

**NOTICE OF SPECIAL MEETING**

**PLEASE TAKE NOTICE THAT THE MUNICIPAL SERVICES COMMITTEE HAS SCHEDULED A SPECIAL MEETING TO BE HELD ON MONDAY, JUNE 18, 2012 AT 5:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 1702 PLAINFIELD ROAD, DARIEN, ILLINOIS, AGENDA IS AS FOLLOWS:**

- 1. CALL TO ORDER & ROLL CALL**
- 2. ESTABLISHMENT OF QUORUM**
- 3. 2601 75<sup>TH</sup> STREET, GRAND DUKES - PETITIONER SEEKS APPROVAL OF A SPECIAL USE FOR AN EATING ESTABLISHMENT WITHIN THE B-2 ZONING DISTRICT**
- 4. ADJOURNMENT**

**THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 5, SECTION 120/2.02 OF THE ILLINOIS COMPILED STATUTES (5 ILCS 120/2.01).**

**JOANNE E. RAGONA  
CITY CLERK  
JUNE 13, 2012**

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**MEETING DATE: June 18, 2012**

**Issue Statement**

**PZC 2012-08:**                    **2601 75<sup>th</sup> Street, Grand Dukes:** Petitioner seeks approval of a special use for an eating establishment within the B-2 zoning district.

Applicable Regulations:        Zoning Ordinance, Section 5A-2-2-6: Special Uses

**General Information**

Petitioner/Property Owner:    Andrius Bucas  
   24248 Bristol Avenue  
   Plainfield, IL

Property Location:                2601 75<sup>th</sup> Street

PIN:                                    09-29-300-009

Existing Zoning:                    B-2 Community Shopping Center Business District

Existing Land Use:                Restaurant on east half of building, vacant space on west half of building

Surrounding Zoning and Land Use:

North: B2 General Retail Business (Downers Grove) – commercial/retail

South: R-2 Single-Family Residence District - single-family home, landscape business

East: B-1 Neighborhood Convenience Shopping District – commercial/retail, Wolf Camera

West: B-3 General Business District – commercial/retail, Chestnut Court Shopping Center

Comprehensive Plan Update: Commercial

History:                                In 2003, the City Council granted a variation, Ordinance O-02-03, to reduce the required parking setback along the front lot line and to increase the permitted lot coverage.

Size of Property:                    0.598 acres

Floodplain:                            None.

Natural Features:                 None

Transportation:                 Property has frontage on 75<sup>th</sup> Street and Main Street with access from Main Street.

### **Documents Submitted**

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. Plat of Survey, 1 sheet, prepared by Ruettiger, Tonelli and Associates, Inc., latest revision dated April 9, 2012.
2. Build-out plans, 10 sheets, prepared by Thomas Budzik Architects, dated April 6, 2012.

### **Planning Overview/ Discussion**

The subject property is located at the southwest corner of 75<sup>th</sup> Street and Main Street. The property contains one, 2-tenant retail building. The east half of the building is occupied by a restaurant, Mia Hacienda. The west half of the building is current being renovated to accommodate a retail and deli area.

The petitioner proposes adding a dining area to the space. Within the B-2 zoning district, an eating establishment requires special use approval.

The floor plan shows the dining area has 26 seats, occupying approximately 25% of the tenant space.

The plat of survey shows 36 parking stalls. The Zoning Ordinance requires 4 parking stalls/1,000 gross square foot of building area, or 24 parking stalls in this case. There are 2 handicapped accessible parking stalls, which complies.

### **Staff Findings/Recommendations**

Staff does not object to the proposed use.

Therefore, staff recommends the Planning and Zoning Commission make the following recommendation granting the special use petition:

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-08 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

**Planning and Zoning Commission Review – June 6, 2012.**

The Planning and Zoning Commission considered this matter at its June 6, 2012, meeting. The following members were present: Beverly Meyer – Chairperson, Donald Hickok, Ronald Kiefer, John Lind, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Members absent: Louis Mallers.

Michael Griffith, Senior Planner, reviewed the staff agenda memo. He stated the proposed restaurant will take up a portion of the tenant space, which will also include a deli and gift shop. He stated the amount of parking complies with the Zoning Ordinance.

Chairperson Meyer stated she had a question regarding drainage related to the new exterior cooler. She stated Dan Gombac, Director of Community Development, stated he did not see it causing a drainage problem.

Andrius Bucas, the petitioner, described the proposed business use, to include a gift shop, deli and the small restaurant where they would like to serve food. He stated the restaurant area will have 25 seats.

Commissioner Kiefer asked the petitioner if he had enough room for all those activities.

Mr. Bucas stated yes. He stated the restaurant will have a limited menu. He stated the food will be prepared in Lemont, and they will have only a small kitchen for final prep work at this location.

There was a discussion on venting for food smells. The petitioner stated they will install the necessary filters, but that the food will be prepared off-site.

There was a discussion concerning a dumpster enclosure. The petitioner stated he would construct a masonry enclosure.

Chairperson Meyer asked if they plan to serve alcohol.

Mr. Bucas stated they would like to.

Mr. Griffith stated they need to contact the Clerk's Office to inquire about a liquor license.

No one from the public offered any comments.

**Without further discussion, Commissioner Kiefer made the following motion, seconded by Commissioner Mielkus,**

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-08 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 8-0.**

**(Commissioner Mallers was absent.)**

### **Municipal Services Committee – June 18, 2012.**

Based on the Commission's recommendation and the petitioner's agreement to construct a masonry dumpster enclosure, staff recommends the Committee make the following recommendation to approve the petition:

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-08 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee recommend approval of the petition as presented, subject to the following:**

- 1. Masonry dumpster enclosure to be constructed.**

### **Decision Mode**

The Planning/Zoning Commission considered this item at its meeting on June 6, 2012.  
The Municipal Services Committee will consider this item at its meeting on June 18, 2012.  
The City Council will consider this item at its meeting on June 18, 2012.



2118 Maple St  
Prospect, IL



1425 STRANDES  
8000 ARDENWOOD  
Darien, IL 60410  
Phone: 708-481-1111

**DEMOLITION NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DARIEN ORDINANCES AND THE ILLINOIS CONSTRUCTION CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DARIEN.

3. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.

6. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN.

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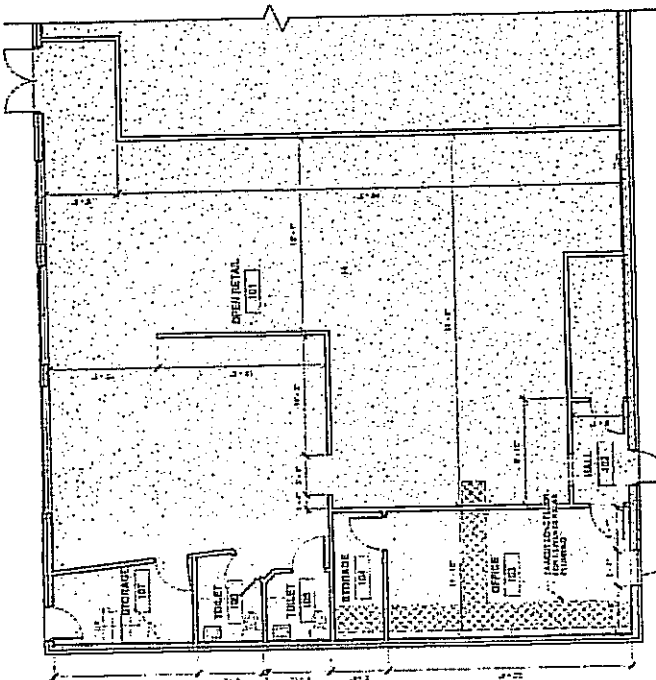
12. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN.



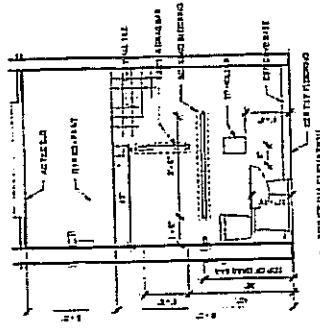
DATE	DESCRIPTION

**GRAND DUKES DELI  
INTERIOR TENANT  
BUILD-OUT**  
2801 W 75th  
DARIEN, IL

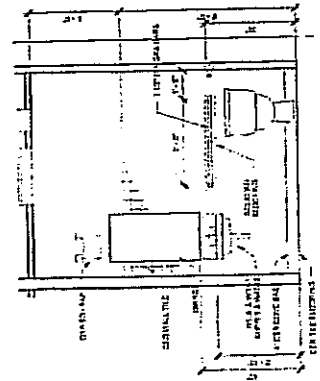
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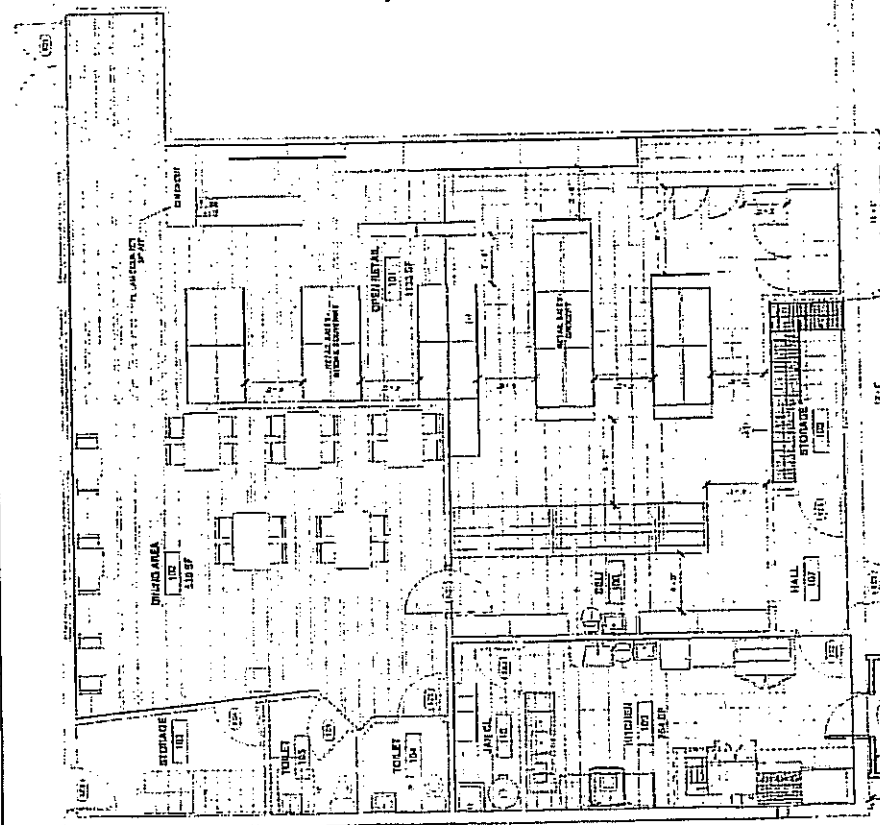
TOILET ELEVATION  
17'-0" x 14'-0"



