

Memo

To: Plan Commission, Village Board

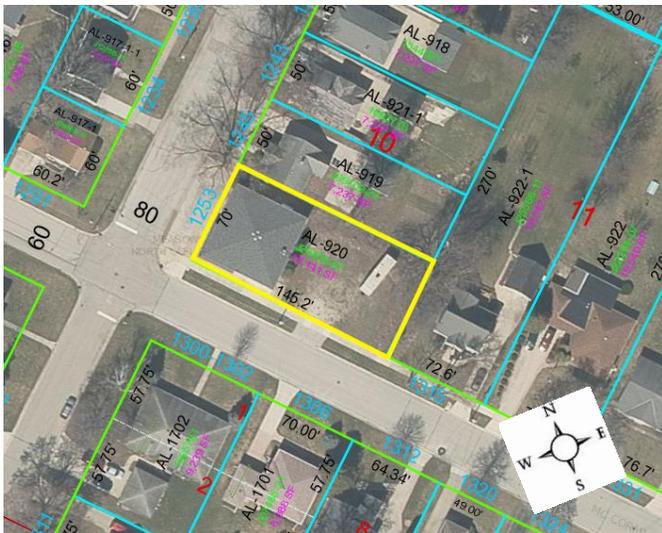
Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM CLARENCE EDWARDS – REQUESTING CONDITIONAL USE PERMIT APPROVAL FOR RESIDENTIAL AND CAFE MIXED-USE ON PARCEL AL-920, LOCATED AT 1253 S. IRWIN AVENUE (property at corner of McCormick Street and Irwin Avenue)

Date: 29 June 2018

A Conditional Use Permit (CUP) has been requested by Clarence Edwards to allow for a mixed-use in an existing building on parcel AL-920, located at 1253 S Irwin Avenue. The parcel is currently zoned “Commercial,” which allows for mixed-use as a conditional use.

Below is an exterior picture and aerial photograph of the existing building. The buyer intends to leave the building footprint existing; using the back portion as an owner-occupied residence and the front portion as a guitar shop and cafe. This proposed use of the property cannot proceed without being granted a conditional use permit. The buyer does have plans to pave additional parking spaces and screen the parking from the residential neighbors.



Any future changes to the building footprint will have to go through the Site Plan and Design Review process and be consistent with the zoning requirements for a “Commercial District.” Interior alterations or a change of commercial use will have to be approved by the Building Inspector to ensure the building is up to date.

Section 475-58 of the village ordinances requires the following standards for granting a Conditional Use Permit.

- A. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;*
- B. *The conditional use will not substantially reduce the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and shall not substantially diminish or impair property values within the neighborhood;*
- C. *Adequate facilities, access roads, drainage, parking, and any other necessities have been or are being provided;*
- D. *Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets; and*
- E. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

Staff has reviewed the proposed application and recommends approval, assuming parking needs can be met (approximately 11). Plan Commission recommended approval at the June 25, 2018 meeting. **Village Board is asked to schedule a public hearing on August 7, 2018 to consider approval of a Conditional Use Permit for the proposed mixed-use at 1253 S Irwin Avenue. Additional information will be provided at that time.**