Petition 2021-12-02-26 submitted by Portillo's requesting a one-year extension of the waiver use granted on February 28, 2022 (CR #68-22) involving the utilization of a Tavern license (sale of beer and wine for consumption on the premises) in connection with a full-service restaurant at 13004 Middlebelt Road, located on the east side of Middlebelt Road between the CSX Railroad right-of-way and Schoolcraft Road in the Northwest 1/4 of Section 25.



Portillo's Hot Dogs, LLC • 2001 Spring Road, Suite 400, Oak Brook, IL 60523-3930 • (630) 954-3773 • Fax (630) 954-5851 • www.portillos.com

February 14, 2023

City of Livonia Planning Department 33000 Civic Center Drive Livonia, MI 48154

RE: Petition #2021-12-02-226, Petition #2021 12-02-26

To Whom it May Concern,

Portillo's waiver use petitions requesting a tavern license and to construct and operate a freestanding full-service restaurant with drive-up window facilities at 13004 Middlebelt Road were approved on February 28,2022. We would like to request an extension for both waivers. We are expecting to be through civil permitting in April that will allow our building permit to be issued.

Sincerely yours,

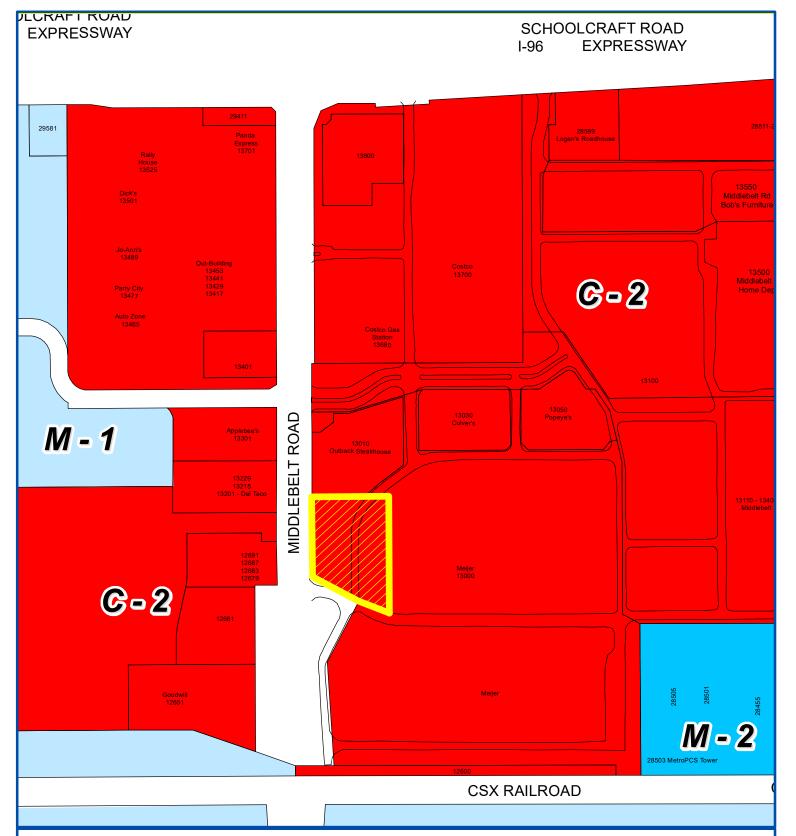
Randall S. Guse

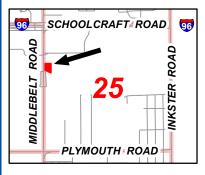
Vice President of Real Estate

Englishere

PORTILLO'S HOT DOGS, LLC

CC: Preston Funkhouser Amanda Schwerin





# Address & Zoning Map

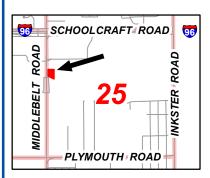
Petitions 2021-12-02-25 & 2021-12-02-26
Portillo's
13000 Middlebelt Road
to construct & operate a freestanding full-service
restaurant with drive-up window facilities & utilize
a Tavern license



Not to Scale

City of Livonia Planning Department





# Aerial Map

Petitions 2021-12-02-25 & 2021-12-02-26
Portillo's
13000 Middlebelt Road
to construct & operate a freestanding full-service
restaurant with drive-up window facilities & utilize
a Tavern license



Not to Scale



City of Livonia Planning Department

### PLANNING COMMISSION STAFF NOTES

### **MISCELLANEOUS**

### ITEM 2

**Petition 2021-12-02-26 submitted by Portillo's** requesting a one-year extension of the waiver use granted on February 28, 2022 (CR #68-22) involving the utilization of a Tavern license (sale of beer and wine for consumption on the premises) in connection with a full-service restaurant at 13004 Middlebelt Road, located on the east side of Middlebelt Road between the CSX Railroad right-of-way and Schoolcraft Road in the Northwest 1/4 of Section 25.

# February 21, 2023 Study Meeting:

This request is for a one-year extension of the waiver uses granted to Portillo's involving the construction and operation of a freestanding full-service restaurant with drive-up window facilities and the utilization of a Tavern license (sale of beer and wine for consumption on the premises). The site is a proposed outlot at the Meijer store on Middlebelt Road. City Council granted approval to both waiver uses on February 28, 2022 (CR #59-22 & CR #68-22).

The approved plans show a one-story restaurant with a gross floor area of 7,900 square feet. The restaurant would have 184 interior seats and forty-four (44) outdoor patio seats. Drive-up window service is planned along the west side of the building, facing Middlebelt Road. Primary access would be from Millennium Park's main entrance road north of the restaurant, where most of the incoming and outgoing traffic occurs. From within Millennium Park, additional connecting points to the Meijer parking lot are available to the east along an internal road that runs south and north with access to eastbound Schoolcraft Road. The exterior building materials include a split-faced block, face brick, ribbed metal panels, smooth face block, and metal louver sections.

City Council also approved a Tavern license for Portillo's and waived the separation requirement from the other on-premises licensed businesses within 1,000 feet of the proposed restaurant (CR #69-22).

In the letter requesting the extension, the following is stated: "We are expecting to be through civil permitting in April that will allow our building permit to be issued."

Below are reasons for the extension as provided by Portillo's:

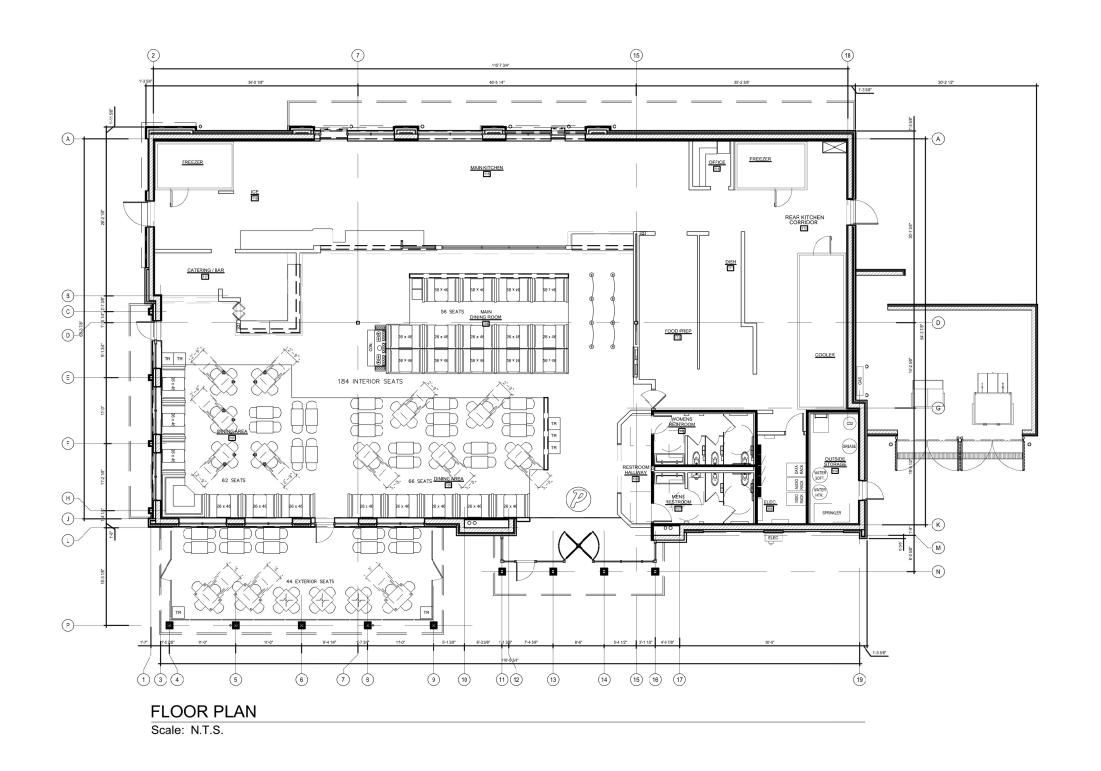
- Continuing to pursue Wayne County stormwater approval including coordination of record drawings for the regional stormwater management facilities downstream.
- 2. Continuing to pursue Wayne County approval of the traffic signal improvements at Middlebelt Road and Industrial Road. This required additional survey of the intersection and full signal design plans.

- 3. Coordination of the traffic study recommendations with the other shopping center owners.
- 4. Finalization of various documents with Meijer and the Landlord.

## February 28, 2023 Regular Meeting:

**Approving Resolution:** That the request by Portillo's Hot Dogs, LLC, for a one-year extension of the waiver use granted on February 28, 2022 (CR #68-22) involving the utilization of a Tavern license in connection with a full-service restaurant at 13004 Middlebelt Road, is approved, subject to City Council approval and provided all conditions imposed by Council Resolutions #68-22 and #69-22 in connection with Petition 2021-12-02-26 shall remain in effect.



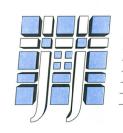


New Garage Concept v2.3 - December 8th, 2021



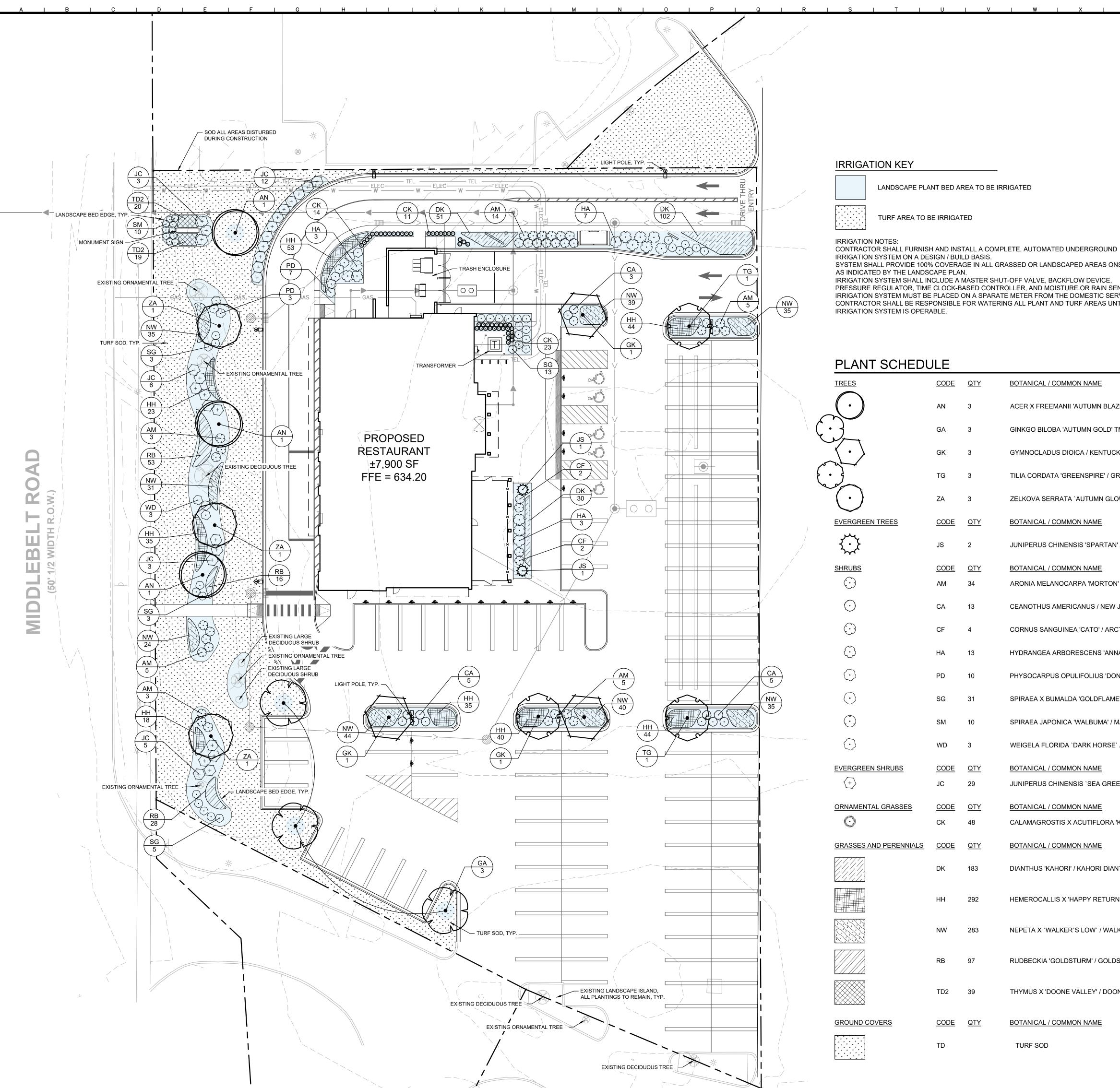


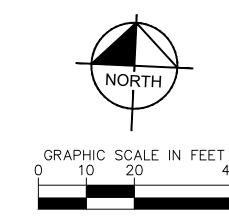
Portillo's - Garage Restaurant MIDDLEBELT ROAD LIVONIA, MI





Since 1915





CONT CAL



<u>OTHER</u>

SYSTEM SHALL PROVIDE 100% COVERAGE IN ALL GRASSED OR LANDSCAPED AREAS ONSITE, IRRIGATION SYSTEM SHALL INCLUDE A MASTER SHUT-OFF VALVE, BACKFLOW DEVICE, PRESSURE REGULATOR, TIME CLOCK-BASED CONTROLLER, AND MOISTURE OR RAIN SENSOR. IRRIGATION SYSTEM MUST BE PLACED ON A SPARATE METER FROM THE DOMESTIC SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT AND TURF AREAS UNTIL

THE E	OODL	<u> </u>	BOTANIONE / COMMON NAME	00111	OAL	OTTLEN
	AN	3	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL. MIN	
	GA	3	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	В&В	2.5" CAL. MIN	
	GK	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	В&В	2.5" CAL. MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL. MIN	
	ZA	3	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2.5" CAL. MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
****	JS	2	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	B & B	6` HT MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	<u>SIZE</u>
$\bigcirc$	AM	34	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	3 GAL		18" HT. MIN.
$\odot$	CA	13	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL		18" HT. MIN.
$\odot$	CF	4	CORNUS SANGUINEA 'CATO' / ARCTIC SUN DOGWOOD	3 GAL		18" HT. MIN.
$\odot$	НА	13	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	5 GAL		18" HT. MIN.
$\odot$	PD	10	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL NINEBARK	3 GAL		18" HT. MIN.
$\odot$	SG	31	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	3 GAL		18" HT. MIN.
$\odot$	SM	10	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	3 GAL		12" HT. MIN.
$\odot$	WD	3	WEIGELA FLORIDA `DARK HORSE` / WEIGELA	3 GAL		24" HT MIN
EVERGREEN SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
+	JC	29	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL		18" HT. MIN.
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	СК	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL		18" HT. MIN.
GRASSES AND PERENNIALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	DK	183	DIANTHUS 'KAHORI' / KAHORI DIANTUS	1 GAL	18" OC	
	НН	292	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	18" OC	
	NW	283	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL	18" OC	
	RB	97	RUDBECKIA 'GOLDSTURM' / GOLDSTURM BLACK EYED SUSAN	1 GAL	18" OC	
	TD2	39	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME	1 GAL	18" OC	
GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME			
	TD		TURF SOD			

Kimley » Horn

ORIGINAL ISSUE: 12/08/2021 KHA PROJECT NO. 168685002 SHEET NUMBER

L1.0

TREE PLANTING

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR

PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO

THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.

6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.

9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.

11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.

12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

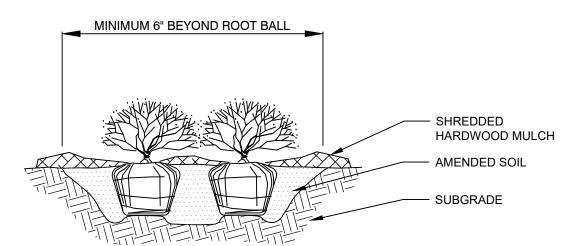
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.

16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.

18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



# NOTES:

. APPLY CORRECTIVE PRUNING.

2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.

3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.

4. REMOVE OR CORRECT GIRDLING ROOTS.

PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.

6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED, LAYOUTS

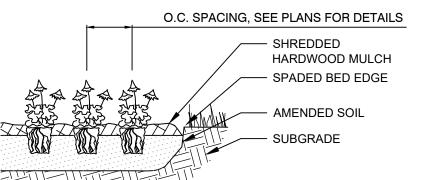
# SHRUB PLANTING

# NOTES:

- EXCAVATE PLANTING BED.
- 2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
- 3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING
- ROOTS. CORRECT GIRDLING ROOTS.

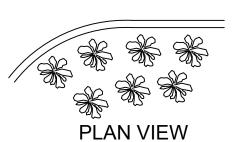
  2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
   APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS
- FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

  5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED



WITH THEIR CENTER 24" FROM EDGE OF BED.





# (3) PI

# PERENNIAL PLANTING

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CODE	REQUIREMENT	PROPOSED		
X Sec 10.03.1 Frontage Landscape	1 Deciduous or Evergreen Tree per 40 lf:  Middlebelt Road. 273' / 40 = 7 Trees	7 Deciduous Trees (1 existing)		
X Sec 10.03.1 Frontage Landscape	1 Ornamental Tree per 100 lf:  Middlebelt Road. 273' / 100 = 3 Ornamental Trees	4 Ornamental Trees (4 existing)		
X Sec 10.03.1 Frontage Landscape	8 Shrubs per 40 lf: <i>Middlebelt Road.</i> 273' / 40 * 8 = 55 Shrubs	55 Shrubs Shrubs (2 existing)		
X Sec 10.03.2.Ai Parking Lot Screening	Opaque Landscape Screen along parking perimeter 5' wide and at least 3' in height.	Landscape screen along parking perimeter where possible.		
X Sec 10.03.2.B.i Interior Parking Lot Area	5% of paved parking area must be landscape. 45,430 sf * 0.05 = 2,272 sf	2,418 sf of Interior Parking Landscape Area.		
X Sec 10.03.2.B.ii Interior Parking Lot Trees	1 Tree per interior landscape area. 1 Tree per 300 sf: 2,418 sf / 300 = 9 Trees	9 Interior Parking Lot Trees.		

S, INC.
No.
REVISIONS
DA

© 2021 KIMLEY—HORN AND ASSOCIATE
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630–487–5550

DESIGNED BY: TRE
DRAWN BY: JPC
CHECKED BY: DA



DSCAPE ES AND

RAURANT SELT ROAD SOUTH OF

ORIGINAL ISSUE: 12/08/2021 KHA PROJECT NO. 168685002

\_ \_ \_

SHEET NUMBER



EAST ELEVATION - Front Main Entrance & Outdoor Patio



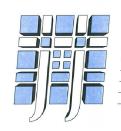
SOUTH ELEVATION - On-Line Order Pick-Up & Delivery Scale: N.T.S.

New Garage Concept v2.4 - January 19th, 2022





Portillo's - Garage Restaurant MIDDLEBELT ROAD LIVONIA, MI





Since 1915

**MATERIAL SCHEDULE** 

MATERIAL SPECIFICATION

8" x 24" SPLIT FACED BLOCK RUNNING BOND ARRISCRAFT RENASSIANCE STONE, OR EQUAL COLOR: LIMESTONE, ROUGH FINISH

8" x 24" SPLIT FACED BLOCK RUNNING BOND ARRISCRAFT RENASSIANCE STONE, OR EQUAL COLOR: GRAPHITE, ROUGH FINISH

4" x 24" SMOOTH FACED BLOCK RUNNING BOND ARRISCRAFT RENASSIANCE STONE, OR EQUAL COLOR: LIMESTONE, SMOOTH FINISH

8" x 24" SMOOTH FACED BLOCK RUNNING BOND ARRISCRAFT RENAISSANCE STONE, OR EQUAL COLOR: GRAPHITE, SMOOTH FINISH

EXPOSED STRUCTURAL STEEL FOR PAINT, CUSTOM COLOR TO MATCH PATIN

PRECISION SERIES WALL PANEL HIGHLINE C2 24GA, STEEL PAC-CLAD PETERSEN COLOR: MUSKET GRAY

PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM, WITH TRIM PAC-CLAD PETERSEN OR EQUAL

PAINT DOOR AND TRIM TO MATCH ADJACENT

DRNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, POWDER COATED CHARCOAL COLO

JP AND DOWN WALL SCONCE LIGHT, WEATHERED PATINA FINISH

ALL MOUNTED ARM DOWNLIGHT WITH SHADE

AC-CLAD PETERSEN

PRECISION SERIES WALL PANEL HWP 24GA, STEEL PAC-CLAD PETERSEN, COLOR: CHARCOAL

EXPOSED STRUCTURAL STEEL FOR PAINT, COLOR: TO MATCH PE

MATERIA

FACE BRICK

SPLIT FACED BLOCK

MOOTH FACED

XPOSED TRUC, STEEL

EXPOSED STRUC, STEEL

IBBED METAL PANEL

SOFFIT PANELS

STAINLESS STEEL

MISC. BRAKE METAL ON
WATERPROOF PLYWOOD
PANEL

FAUX OVERHEAD DOORS

METAL FENCE

MISC. PRE-FIN. METAL TRIM / COPING

LED STRIP LIGHT

WALL SCONCE LIGHT

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RL

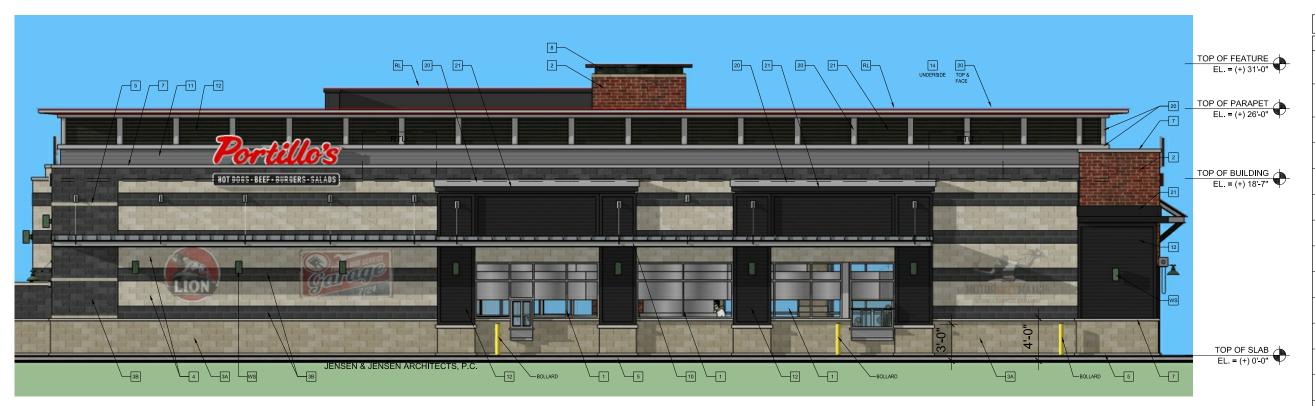
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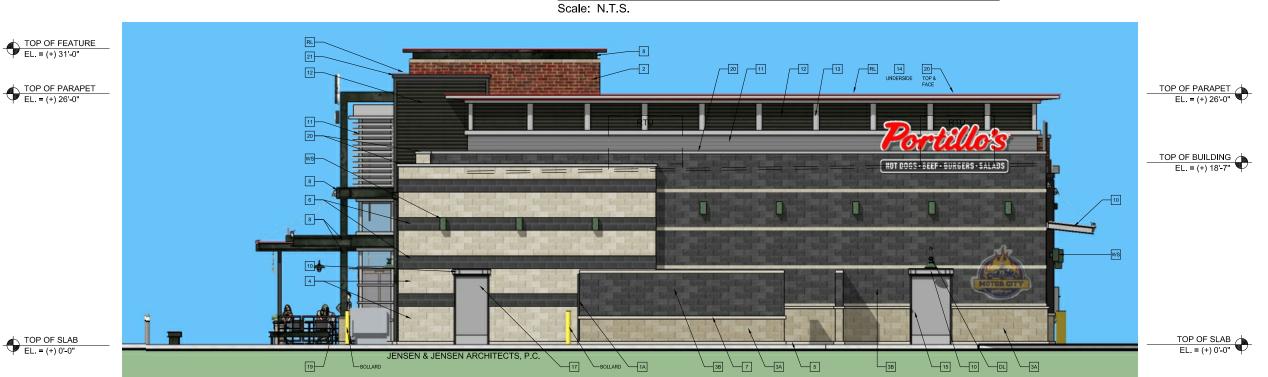
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RECAST STONE TRIM



WEST ELEVATION - Drive-Thru and Awning Extension



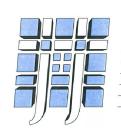
NORTH ELEVATION - Back of House & Servicing Area Scale: N.T.S.

New Garage Concept v2.4 - January 19th, 2022





Portillo's - Garage Restaurant MIDDLEBELT ROAD LIVONIA, MI





Since 1915

MATERIAL SCHEDULE

PRECISION SERIES WALL PANEL HIGHLINE C2 24GA. STEEL PAC-CLAD PETERSEN COLOR: MUSKET GRAY

8" x 24" SPLIT FACED BLOCK RUNNING BOND ARRISCRAFT RENASSIANCE STONE, OR EQUAL COLOR: GRAPHITE, ROUGH FINISH

8" x 24" SMOOTH FACED BLOCK RUNNING BOND ARRISCRAFT RENAISSANCE STONE, OR EQUAL COLOR: GRAPHITE, SMOOTH FINISH

SMOOTH FACE CAST STONE SILL, CAP PIECES, AND TRIM, SIZES AND SHAPE VARY, COLOR: TO MATCH LIMESTONE BLOCK

EXPOSED STRUCTURAL STEEL FOR PAINT, CUSTOM COLOR TO MATCH PATINA

EXPOSED STRUCTURAL STEEL FOR PAINT, COLOR: TO MATCH PETERSEN CHARCOA

ECISION SERIES WALL PANEL HWP 24GA. STEEL C-CLAD PETERSEN. COLOR: CHARCOAL

PAC-CLAD PETERSEI COLOR: SILVERSMIT

PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL

PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES

MAUNUFACTURER: TO BE DETERMINED COLOR: CLEAR ANOD, ALUMINUM

WHITE LED STRIP LIGHT BY OWNERS SIGN CONTRACTOR

UP AND DOWN WALL SCONCE LIGHT, WEATHERED PATINA FINISH

COLOR: LIMESTONE, SMOOTH FINISH

4" x 24" SMOOTH FACED BLOCK RUNNING BOND
ARRISCRAFT RENASSIANCE STONE, OR EQUAL
COLOR: LIMESTONE, SMOOTH FINISH

KEY NOTE

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PL

TRASH ENCLOSURE

FACE BRICK

SPLIT FACED BLOCK

RECAST STONE TRIM

EXPOSED STRUC. STEEL

> XPOSED STRUC. STEEL

EXPOSED STRUC. STEEL

RIBBED METAL PANEL

BBED METAL PANEL

TANDING SEAM METAL &

TAINLESS STEEL

FAUX OVERHEAD DOORS

METAL FENCE

MISC. PRE-FIN. METAL TRIM / COPING

ED STRIP LIGHT

ED STRIP LIGHT

WALL SCONCE LIGHT

# DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

TODD J. ZILINCIK, P.E. CITY ENGINEER

DAVID W. LEAR, P.E. ASST. CITY ENGINEER



12973 FARMINGTON ROAD LIVONIA, MICHIGAN 48150 (734) 466-2571 FAX: (734) 466-2195 MAUREEN MILLER BROSNAN MAYOR

DONALD R ROHRAFF DIRECTOR OF PUBLIC WORKS

February 15, 2023

Mr. Scott Miller Planner IV City of Livonia

Re: Petition 2021-12-02-25 & 2021-12-02-26 - #13000 Middlebelt Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The overall parcel is assigned the address #13000 Middlebelt Road, while the proposed restaurant is assigned the address of #13004 Middlebelt Road.

The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia, although the utilities are contained within the Middlebelt Road right-of-way. Any connections to these utilities will require permits from both the City, and the Wayne County Department of Public Services.

Privately-owned storm sewer is available within the existing parcel. The petitioner does indicate that they will be installing stormwater detention in compliance with the Wayne County Stormwater Ordinance, but no calculations have been provided at this time. Full review of the utilities will be completed when drawings are submitted for permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at <a href="mailto:dlear@livonia.gov">dlear@livonia.gov</a> or <a href="mailto:tzilincik@livonia.gov">tzilincik@livonia.gov</a>.

Sincerely,

David W. Lear, P.E. Assistant City Engineer

cc: 2023 Petition File

# DEPARTMENT OF PUBLIC SAFETY LIVONIA FIRE & RESCUE

ROBERT JENNISON FIRE CHIEF



MAUREEN MILLER BROSNAN MAYOR

**DATE:** February 21, 2023

**TO:** Scott O. Miller, Planner IV

**FROM:** Livonia Fire Prevention Division

SUBJECT: Petition 2021-12-02-25 & 2021-12-02-26 13000 Middlebelt Rd. Portillos

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

No current objections or stipulations at this time. Refer to review regarding this Petition # from Retired Fire Marshal Greg Thomas on December 14, 2021.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brían Kukla

Brian Kukla Fire Marshal



# DEPARTMENT OF PUBLIC SAFETY DIVISION OF POLICE

CURTIS CAID CHIEF OF POLICE



MAUREEN MILLER BROSNAN MAYOR

15050 Farmington Road Livonia, Michigan 48154-5499 (734) 466-2470 FAX: (734) 261-2265

December 13, 2021

Mr. Scott Miller City of Livonia Planning Dept 33000 Civic Center Drive Livonia, MI 48154 DEC 14 2021

DEC 14 2021

CITY OF LIVONIA

PLANNING COMMISSION

Re: Petition 2021-12-02-25 & 2021-12-02-26 – 13000 Middlebelt Rd

Mr. Miller,

Objections are that the driveway to Meijer from Middlebelt is already a known problem area. There is extremely high traffic at that driveway throughout the day and it is a high crash area. This area is one of the highest crash locations within the entire city. It is already difficult for people to turn in and out of the Meijer driveway at this location. It is not a good idea unless the traffic flow is addressed at the driveway to Middlebelt possibly with additional traffic control devices and/or traffic signals.

Please feel free to contact me should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Soft Swall Scypalis #543
Scott Sczepanski, Sergeant

Traffic Bureau (734) 466-2107

### **INSPECTION DEPARTMENT**

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAYOR

JEROME A. HANNA DIRECTOR

**MAUREEN MILLER BROSNAN** 

33000 CIVIC CENTER DRIVE LIVONIA, MICHIGAN 48154-3097 (734) 466-2580 FAX: (734) 466-2095

Date: February 21, 2023

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-12-02-25 & 2021-12-02-26 – 13000 Middlebelt Road (Extension)

Pursuant to your request, the above-referenced Petition has been reviewed.

1. A variance from the Zoning Board of Appeals would be required for the excess number of signs.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Gerome Hanna Jerome Hanna

Director of Inspection

### DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE
Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE LIVONIA, MICHIGAN 48154-3097 (734) 466-2260 FAX: (734) 421-1807

February 15, 2023

Mr. Scott O. Miller Planning Commission 33000 Civic Center Drive Livonia, MI 48154

Petitions 2021-12-02-25 & 2021-12-02-26 - 13000 Middlebelt Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula Chief Accountant

CK: jw

### OFFICE OF THE TREASURER

LYNDA L. SCHEEL CITY TREASURER



33000 CIVIC CENTER DRIVE LIVONIA, MICHIGAN 48154-3060 (734) 466-2245 FAX: (734) 421-7230

December 14, 2021

Mr. Scott Miller – Planner IV Planning Commission City of Livonia

Re: Petition 2021-12-02-25

2021-12-02-26

13000 Middlebelt Road HD Group, Inc. for Portillo's (Meijer)

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time taxes are due, but not delinquent, therefore I have no objections to the proposal.