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17'-0" x 14'-0"



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17'-0" x 14'-0"



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TOILET ELEVATION  
17'-0" x 14'-0"

**FLOOR PLAN NOTES**

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11155 North La Grange Road  
Chicago, IL 60631



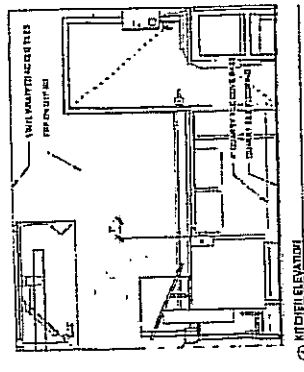
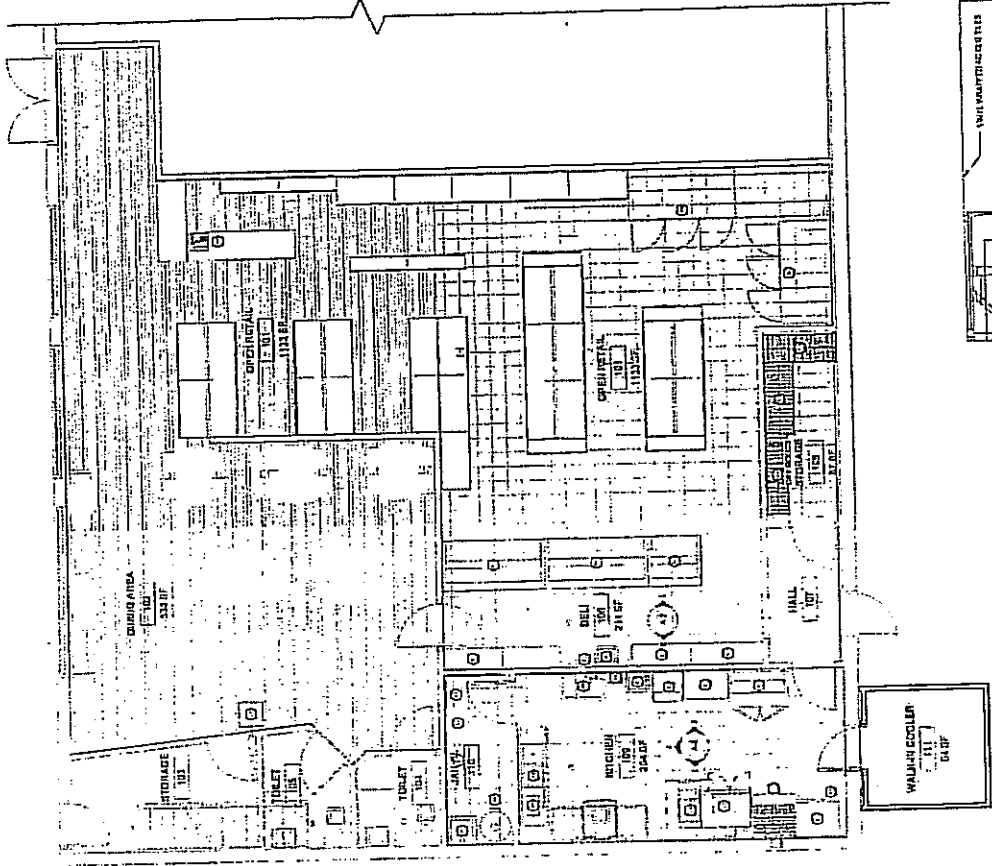
11155 North La Grange Road  
Chicago, IL 60631  
Solutions for the Commercial Sector



No.	11155
Date	11/15/11
Project Name	GRAND DUKES DELI
Client Name	INTERIOR TENANT
Address	BUILD-OUT
City	DARIEN, IL

GRAND DUKES DELI  
INTERIOR TENANT  
BUILD-OUT  
2601 W 75th St  
DARIEN, IL

A-2  
11155  
11/15/11  
11155



FLOOR PLAN NOTES  
1. SEE MECHANICAL AND ELECTRICAL FOR DETAILS

