

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 5, 2011**

PRESENT: Beverly Meyer, Don Hickok, Gloria Jiskra, Ron Kiefer, John Lind, Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Robert Erickson

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

A. Public Hearing: PZC 2010-16: 2425 75th Street, Smashburger: Petitioner seeks approval of a special use to permit an eating establishment within the B-2 Community Shopping Center Business District.

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that the subject property is located at the southwest corner of 75th Street and Lyman Avenue and that the restaurant will occupy the space to the east of the Caribou Coffee Shop.

Mr. Griffith stated that staff had no objections to the proposal.

Commissioner Hickok questioned if there would be a drive-thru.

Mr. Griffith stated that the petitioner has not asked for a drive-thru. He reported that they did indicate that they would like to sell liquor but that there is a City Code with provisions for a liquor license. He further reported that they will have an outside area and that because of liquor sales that the area must be enclosed and accessible only from the restaurant with a gate for emergency exiting.

Commissioner VonderHeide questioned if there was a fence on the west side.

Mr. Griffith stated that the area will be completely enclosed.

Commissioner Hickok questioned if there were any resident concerns. He stated that odors from restaurants have been a concern to nearby residents in the past.

Mr. Griffith stated that he received a few calls inquiring but that there were no concerns. He stated that the town homes were all notified.

Chairperson Meyer asked for the seating capacity.

Mr. Jim Powell, Architect representing the petitioner stated that Smashburger will not sell liquor just beer and wine. He stated that they turn tables every 20-25 minutes and that liquor is 10-15% of the business. He further stated that 55% of the business is during lunch. Mr. Powell noted that Smashburger is Denver based and that they will have restaurants in Arlington Heights, Bolingbrook, Bloomingdale and Darien.

Mr. Powell stated that Smashburger in Darien will have approximately 80 seats which includes the patio. He stated that the patio will have approximately 20 seats.

Chairperson Meyer questioned if there would be adequate parking.

Mr. Griffith stated that the area in front of the restaurant will fill but that there is parking to the east that is underutilized and on the far west that also tends to be under utilized. He stated that the Zoning Ordinance does not specify individual use and that the numbers are based on the shopping center.

Mr. Powell stated that some Smashburger restaurants are franchise but that the Darien location will be corporate owned.

Commissioner Lind questioned if the shared trash container would be sufficient.

Mr. Powell stated that he did not believe that it would be a problem. He stated that they will have daily trash pick-up.

Commissioner Lind questioned if the tables outside would be movable and if there would be any lighting in the outdoor area.

Mr. Powell stated that the tables will be moveable and that they would not be putting in any lighting. He stated that they are relying on the parking lot lights.

Commissioner Kiefer questioned the hours of operation.

Mr. Powell stated that they are open 10:00 a.m. – 10:00 p.m. seven days a week.

Commissioner Hickok asked if the exhaust system was looked into especially with the odor of food.

Commissioner Kiefer stated that he did not think that it was an issue because of the proximity of the restaurant to the homes.

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 Lind stated that he was pleased to see that the shopping center was filled in.

Commissioner Kiefer stated that it was nice addition to the area.

Commissioner Hickok asked if there was any parking in the rear for employees.

Mr. Griffith stated that parking for employees is not dictated but some employee's park in the rear now.

Commissioner Kiefer made a motion, and it was seconded by Commissioner Ritzert that based upon the submitted petition and the information presented, the request associated with PZC 2010-14 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.

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

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, January 24, 2011 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert to waive the reading of the December 15, 2010 Meeting Minutes.

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

Commissioner Lind made a motion and it was seconded by Commissioner Jiskra to approve the December 15, 2010 Meeting Minutes.

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

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

Mr. Griffith reported that Speedway opened and that the site work will be completed in the spring. He reported that the Butternut building in Darien was approved by the City Council.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, January 19, 2011 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Gloria to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:35 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman