

STAFF REPORT

2022-12P: Special Use Permit

Community Development Department

Council Chambers, 7:30 PM, March 17, 2022

To: Paul Luke, Plan Commission Chairperson
From: Matt Brandmeyer, AICP, Community Development Director
Re: **2022-12P: Special Use Permit – Outdoor Dining**
5150 Touhy Avenue
Related Cases – 2022-8P: Zoning Map Amendment
2022-09P: Alley Vacation
2022-10P: Site Plan Approval
2022-11P: Special Use Permit – Drive-through

General Information		
<i>Location</i>	5150 Touhy Avenue	
<i>Purpose</i>	To request a special use permit for a 3,973 square foot limited-service restaurant with outdoor dining at 5150 Touhy Avenue in a B2 Commercial zoning district.	
<i>Petitioner</i>	Skokie Property, LLC – Dunkin’/Baskin	
<i>Size of Site</i>	28,000+/- ft ² with frontage on Touhy & Laramie Avenues	
<i>Existing Zoning & Land Use</i>	B2 Commercial – existing Dunkin’/Baskin, single family homes, & part of a public alley	
<i>Adjacent Zoning & Land Use</i>	North	R2 Single Family – single family homes
	South	R2 Single Family – single family homes
	East	R2 Single Family – Congregation Kol Emeth
	West	B2 Commercial – multi-tenant center – Skecher’s, Pep Boys
<i>Comprehensive Plan</i>	The site is designated as retail/service employment & single family residential.	

SITE INFORMATION

- The proposal includes the assemblage of 3 residential properties, the existing Dunkin’/Baskin store, and vacating a portion of the public alley.
- The site is accessible from Touhy through an existing curb-cut and from Laramie on the west side of the property.

PETITIONER’S SUBMITTAL

The petitioner is requesting a special use permit for a limited-service restaurant with outdoor dining at 5150 Touhy Avenue in a B2 Commercial zoning. The proposal includes a patio with 10 seats at the rear of the building.

Please find attached the Petitioner's full statement.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request for a special use permit for a limited-service restaurant with outdoor dining at 5150 Touhy Avenue in a B2 Commercial district be **APPROVED**, based upon the Proposed Positive Findings of Fact and subject to the recommended conditions below.

RECOMMENDED SPECIAL USE PERMIT CONDITIONS

1. The petitioner shall operate and maintain the Subject Property in substantial conformance with the outdoor dining plan in this report. (Standard)
2. The petitioner shall comply with all applicable conditions in the special use permit and site plan approval ordinances for this site.
3. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code. (Standard)
4. Waste receptacles shall be placed on the Subject Property for the use of customers, and that the Health and Human Services Department shall determine the size, type, and location of these units, including 1 waste receptacle in the outdoor dining area and 1 waste receptacle at the restaurant entrance. (Standard)
5. The use will comply with all standard conditions in Section 118-93(e) of the Skokie Village Code for outdoor dining.
6. At least once during every 4 hours of operation and before opening and closing of the business, employees shall patrol the Subject Property and clear it of debris.

