Based on conversations with restauranteurs and in response to the COVID-19 pandemic, there appears to be an increased and ongoing interest in permanent outdoor dining opportunities within Glencoe that could include the installation of permanent structures that support outdoor dining. Because outdoor dining has the potential for significant impacts on neighboring properties and residents, including those related to noise, light, traffic, and parking, the Village may wish to retain the ability to review and approve proposals on a case-by-case basis and include conditions of approval as determined to be appropriate. Because of this, staff recommends consideration of allowing permanent outdoor dining with the approval of a Special Use Permit (SUP), which would require a public hearing and a case-by-case review of proposals by the Zoning Commission and Village Board.

ZONING CODE AMENDMENT PROCESS

The Zoning Code Amendment process begins with this initial review by the Village Board, at which point the Board may either deny the amendment or refer it to the Zoning Commission for a public hearing and a recommendation. At its December 5, 2022 meeting, the Board referred the proposed amendment to the Zoning Commission. The Zoning Commission's role in this process is to hold a public hearing and provide a recommendation on the amendment to the Village Board, including any changes determined to be appropriate. The amendment will then return to the Village Board for a final decision.

POTENTIAL CODE AMENDMENT:

Potential new text in **bold underline:**

> Sec. 4-103 (Special Uses)
>
> Except as specifically limited in the following paragraphs, the following may be permitted in any business district subject to the issuance of a special use permit as provided in Section 7-502 of this Code, and subject to the additional standards hereinafter set forth:
>
> **J: Permanent Outdoor Dining. Such outdoor dining may include permanent structures.**

This code amendment would allow temporary outdoor dining to continue to operate under the Village's current regulations without the requirement of a public hearing or SUP, while permanent outdoor dining proposals would be reviewed by the Zoning Commission at a public hearing, with a final approval being at the discretion of the Village Board. This SUP process would apply to permanent outdoor dining on private property and would not apply to outdoor dining within the public right-of-way.

ADDITIONAL CONSIDERATIONS:

Comprehensive Plan:

The Village's Comprehensive Plan process began this summer, with an anticipated completion within 18-24 months. This plan will include a process to "review and refine" the existing Plan for Downtown (B-1 zoning district), which was adopted in 2016. (The Plan for Downtown is available on the Village of Glencoe website: https://www.villageofglencoe.org/business/building_and_zoning/adopted_plans.php.) The Comprehensive Plan will also include a "subarea plan" for the Hubbard Woods area (B-2 zoning district), which "will work to identify the core purpose [this area] serves in Glencoe and evaluate the extent to which those functions remain or have evolved" (Teska Comprehensive Plan Proposal, p. 5). The Commission may wish to consider and discuss the timeline of the proposed code amendment within the context of the ongoing Comprehensive Plan process.

STANDARDS FOR AMENDMENTS: