

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
March 4, 2020**

PRESENT: Bryan Gay, Michael Desmond, Robert Erickson, Hilda Gonzalez, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

ABSENT: Steve Hiatt, Lou Mallers

OTHERS: Joseph Hennerfeind-City Planner

Acting Chairperson Bryan Gay called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois and declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING:

A. Public Hearing PZC 2020-02 – 7516 S. Cass Avenue, Suite 25B/Carla’s Red Hots. Petitioner seeks approval of a special use zoning permit to operate an eating establishment as lessee of Suite 25B at 7516 S. Cass Avenue (Brookhaven Plaza Shopping Center), located within the B-2 Community Shopping Center Business District.

Mr. Joe Hennerfeind, City Planner reported that the subject property is located on the west side of Cass Avenue between 75th Street and Plainfield Road. He reported that the space is approximately 1200 square feet located in the south portion of the center adjacent to Brookhaven Marketplace facing Plainfield Road.

Mr. Hennerfeind reported that within the B-2 zoning district eating establishments require a special use. He reported that the petitioner would like to serve a variety of foods including hot dogs, Italian beef and other typical fast-casual foods. He reported that the hours of operation proposed are 10:00 am to 10:00 pm with a 12:00 am on Friday and Saturday nights. He further reported that the applicant was not quite sure of his hours but was asked to report on the maximum.

Mr. Hennerfeind reported that the floor design is split equally between service and dining space, with 10 tables for inside dining. The petitioner does not anticipate requesting a liquor license.

Mr. Hennerfeind reported that parking is shared with the Brookhaven Marketplace with additional parking to the west as well as throughout the shopping center.

Mr. Hennerfeind reported that he did a parking count and that the lot is divided into three lots with the lot to the south showing 183 spaces on site and a shopping center requiring 179 which meets the needed minimum requirement.

Acting Chairperson Gay opened the meeting to anyone wishing to present public comment.

Mr. Joel Ruiz, petitioner stated that the business will be mostly carry out. He stated that the items on the menu are quick food and they are not focusing on a sit-down dinner, but that seating will be available.

Commissioner Brian Liedtke questioned if the owner has experience with this type of business and if there were any public health citations issued.

Mr. Ruiz stated that he operated a restaurant in Bolingbrook for the last 16 years and has passed it along. He stated that he is not aware of any citations.

Commissioner Michael Desmond questioned if the space will require much build out.

Mr. Ruiz stated that all the space has is a firewall and that he will build a hallway to the restrooms and install flooring. He stated that there is some old equipment but that will depend on the health department what he will need.

Mr. Hennerfeind reported that staff has suggested that the petitioner wait until they are approved to apply for the permit.

There was no one in the audience wishing to present public comment and Acting Chairperson Gay closed the public hearing.

Commissioner Desmond recited the standards and the board agreed that all standards were met.

Acting Chairperson Gay questioned if there would be any outdoor seating.

Mr. Hennerfeind reported that there is a small area outside for tables, but the petitioner has made no request. He reported that if they do propose something, they cannot fit more than two tables outside.

There was no one in the audience wishing to present public comment.

Commissioner Gonzalez made a motion and is was seconded by Commissioner Liedtke to approve Public Hearing PZC 2020-02 – 7516 S. Cass Avenue, Suite 25B/Carla’s Red Hots.

Upon voice vote, THE MOTION CARRIED 7-0.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

APPROVAL OF MINUTES

Commissioner Desmond made a motion and is was seconded by Commissioner Erickson to approve the February 19, 2020 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED 7-0.**

NEXT MEETING

Chairperson Mallers announced that the next meeting is scheduled for March 18, 2020.

PUBLIC COMMENTS (On any topic related to planning and zoning)

There was no one in the audience wishing to present public comment.

ADJOURNMENT

With no further business before the Commission, Commissioner Gonzalez made a motion and it was seconded by Commissioner Stompanato. Upon voice vote, **THE MOTION CARRIED unanimously**, and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Bryan Gay
Acting Chairperson