ATTACHMENTS

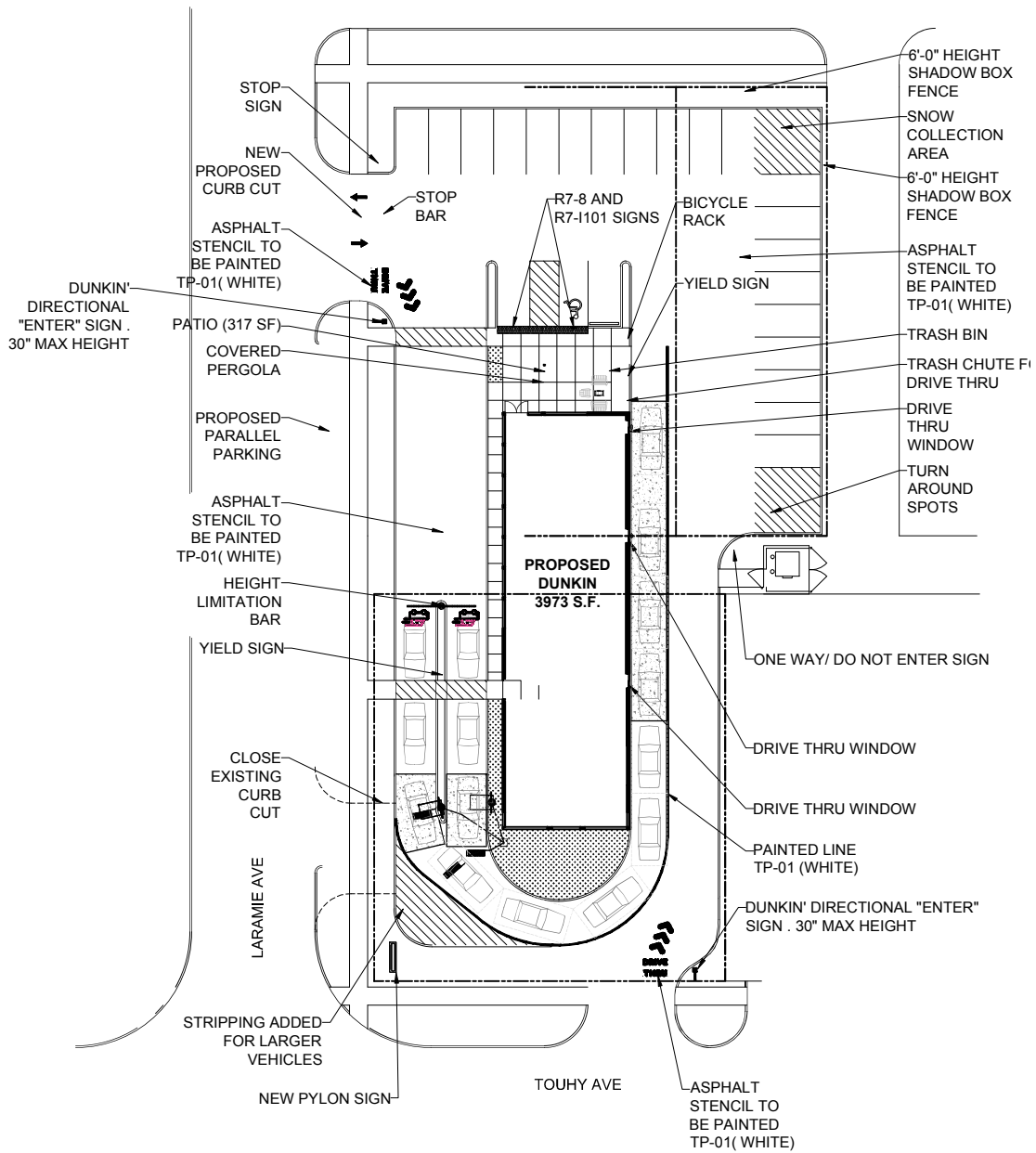
1. Proposed Positive Findings of Fact
2. Petitioner's Statement
3. Site Plan

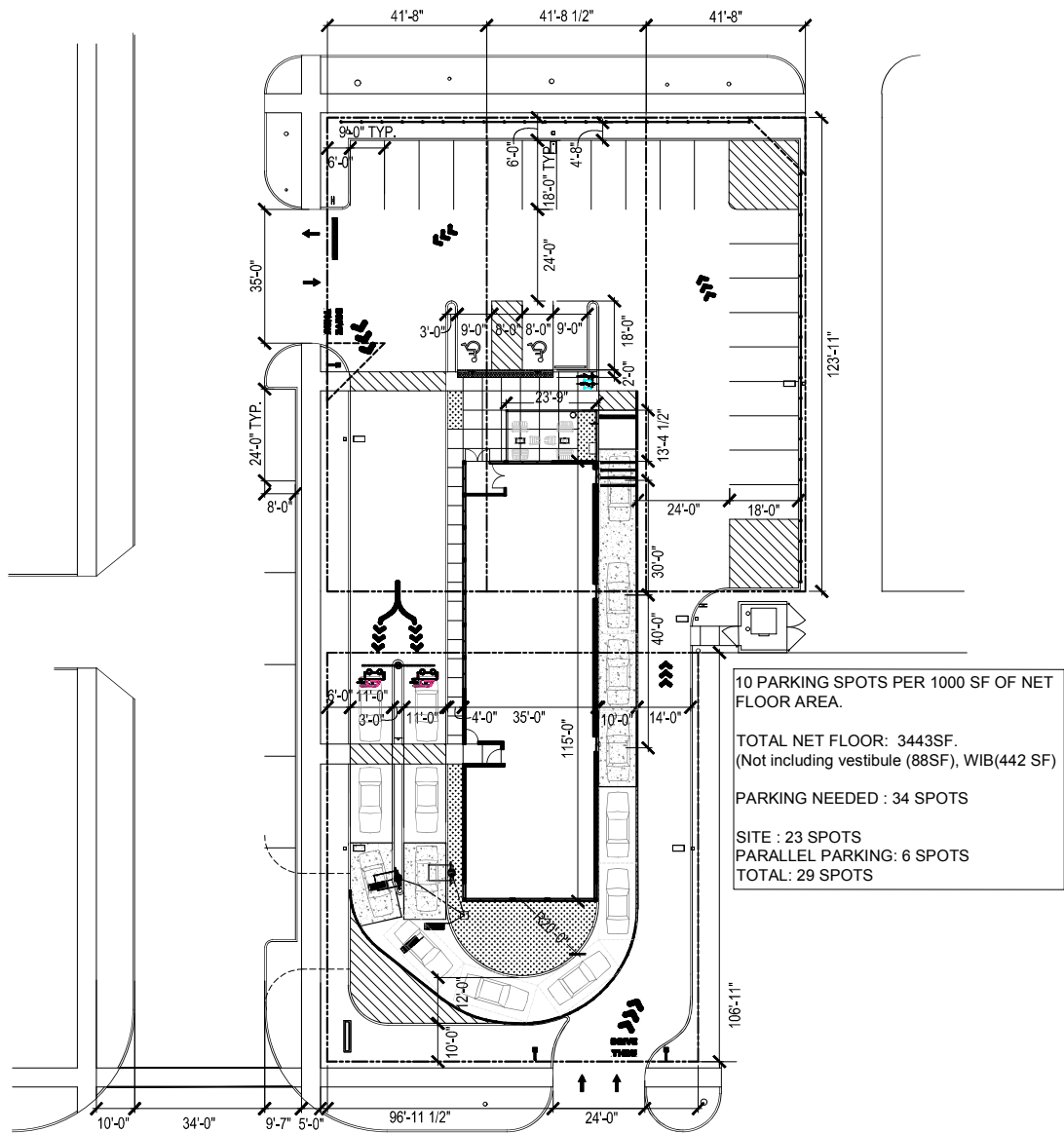
Proposed Positive Findings of Fact 2021-03P: Special Use Permit

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<i>Consideration</i>	<i>Finding</i>
The request is consistent with the intent of the Comprehensive Plan.	The proposed use is not consistent with the single family land use designation in the Comprehensive Plan; however, it is consistent with changes to commercial developments along Touhy Avenue.
The request will not adversely affect adjacent properties.	The request is not expected to adversely affect adjacent properties
The request is compatible with the existing or allowable uses of adjacent properties.	The request is compatible with the existing or allowable uses of adjacent properties.
The request demonstrates that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.	Adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.
The request demonstrates adequate provision for maintenance and use of the associated structures.	The request demonstrates adequate provision for maintenance and use of the associated structures.
The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.	The request has considered and is expected to address any adverse effects on the natural environment.
The request will not create undue traffic congestion.	Per the traffic impact analysis, the use is not expected to create undue traffic congestion, including the availability of ample drive-through queuing on-site.
The request will not adversely affect public health, safety, and welfare.	The request will not adversely affect public health, safety, and welfare.
The request conforms to all applicable provisions of this code, except where relief is granted with the request.	The request conforms to all applicable provisions of this code, except where relief is granted with the request.





10 PARKING SPOTS PER 1000 SF OF NET FLOOR AREA.


TOTAL NET FLOOR: 3443SF.
(Not including vestibule (88SF), WIB(442 SF))

PARKING NEEDED : 34 SPOTS

SITE : 23 SPOTS
PARALLEL PARKING: 6 SPOTS
TOTAL: 29 SPOTS

1 PROPOSED DIMENSIONAL SITE PLAN
SCALE: 1/32"=1'-0"



ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 PH: 847.492.1992	PROJECT: DD SKOKIE 5150 TOUHY AVE, SKOKIE IL, 60077	Job No. 1630.007
		Issue Date 03/17/2022
		Project Area 3973SF