

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

May 18, 2021, 6:00 P.M.
Addison Tree House, 14681 Midway Road

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Chris DeFrancisco; Commissioner Denise Fansler; Commissioner John Meleky

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider action to approve the minutes from the April 20, 2021 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Commissioner John Meleky, Seconded by Commissioner Nancy Craig

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. **PUBLIC HEARING** Case 1828-SUP/District. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Vice Chair Souers inquired about the process Town staff employs to evaluate ADA parking requirements for new development and also highlighted potential ADA access conflicts in the vicinity of the existing patio at this site. Mr. Schmidt explained that ADA parking requirements are typically reviewed as part of the overall site plan review and applicants are typically required to employ an ADA consultant to review and inspect for ADA compliance. Mr. Schmidt confirmed that applicants are required to demonstrate ADA compliance as part of the plan and permit review process.

Commissioner Catalani inquired about the anticipated opening date for District and the genesis of the business name.

The applicant, Jon D'Angelica with District, indicated that if the project does not experience delays, the plan is to open in September. Mr. D'Angelica shared that District was established in 2007 as a sharable plates concept, pairing its food with wine and whiskey. The name District was meant to reflect the concept of wine districts. The original name of the business was 38 North, the latitude of San Francisco. With plans to grow beyond California, the change to District was made.

Commissioner Meleky inquired about the possibility of adding a handicapped parking space in the vicinity of District.

Rusty Ridge, the architect for District, indicated that there would need to be additional coordination with the landlord, as parking is shared in the development. Mr. Schmidt shared that staff could also discuss this consideration with the new property management team for Village on the Parkway.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Present and discuss key outcomes of a review of the adopted Planning and Zoning Commission Rules, Regulations, and Procedures.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Mr. Schmidt summarized the conclusion of the review of the Planning and Zoning Commission Rules, Regulations and Procedures that occurred during the May 17th Commission work session. He confirmed that staff would make identified refinements and present the updated document as a redline document to the Commission at its July meeting.

There being no further business before the Commission, the meeting was adjourned.