Sincerely,

Lynda L. Scheel

Treasurer, City of Livonia

### OFFICE OF THE MAYOR

Maureen Miller Brosnan MAYOR

> Linda Gosselin ASSESSOR



33000 CIVIC CENTER DRIVE LIVONIA, MICHIGAN 48154-3097 (734) 466-2220 assessorforms@livonia.gov

February 15, 2023

To: Planning Department

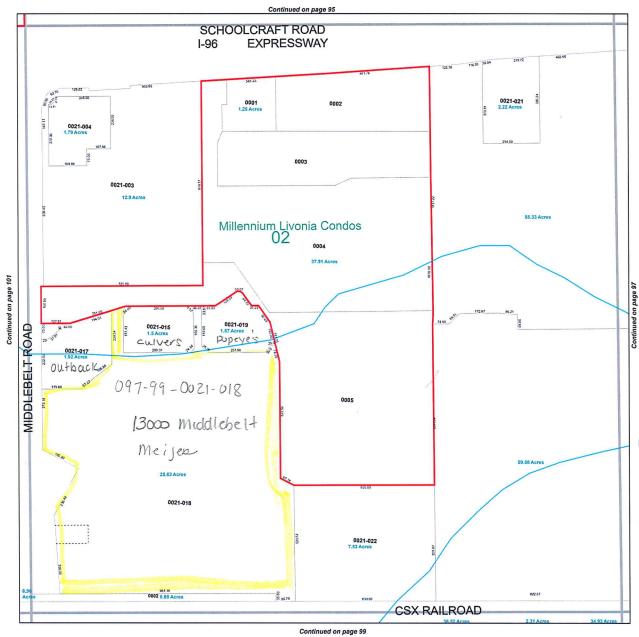
Re: Petition 2021-12-02-25 & 2021- 12-02-26 13000 Middlebelt

A request has been made by Portillo's for a one-year extension on the waiver use previously granted on February 28, 2022 (CR#59-22 & CR#68-22) The parcel number being 097-99-0021-018 and address 13000 Middlebelt Rd. Please note the yellow outlined area indicated on the zoning and aerial maps does not exist independently. The parcel for 13000 Middlebelt is 25.63 acres and owned by Meijer. Portillo's would have to request a lot split or identify any agreements they have with Meijer. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,

Kathie Siterlet

Residential Appraiser



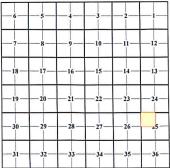
Location N.W. 1/4 Section 25

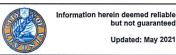
# City of Livonia



Feet 0 50 100 200

T. 1 south, R. 9 east Wayne County, Michigan Copyright 2021, City of Livonia





# OTHER ITEMS RELATED TO THE PETITION

# MINUTES OF THE 1,196<sup>th</sup> PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 28, 2023, the City Planning Commission of the City of Livonia held its 1,196<sup>th</sup> Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Glen Long

Wafa Dinaro Ian Wilshaw

Members absent: Peter Ventura

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

## ITEM #2 PETITION 2021-12-02-26 Portillo's Tavern License

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-12-02-26 submitted by Portillo's requesting a one-year extension of the waiver use granted on February 28, 2023 (CR #68-22) involving the utilization of a Tavern license (sale of beer and wine for consumption on the premises) in connection with a full-service restaurant at 13000 Middlebelt Road, located on the east side of Middlebelt Road between the CSX Railroad right-of-way and Schoolcraft Road in the Northwest 1/4 of Section 25.

Mr. Wilshaw:

Thank you, sir. We already received a presentation on this item. Are there any questions that any of our commissioners have for our planning staff in regard to this petition? I don't see any. Are there any questions for our representative of the petitioner from any of our commissioners? I don't see any questions from any commissioners. Anyone in the audience wishing to speak for against this item. I don't see anybody coming forward. A motion would be an order.

On a motion by Bongero, seconded by Dinaro, and unanimously adopted, it was

#02-15-2023

**RESOLVED**, That the request for a one-year extension of the waiver uses granted on February 28, 2022 (CR #68-22) involving the utilization of a Tavern license in connection with a full-service restaurant at 13004 Middlebelt Road, is hereby approved, subject to City Council approval and the following conditions:

- 1. That the request for a one-year extension of waiver use approval by Portillo's Hot Dogs, L.L.C., in a letter dated February 14, 2023, is hereby approved. and
- 2. That all conditions imposed by Council Resolutions #68-22 and #69-22 in connection with Petition 2021-12-02-26 shall remain in effect to the extent that they are not in conflict with the foregoing condition.

**FURTHER RESOLVED**, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Vision 21 Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.