

# **Jeremiah's Italian Ice Special Use Permit (1855-SUP)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal lines and a grey triangle in the top right corner.

**ADDISON**

# Case 1855-SUP Jeremiah's Italian Ice

ADDISON

## LOCATION:

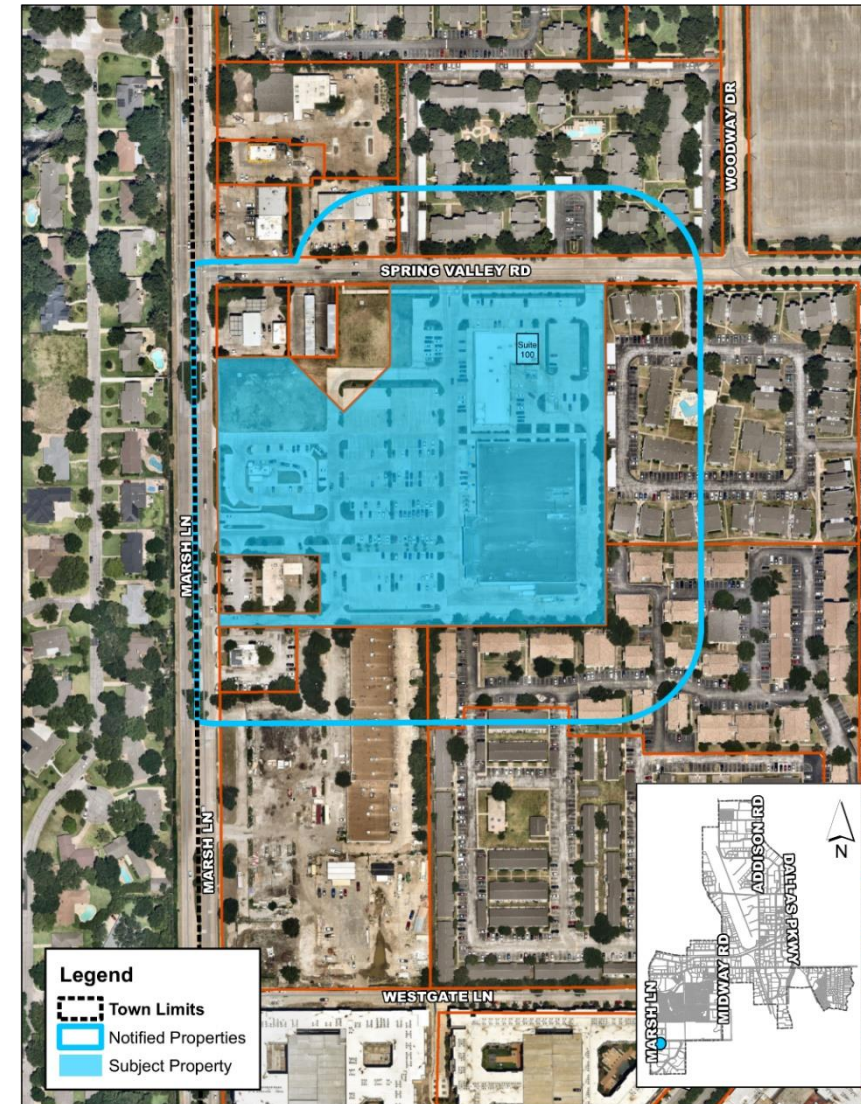
14380 Marsh Lane, Suite 100

## REQUEST:

Approval of a Special Use Permit for a restaurant with a drive-thru

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use with a drive-thru, and associated site conditions at the subject property



# Case 1855-SUP Jeremiah's Italian Ice

## PROJECT HISTORY:

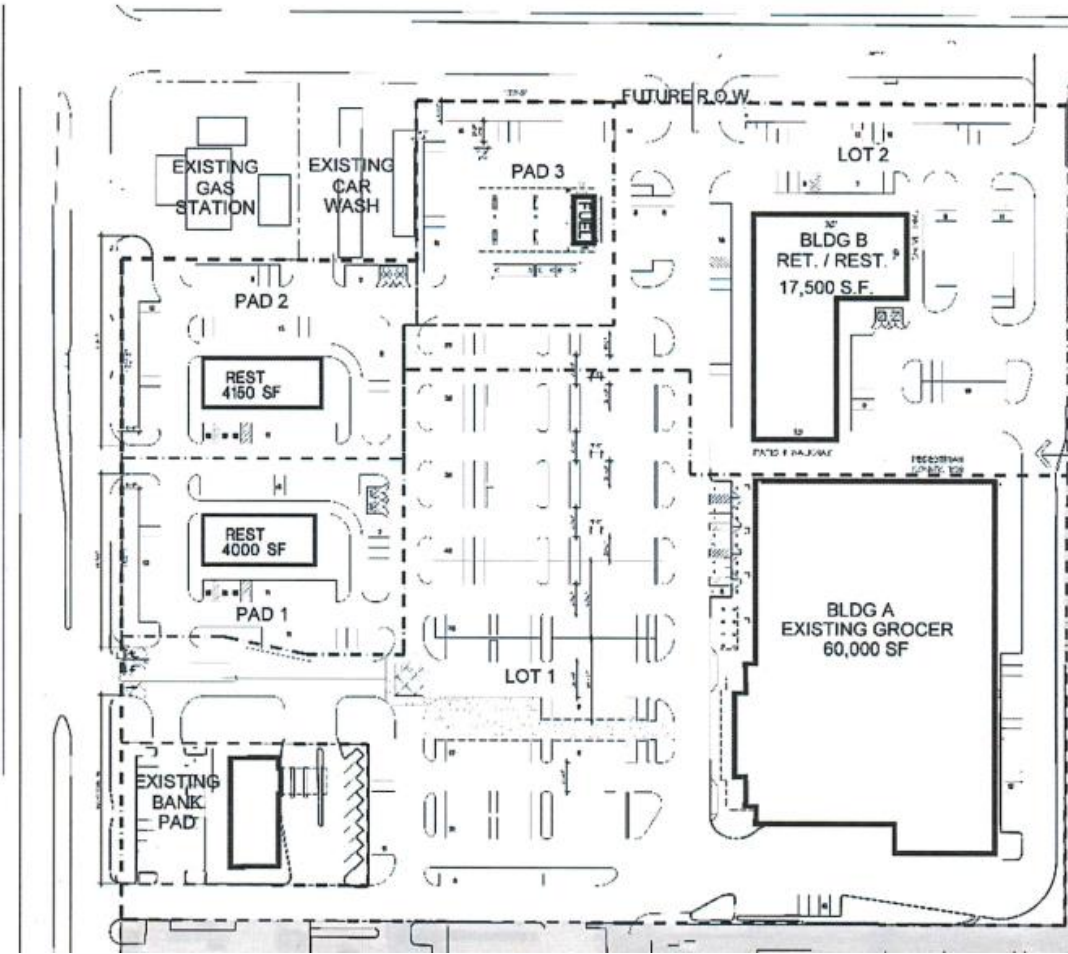
1970's – developed as a multi-tenant retail structure, that was later redeveloped in late 1990's.

2007 – PD, Ord. No. 007-034, approved for Vitruvian Park.

2013 – PD Amendment, Ord. No. 013-026, to modify permitted uses & legal description.

2016 – PD Amendments, Ord. Nos. 016-017 & 016-018, to modify permitted uses, development standards, and development plans.

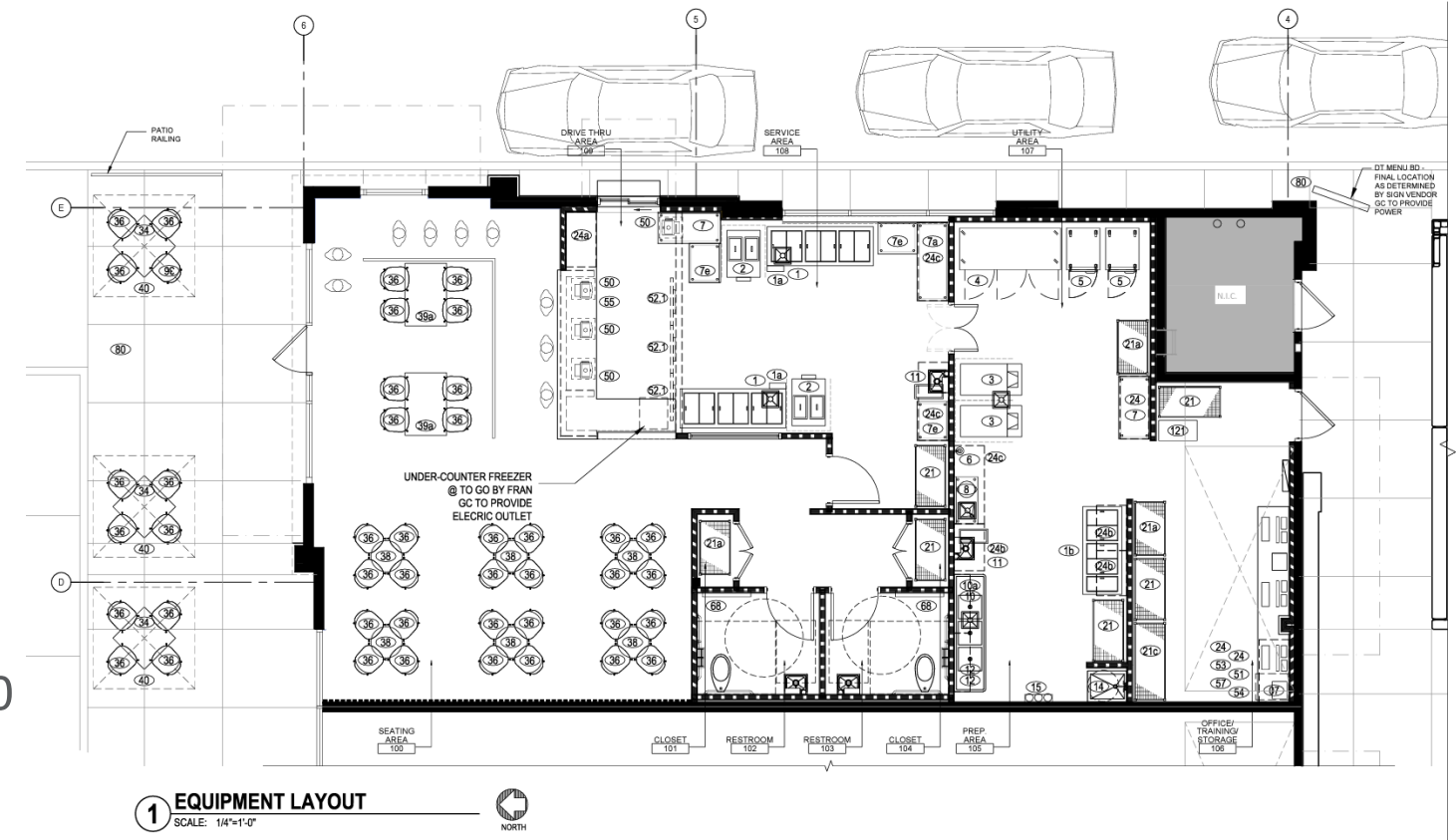
2019 – PD Amendment, Ord. No. 019-06, to modify permitted uses.



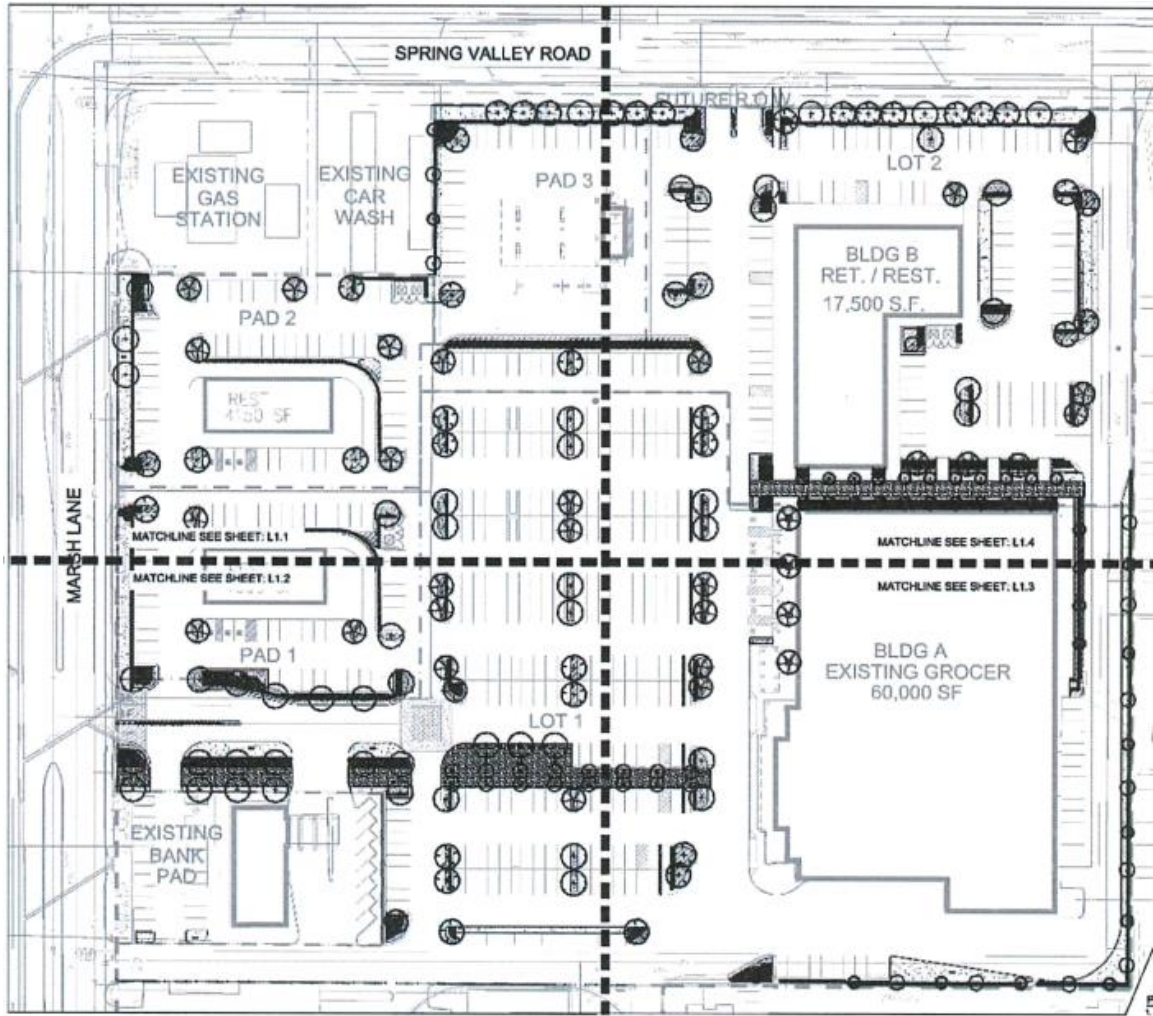
# Case 1855-SUP Jeremiah's Italian Ice

## FLOOR PLAN:

- 1,852 SF of interior floor area
- 480 SF of patio space
- Seating for 32 indoors & 12 on the patio
- Drive-thru facilities (orders made at service window, no speakers)
- Hours of operation: 12:00 pm – 10:00 pm, seven days a week



# Case 1855-SUP Jeremiah's Italian Ice



## PARKING:

The site complies with the parking requirements of the PD. The existing parking accounts for 50% of Building B to be used as retail (1/250) and 50% restaurant (1/100). The existing and proposed uses account for 58% office/retail, 30% restaurant, and 12% is currently vacant.

## OPEN SPACE AND LANDSCAPE:

The site complies with the open space and landscape requirements of the PD.



ELEVATION  
SCALE: 1/8"=1'-0"

## EXTERIOR APPEARANCE:

- The existing façade complies with the PD.
- No exterior façade improvements are proposed. A sign will be added to the primary façade, fronting Spring Valley Road, and at the drive-thru.

# Case 1855-SUP Jeremiah's Italian Ice

ADDISON

## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 12

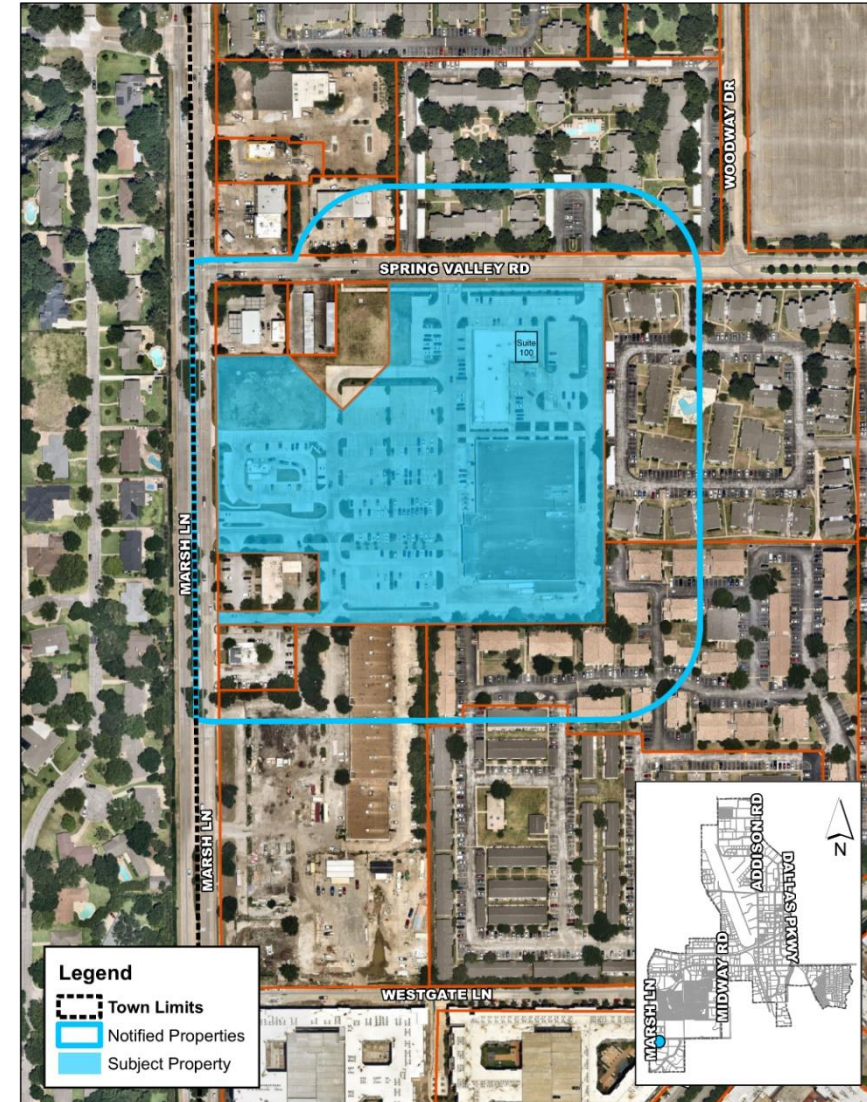
FOR: None.

AGAINST: None.

NEUTRAL: None.

## PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



## RECOMMENDATION:

Staff recommends **approval of the request.**