June 23, 2022

Project Number

VAR-2022--1010

Applicant

Rick Dandan – Lakeside
Consultants

Subject Property Location

3S230 Warren Avenue located
South of Manning Avenue, West
of Warren Avenue

Property Owner

Edmund G. Lowrie

Existing Zoning

B-4 Motorist Service

Existing Land Use

Commercial/Retail

Comprehensive Plan

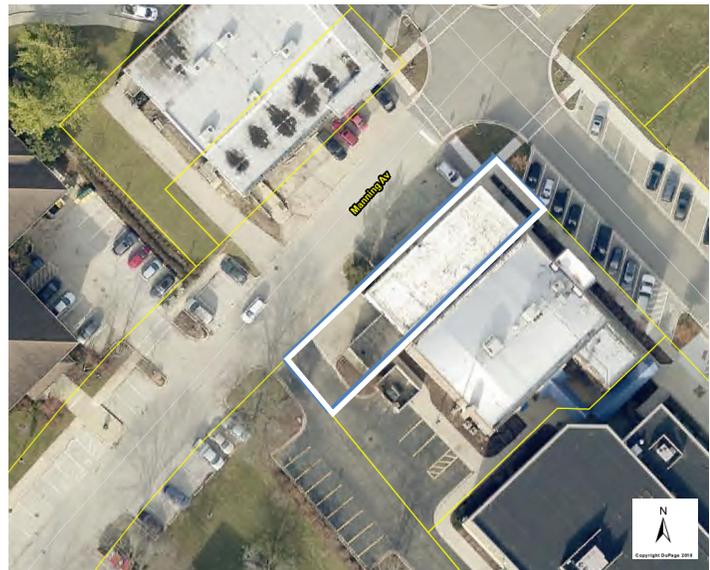
Commercial

Approvals Sought

Parking Variation

Submittals

See Exhibit A



LOCATION MAP

PROJECT DESCRIPTION

Rick Dandan of Lakeside Consultants (the “Applicant”) is requesting approval of a parking variance to allow for a walk-up and takeout restaurant use to operate on the Subject Property without any new off-street parking spaces. If approved, the proposed restaurant would occupy the 492 square-foot, single story space located at the southwest end of the building off of Manning Avenue. This area of the building was last occupied by a contractor’s office. The Applicant has indicated no indoor seating is planned but there is interest in a potential outdoor seating area.

The Subject Property, commonly known as 3S230 Warren Avenue, is located at the southwest corner of the Manning Avenue and West of Warren Avenue intersection. A mixed-use building currently consisting of commercial/retail spaces on the ground floor and residential apartments on the second floor is located on the Subject Property. The current zoning of the property is B-4 Motorist Service District.

ANALYSIS

The application documents listed on attached Exhibit A have been distributed to the Plan Commission with the June 23, 2022, Plan Commission meeting agenda packets.

Per Table 5E, codified under Section 10-5 of the City of Warrenville Zoning Ordinance, “Carry-Out Only” restaurants require ten parking spaces per 1,000 square feet of floor area. A minimum of five parking spaces would be required for the proposed 492 square foot restaurant. Other tenants in the building further increase this requirement. The Applicant is seeking parking relief from this requirement to operate the proposed walk-up and takeout restaurant without providing any off street parking spaces on the site. Shared public parking access is currently available along both sides of the adjacent sections of Manning Avenue and Warren Avenue, which is often underutilized.

I. CITY STAFF, CONSULTANTS, AND FIRE PROTECTION DISTRICT REVIEW COMMENTS

Staff has reviewed the submittal and offers the following comments and questions to the applicant:

Building Review: The submitted plans should reference the 2018 IECC w/ IL amendments, not 2015 as indicated and shall address the following comments:

- An accessible route must be provided to the accessible toilet room (entrance, widths, door clearances, etc.).
- It shall be confirmed that the proposed single unisex bathroom would be sufficient to satisfy applicable State Plumbing Code requirements for indoor employee and planned outdoor seating customer needs.
- Fire rating information needs to be submitted. There is a wall separation indicated, but ceiling, roof, and wall separations are required to properly provide the required separation.
- A vertical grab bar is required in the toilet room.
- Additional information is needed for the plumbing venting, electrical, and HVAC. The design seems possible, but there presently many details missing from the current submittal.
- The entry corridor is 6'-0" wide with a planned 16" wide counter. This results in a clear width of 4'-8" and does not fit the 5'-0" required turning space indicated. This needs to be revised accordingly.

Warrenville Fire Protection District Review: At a minimum, the building will need a commercial Fire Alarm System and/or a sprinkler system installed because of the change of occupancy to restaurant and multi-use. Some type of vehicle deterrent needs to be installed adjacent to the existing roll over curb adjacent to Manning Avenue so cars cannot hit the building or people entering/exiting the proposed restaurant.

Engineering Review: The restaurant location is not currently ADA accessible from the street or any public parking spots. The architect shall demonstrate via a memo/exhibit that complying

with the accessible route requirements of the Illinois Accessibility Code (IAC) is “technically infeasible” and that the site entrance route alterations would exceed 20% to comply with IAC.

There are no storm water management ordinance related concerns or requirements for this proposed project.

Zoning Related: Generally, staff is supportive of the proposed use at the subject property and believes it would be a nice addition to the area. Additional information is requested for staff to complete review:

- Use: It appears as if this would be a “carry-out restaurant.” Carry-out restaurants are classified as a permitted use in the underlying B4 Zoning District. The applicant shall clarify the use.
- Outdoor seating: A drawing indicating the location, size, and type of outdoor seating improvements proposed and clarifying if the seating improvements will be in place year round or will be installed and operated seasonally and then removed when the weather no longer is conducive to outdoor seating shall be submitted. Permanent (in place year round) “Outdoor eating and drinking facilities accessory to an allowed principal use” is a special use in the B-2 and B-4 Zoning Districts. Per Section 7.F.3 of the Zoning Ordinance, “temporary or seasonal outdoor dining areas are permitted subject a series of restrictions, requirements, and the applicant securing a seasonal permit to do this on an annual basis. If the design and operation of the temporary/seasonal outdoor seating area complies with this section of the Zoning Ordinance, the permit could be issued administratively by CD Dept. staff. The outdoor seating being so close to the street/ROW with a roll over gutter/curb currently in place is a concern. Some type of traffic deterrent, whether it be bollards, removable concrete curbs, etc. shall be implemented to stop a car from running into the picnic benches.
- Section 7.F.3.7 of the Zoning Ordinance encourages the use of flower beds/containers in temporary outdoor seating areas. At this location, some type of substantial planters shall be provided to help separate the outdoor seating area from the paved area on the adjacent public ROW and the adjacent driveway for the Park District parking lot.
- On-site Parking: The asphalt area located immediately north of the building area the proposed restaurant would occupy is regularly used to accommodate vehicular access to the lower level garage door on the west building wall and the somewhat regular parking of building tenant vehicles. The Applicant/property owner should clarify what, if any, vehicular parking or access to the garage door will be allowed/accommodated in this asphalt area, how it will be configured, and how pedestrian access into and out of the walk-in restaurant will be provided and protected from vehicle parking and access to the lower garage door.
- Operations Plan: A more detailed description of what the proposed restaurant entails should be provided. Specifically, what type of food will it serve, what type of food will be cooked on site (any deep frying or open flame cooking?), hours of operation, seasons/time of year operation, maximum number of on-site employees at any given

time, and clarification on whether customers will go into building to receive service or will there be a walk-up exterior service window. If customers are required to go into the building to obtain service, handicapped accessible access into the building will likely be required. What is the building owner's plan for use of the lower level storage area behind the existing garage door? How will the planned future use of that area of the building work with the proposed outdoor seating improvements?

- Exterior Façade Improvements: Staff recommends performing exterior façade improvements for proposed new use and recommends the Applicant provides plans for exterior façade improvements.
- Handicapped accessibility: There is a single step into the existing door that serves the building area the Applicant is proposing to convert into a walk-up restaurant. The plans do not show how this entrance will be modified to make it handicapped accessible. The Applicant should provide additional details on how this will be accomplished. A portion of the service counter must also be at an accessible height.
- Parking Variation: The property owner/Applicant should provide a detailed breakdown on how the building is currently utilized so the City can accurately calculate existing and proposed parking requirements and the scope of parking variance required. This would include a detailed breakdown of the floor area and uses in the non-residential area of the building and the number and type (no. of bedrooms) of residential apartment units in the building.
- Document R2004-273159: The Alta land title survey provided on Sheet A-1.0 of the applicant's submittal references this document and the six parking spaces shown on it. Applicant shall provide a copy of this document for staff review.
- Garbage: The Applicant should clarify where the garbage and refuse produced by the proposed restaurant will be collected/stored.
- Signage: No exterior business signage is reflected on the application submittal. Unless a sign ordinance variation is requested and approved at a separate date, all new exterior business signage for the proposed restaurant will need to comply with the standard provisions of the City's Sign Ordinance. No commercial signage should be installed until the applicant obtains a building permit from the City.
- Bollards: Sheet A-1.0 of the Applicant's submittal includes a Pipe Bollard Detail but the plans do not appear to show where this type of bollard is proposed. The Applicant should clarify if and where new bollards are proposed.
- Exterior Light: The Electrical Lighting and Power Plan on sheet MEP-1 appears to illustrate the installation of a new exterior mounted wall light near the door to the proposed new restaurant. The Applicant should provide a cut sheet for this proposed new light. Unless specifically approved by the Plan Commission, all exterior light fixtures should be horizontally mounted, flat glass fixtures that direct light down rather than out.
- Plumbing Soil Waste, Vent & Water Supply Diagram: It is not clear on the Applicant's plans where the proposed new grease trap would be installed or if/where a new sanitary sewer connection will be installed outside of the building. The plans should be clarified to address these issues.

As a courtesy, the applicant shall keep in mind the following licenses and permits will be required in addition to variation:

- Building permit
- Sign permit
- Business license
- Food handlers license

CONCLUSION

Staff believes a parking variance could be justified at this location and that there is likely sufficient parking in the area to support the proposed takeout restaurant. However, staff feels the Applicant should respond to the Staff Comments contained in this report before staff and the ZBA make a final recommendation on this variation request.

Staff recommends the Zoning Board of Appeals continue the Public Hearing for this case to the July 7 2022 PC/ZBA Meeting in order to provide the applicant time to address the staff comments contained within this report and staff time to review the additional information and prepare findings and a final recommendation on this request.

ATTACHMENT:

EXHIBIT A: List of Applications and Plan Submittal

EXHIBIT A**List of Submitted Applications and Plan Submittals**

1. General Application Information Form, 3 pages, prepared by Rick Dandan, dated 5-29-22
2. Zoning Ordinance Variation Application – Form A, 3 pages, prepared by Rick Dandan, submitted 5-29-22
3. Proposed Walk Up / Take Out Restaurant 35230 Warren Avenue, Warrenville, Illinois “Beach Dog’s” plans, 5 pages, prepared by MJC Architects, LTD, dated 5/8/2022