



## Legislation Text

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File #: 2018-0187, Version: 0

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### **Title/Name/Summary**

Adoro La Pizza (8112 W. 143rd Street) - Special Use Permit Extension

History

### **Petitioner**

Abdul Mageed Shedou

### **Overview and Background**

The Petitioner requests an extension of the previous Special Use Permit in order to operate a new pizza restaurant at the same location as a previous pizza restaurant. In 2010, the Village Board of Trustees approved a Special Use Permit for Pizzeria Bella at 8112 W. 143<sup>rd</sup> Street (File Number 2010-0226). Pizzeria Bella closed in 2012 and the space has been vacant since then.

The tenant space is located within a commercial shopping center known as Wedgewood Commons at the northeast corner of 143<sup>rd</sup> Street and 82<sup>nd</sup> Avenue. The property is zoned BIZ (General Business District) and is bordered by open space (OS) to the north, residential (R-4) to the east, residential (R-3, R-4) to the south of 143<sup>rd</sup> Street, and residential (R-4) to the west of 82<sup>nd</sup> Avenue.

The tenant space is less than three hundred feet (300') from a residential parcel (measuring about 145'), so a Special Use Permit is required for a restaurant use at this location. The previous restaurant, Pizzeria Bella, received a Special Use Permit in 2010. Typically this Special Use Permit would still be valid for a subsequent tenant with the same land use; however, the tenant space was not utilized for over three (3) years, which means that an extension is required in order for another restaurant tenant to continue the Special Use Permit per Section 5-105.N. of the Land Development Code.

No changes are proposed to the building elevations or site plan.

This case is now before the Village Board of Trustees for consideration to approve an extension of the Special Use Permit.

### **Recommended Action/Motion**

I move to approve an extension for the Special Use Permit previously granted within File Number 2010-0226 for a restaurant to be located at 8112 W. 143<sup>rd</sup> Street, subject to the following conditions from the original Special Use Permit:

1) The Petitioner must obtain all necessary building permits and comply with all Building Code requirements; and

2) That all utility conduits and rooftop mechanicals that result from this project are screened from view of the public right-of-way and from neighboring properties to the east.