

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 1, 2012**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Louis Mallers, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Susan Vonder Heide

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

A. PZC 2012-10: 7313 Bunker Road: Petitioner seeks a simple variation for the required interior side yard setback from 10 feet to 8 feet, in order to construct a patio.

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that the petitioner is requesting a variation from the Zoning Ordinance from 10 feet to 8 feet in order to construct a deck. Mr. Griffith reported that this is a simple variation and that it would not go before the City Council. He reported that the plat shows what is being proposed and that the old deck will be removed and replaced with a new deck. He further reported that there were no calls from residents regarding this request.

Chairperson Meyer reported that she spoke with Director Dan Gombac who reported that there were no drainage issues.

The petitioner, Mr. Bruce Gasaway, 7313 Bunker, Darien stated that he would like to expand his deck in order to have a table and chairs. He stated that the deck dimensions would be 16' x 11'.

Commissioner Hickok questioned if there is going to be a foundation.

Mr. Gasaway reported that the deck will be constructed with posts and concrete and that he will be using a plastic composite material.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:05 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer that based upon the information presented, the request associated with PZC 2012-10 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.

Upon roll call vote, THE MOTION CARRIED 8-0. Commissioner Vonder Heide was not present.

B. PZC 2011-11: 8025 Cass Avenue, Chuck's Southern Comforts: Petitioner seeks approval of a special use to permit an eating establishment with a bar and banquet facility within the B-1 Neighborhood Convenience Shopping District.

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that the petitioner is seeking a special use to permit an eating establishment with a bar and banquet facility within the B-1 Neighborhood Convenience Shopping District.

The petitioner, Mr. James Fine reported that he is proposing to reopen the existing restaurant site with a restaurant, bar and banquet facility. He stated that in addition to making changes to the interior that he would be redoing the fencing and installing an overhang for shade as well as redoing the parking lot and landscaping.

Mr. Griffith reported that the City Council approved an economic incentive package for stormwater, landscaping and sidewalks.

Commissioner Mallers questioned if the petitioner had a timeframe for completion.

Mr. Fine reported that he is awaiting financing in order to proceed.

Chairperson Meyer questioned if the lighting was adequate or if it was just not working.

Mr. Fine stated that he was unsure about what lighting is working but that he would put in additional lighting if necessary.

Mr. Griffith reported that the City Code does not require lighting.

Mr. Fine stated that he will be using the grassy area in the rear of the restaurant for growing organic vegetables. Mr. Fine stated that he presently owns a restaurant in Burbank. He stated that the restaurant is family-owned and that his brother is the Chef.

Chairperson Meyer questioned the hours of operation.

Mr. Fine reported that he will be serving breakfast, lunch and dinner from 7:00 a.m. until 10:00 p.m. with the bar open until 2:00 a.m.

Chairperson Meyer questioned if there would be any changes to the sign.

Mr. Fine stated that he received some estimates but that he is planning on keeping the sign the same.

Commissioner Hickok questioned if the site has drainage issues.

Mr. Fine reported that the lot is cracked and the sewers are clogged.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:21 p.m.

Commissioner Hickok made a motion and it was seconded by Commissioner Ritzert that based upon the information presented, the request associated with PZC 2012-11 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.

Upon roll call vote, **THE MOTION CARRIED 8-0**. Commissioner Vonder Heide was not present.

Mr. Griffith announced that this would be forwarded to the City Council for approval.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Hickok to waive the reading of the May 23, 2012 and the June 6, 2012 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously 8-0.

Commissioner Mallers made a motion and it was seconded by Commissioner Lind to approve the May 23, 2012 and the June 6, 2012 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously 8-0.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, August 15th at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:26 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman