



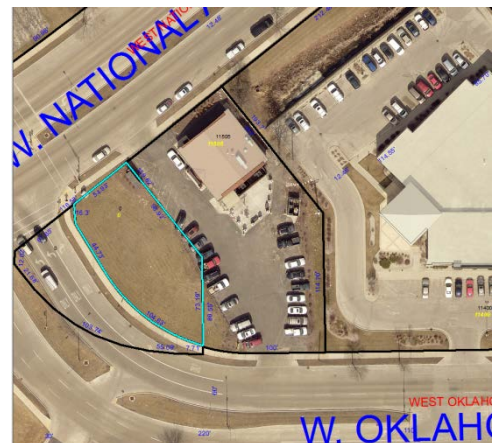
PLAN COMMISSION STAFF REPORT
Wednesday, April 25, 2018
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 2A. Special Use Permit for Natty Oaks to create an outdoor recreational and dining area at 11505 W. National Ave. and 115** W. National Ave. (Tax Key Numbers 520-9974-001 and 520-1008-000).
- 2B. Site, Landscaping and Architectural Plans for Natty Oaks Pub and Eatery an existing restaurant and bar located at 11505 W. National Ave., submitted by John Roots d/b/a Natty Oaks Pub and Eatery. (Tax Key No. 520-9974-001 and 520-1008-000)

Items 2A and 2B may be considered together.

Overview and Zoning

The applicant is applying for a Special Use Permit to allow for an outdoor extension of premise on its front lawn area, at the corner of W. National Ave. and W. Oklahoma Ave. The intention of the applicant is to allow for guests to enjoy the area in a very informal way, to allow for people to eat and drink in the area and to have it be a dog-friendly area. Additionally, the applicant would like to have horseshoe and bean bag leagues on alternating weeknights, as well as to hold special events within the approved area. The applicant plans to install 3 steel garbage cans as well as a doggy bag clean up station. There are currently 6 picnic tables in the area and there may be more added. The outdoor area would be operated from 9am – 10 pm, seven days a week. Natty Oaks operates a tavern and restaurant with a full menu. The site is zoned C-4 Regional Commercial District, which permits both taverns and restaurants as Special Uses.



Site and Landscaping

Natty Oak's is proposing to utilize tables and recreational equipment on the front yard portion of their property, the grass area on the corner of W. National Ave. and W. Oklahoma Ave. They have planted some bushes along the W.



Oklahoma Ave. frontage.

Staff recommends that the applicant cross hatch an area from the main entrance to the grass parking lot area, for clear, safe pedestrian crossing thru the parking lot. Additionally, staff would like to see a more detailed plan, prior to signing off on the Special Use Permit. Finally, staff recommends that the applicant submit a Certified Survey Map for approval within one year from the date of the Plan Commission approval for this project.

Recommendation: Recommend Common Council approval of the Special Use Permit for Natty Oaks to create an outdoor recreational and dining area at 11505 W. National Ave. and 115** W. National Ave. (Tax Key Numbers 520-9974-001 and 520-1008-000) and approval of the Site, Landscaping and Architectural Plans for Natty Oaks Pub and Eatery an existing restaurant and bar located at 11505 W. National Ave., submitted by John Roots d/b/a Natty Oaks Pub and Eatery. (Tax Key No. 520-9974-001 and 520-1008-000)

(Items 1-4 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) more details, include, proposed refuse areas, dog waste station, picnic table areas, areas where bags leagues would take place, etc...(b) hatching an area between the main entrance and the new outdoor area to provide a safe route for pedestrians to the new area (this may require the elimination of 1 parking stall); and, (c) approval of the landscape plans by the City Forester. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
4. Common Council approval of the Special Use Permit for outdoor dining / extension of premise at Natty Oaks, an existing restaurant/tavern (scheduled for May 1). Applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

5. A Certified Survey Map to combine the 2 tax key numbers.

6. 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.