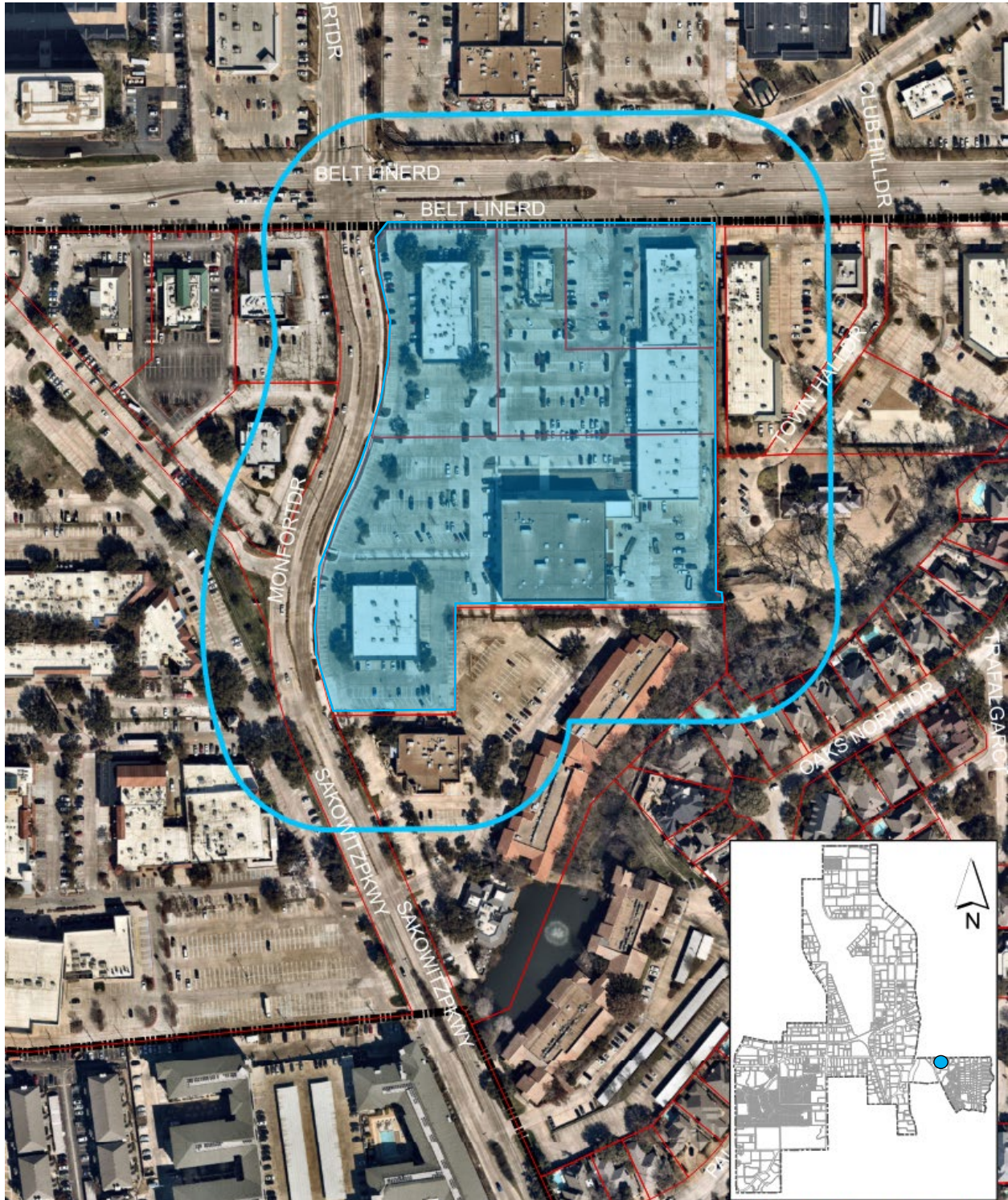


# 1826-SUP

**PUBLIC HEARING** Case 1826-SUP/Jeni's Splendid Ice Creams. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

## LOCATION MAP





April 15, 2021

**STAFF REPORT**

RE: 1826-SUP/Jeni's Splendid Ice Creams  
LOCATION: 5290 Belt Line Road, Suite 112B  
REQUEST: Approval of a Special Use Permit for a restaurant to permit a new ice cream shop with a patio.  
APPLICANT: Sarah Moore, Jeni's Splendid Ice Creams  
DISCUSSION:

Background: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center was recently rezoned to PD, Planned Development, through Ordinance O19-22, to allow for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, Jeni's Splendid Ice Creams, is interested in a lease space in Building C, which is the remaining portion of the suite previously occupied by la Madeleine, adjacent to Shake Shack. This building has recently undergone exterior renovation in an effort to update and modernize the façades. Jeni's Splendid Ice Creams is proposing a small ice cream shop with a patio, which triggers the requirement for a new Special Use Permit (SUP).

Founded in Columbus, Ohio in 2002 by James Beard Award-winning ice cream maker Jeni Britton Bauer, Jeni's Splendid Ice Creams makes one-of-a-kind flavors in partnership with the growers, makers, and producers who supply them with ingredients, from family-run dairies to farmers who grow fields of berries just for their ice cream. Jeni's prides themselves on providing communities artisanal ice cream with local flair.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant. The new restaurant space would total 2,467 square feet, inclusive of a 572 square-foot covered outdoor patio area. The floor plan shows a small interior dining area with a service counter, and an outdoor patio with café tables and a communal seating area. The interior dining room seats 32 and the outdoor patio seats 23.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, inclusive of the new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: Improvements to the building façade were completed with the overall improvements to the building. The new tenant proposes to modify the front façade by creating a small covered outdoor patio within the confines of the adjacent tenant walls. The interior of the

patio area will include a new storefront system, exterior light sconces and string lighting, and masonry cladded walls that include art installations and a chalkboard.

Landscaping and Open Space: The landscape plans were recently reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town's landscape requirements. The approved landscape plan does not require any additional landscaping or open space at this lease space.

**RECOMMENDATION: APPROVAL**

Jeni's Splendid Ice Creams and their artisanal, farm-sourced offerings will be a great addition to the evolving Prestonwood Place shopping center. This new restaurant adds diversity to the Addison restaurant landscape and reflects continued reinvestment momentum for Prestonwood Place.

Staff recommends approval of the request without conditions.





Case 1826-SUP/Jeni's Splendid Ice Creams

April 20, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 20, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant to permit a new ice cream shop with a patio, subject to no conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none