



PLAN COMMISSION STAFF REPORT  
Wednesday, April 25, 2018  
6:00 pm  
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 4A. Special Use Permit for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59\*\* and 5901 W. National Ave.
- 4B. Site, Landscaping and Architectural Plans for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59\*\* and 5901 W. National Ave., submitted by Julian Lukic-Kegel, d/b/a Kegel's Inn. (Tax Key No. 438-0393-000)

Items 4A and 4B may be considered together.

#### Overview and Zoning

The applicant is applying for a Special Use Permit to allow outdoor dining at Kegel's Inn along the sidewalk of S. 59 St. The outdoor area would be operated from 10 am – 10 pm, seven days a week. The furniture would be required to be taken inside and/or secured at night, and removed during the off-season. Kegel's Inn operates a tavern and restaurant with a full menu. The site is zoned C-3 Community Commercial District, which permits both taverns and restaurants as Special Uses. A Public Hearing for the Special Use Permit for the extension of premise for the restaurant/bar is scheduled for May 15, 2018.



#### Site and Landscaping

Kegel's Inn is proposing to place up to five picnic tables along the side of their building on S. 59 St. The sidewalk on the side of the business, along S. 59 St., varies from 8.5 ft-9 ft. in depth, which would allow for 5.5 ft – 6 ft wide tables, as there needs to be a minimum of 3.0 ft. of sidewalk clearance for customers and pedestrians to utilize the remainder of the sidewalk. A minor encroachment will need to be obtained from the City for the placement of the tables and chairs on the public right of way.



No additional site improvements were formally proposed with this application. Staff will need to see a more detailed plan, which shows the detailed dimension of the sidewalk area, the table dimensions, any permanent signs or bike racks currently in the right of way and that a 3.0 ft. area of clearance on the sidewalk is maintained for customers and pedestrians.

Long-range staff is exploring the idea of potentially closing a portion of S. 59 St. seasonally to allow for a seasonal outdoor dining area which could be shared between Kegel's Inn and the Public Table, which is currently under construction (major interior renovation) on the opposite corner of S. 59 St. and W. National Ave.

**Recommendation:** Recommend Common Council approval for the Special Use Permit for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59\*\* and 5901 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for an outdoor extension of premise at Kegel's Inn, an existing restaurant located at 59\*\* and 5901 W. National Ave., submitted by Julian Lukic-Kegel, d/b/a Kegel's Inn. (Tax Key No. 438-0393-000) subject to the following conditions being satisfied:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a detailed plan to show the entire sidewalk width from the restaurant to the curb, picnic table locations and dimension and any other permanent objects in the right of way, a minimum of 3.0 ft. of clearance must be maintained on the sidewalk for pedestrians. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. Common Council approval of the Special Use Permit for outdoor dining / extension of premise at Kegel's Inn, an existing restaurant/tavern (scheduled for May 15). Applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.
3. Request for a Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a grant of Privilege for furniture. Contact Margaret Jutz , Attorney's Office, at 414-302-8445.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.