

**CITY OF DARIEN
PLANNING AND ZONING COMMISSION**

Wednesday, May 18, 2022

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business (See Page 4)
 - a. **Public Hearing – PZC2022-01**
7521 Lemont Road – Variation
Petitioner Home Run Inn (c/o Eric Skowron) seeks approval for a Variation from Section 5A-8-4-8 (B)(1)(a)(1) of the Zoning Ordinance. The petition specifically requests to allow an addition to an existing restaurant, with the addition being an expansion to the existing vestibule and a new canopy. Property is located within the B-3 General Business District and the Variation request is from the following standard in the City of Darien Zoning Ordinance:
 - 1) Section 5A-8-4-8 (B)(1)(a)(1): Variation request to reduce the required rear yard setback.
- 4) Regular Meeting – Old Business
 - a. None.
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes March 16, 2022
- 7) Next Meeting June 1, 2022
- 8) Public Comments [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
March 16, 2022**

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Chris Jackson, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

ABSENT: Bryan Gay, Hilda Gonzalez

OTHERS: Jordan Yanke - City Planner, Karyn Byrne

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

REGULAR MEETING/NEW BUSINESS:

A. Property Maintenance/Code Enforcement Overview, Discussion and Q&A

Mr. Jordan Yanke, City Planner reported that Ms. Karyn Byrne was present to answer any questions or concerns regarding code enforcement. He reported that he provided a copy of the common Codes.

Ms. Karyn Byrnes stated that she has been in Code Enforcement for over ten years. She stated that she owns her own business and that she has a background in law enforcement. Ms. Byrnes stated that she is on contract with the City of Darien and is hired on an as needed basis.

The PZC had a question and answer session with Ms. Byrnes.

REGULAR MEETING – OLD BUSINESS

There was no old business.

STAFF UPDATES & CORRESPONDENCE

Mr. Jordan Yanke, City Planner reported that the City is making progress with the Key Development Areas and that a public hearing will be forthcoming. He further reported that the Sokol Court development deadline for plans is July.

APPROVAL OF MINUTES

Commissioner Erickson made a motion, and it was seconded by Commissioner Gillespie to approve the January 19, 2022, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 7-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting scheduled for Wednesday, April 6, 2022.

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 Kasprowitz made a motion, and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:30 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

PLANNING OVERVIEW/DISCUSSION

Home Run Inn restaurant is located within the Chestnut Court shopping center area southeast of the 75TH Street and Lemont Road intersection, and the restaurant is located on an individual parcel totaling 0.99 acres. Chestnut Court shopping center has stores including Ross, Jo-Ann Fabric, and the Salvation Army, among other businesses.

According to the petitioner’s submittal, the restaurant has been in operation since 1987. Although the building was constructed over 30 years ago, the structure meets the current rear yard setback standard for the B-3 zoning district, which is 40 feet. At this time, the petitioner has proposed an addition to the restaurant’s vestibule and a new canopy in the rear yard. The proposed project would encroach into the required rear yard by a total of 10.5 feet, meaning the new addition/canopy would be located 29.5 feet from the rear lot line. The proposed encroachment requires approval of a Variation. Please note the following zoning section that applies to the petitioner’s request:

- Zoning Section 5A-8-4-8 (B)(1)(a)(1): Variation to reduce the rear yard setback from 40 feet 29.5 feet for the vestibule addition and new canopy.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. The project meets all other City Code standards outside of the rear yard setback standard. Additionally, the petitioner submitted *Findings of Fact* that would support the Variation. Those findings are attached to this memo under the submitted Justification Narrative. For reference, the criteria for approving a Variation is provided below:

Variation Criteria:

1. *Whether the general character of the property will be adversely altered.*
2. *Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.*
3. *Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.*
4. *Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.*
5. *Whether the proposed variation will adversely alter the essential character of the neighborhood.*

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on May 18, 2022.

MEETING SCHEDULE

Planning and Zoning Commission	May 18, 2022
Municipal Services Committee	May 23, 2022
City Council	June 6, 2022



ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
www.darienil.us 630-852-5000

CONTACT INFORMATION

Eric Skowron
Applicant's Name
1300 Internationale Pkwy, Woodridge, IL 60517
Address, City, State, Zip Code
630.783.9696
Telephone
ESkowron@Homeruninn.com
Email

Home Run Inn
Owner's Name
1300 Internationale Pkwy, Woodridge, IL 60517
Address, City, State, Zip Code
630.783.9696
Telephone
ESkowron@Homeruninn.com
Email

PROPERTY INFORMATION

7521 Lemont Road
Property address
PIN Number(s)
B-3
Zoning District
Restaurant - Home Run Inn
Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

Brief description of the zoning approval requested. (Contact the City Planner for guidance.)
We are requesting to reduce the required East rear yard setback from 40'-0" to 29'-6" to accommodate the proposed expansion of the existing vestibule and canopy.

Eric Skowron
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Eric Skowron is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth. Given under my hand and seal, this 5 day of April 2022

Jordan Dunnett
Notary Public

Table with 2 columns: Field, Value. Fields include Date Received (04/06/22), Case Number (PZC2022-01), Fee Paid (\$485.00), Hearing Date (05/18/22).





Wednesday, April 06, 2022

Village of Darien
1702 Plainfield Road
Darien, IL 60561

RE: Home Run Inn Restaurant – 7521 Lemont Road, Darien, IL 60561
Variation requests

Variation Criteria.

Home Run Inn is seeking to enlarge its carry out and pick up areas. The restaurant has been in operation in Darien since 1987 and expects to keep serving for years to come. Home Run Inn has witnessed a change in the customer dynamic in the last two years as many business have, this change has brought about the need to expand and create a safe area for both pick up areas for automobiles and customers. To provide this change it is necessary to expand the carry out experience the additional 9'-0" and canopy structure 10'-6". Current conditions provide for a limited pedestrian walk in area, there are existing floor height and basements restrictions that limit from expanding inward. We are proposing the enlarged area to provide for ease for the customer to walk in as well as drive up into a designated space for HRI employees to deliver to the customer automobiles. The Chestnut Court building to the East will be approximately 221'-0" from the requested expansion.

- The Variations that we are requesting are for a reduction in rear yard setback from 40'-0" from 29'-6" is proposed for an expansion to the Carryout area inside the restaurant and the open air canopy/structure. Additionally we are seeking a variation from the sign code for additional new signage. These will enhance the consumers experience with the restaurant and will not adversely impact the property.
- No person or persons have a proprietary interest in creating these requests, there is not a financial gain if these variances are approved.
- The circumstances that have driven this request are due to existing conditions of the building and a customer change to provide safe enlarged areas.
- The variations will not devalue the property or adjacent properties, the addition and canopy structure will provide a safe pedestrian walk up as well as a safe designated pick up oversized parking spaces and should provide a positive addition to the building.
- The variation doesn't impair the supply of light or air through to the building. The structures will not increase any danger to the public safety.
- The proposed addition and canopy structure provides an attractive element to the building and will not adversely alter the neighborhoods character.

We feel the additional area inside as well as the enlarged designated parking spaces make for a safe customer experience and will provide a positive contribution to the City of Darien, Home Run Inn looks forward to keep serving the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathon Hague', is written over a horizontal line.

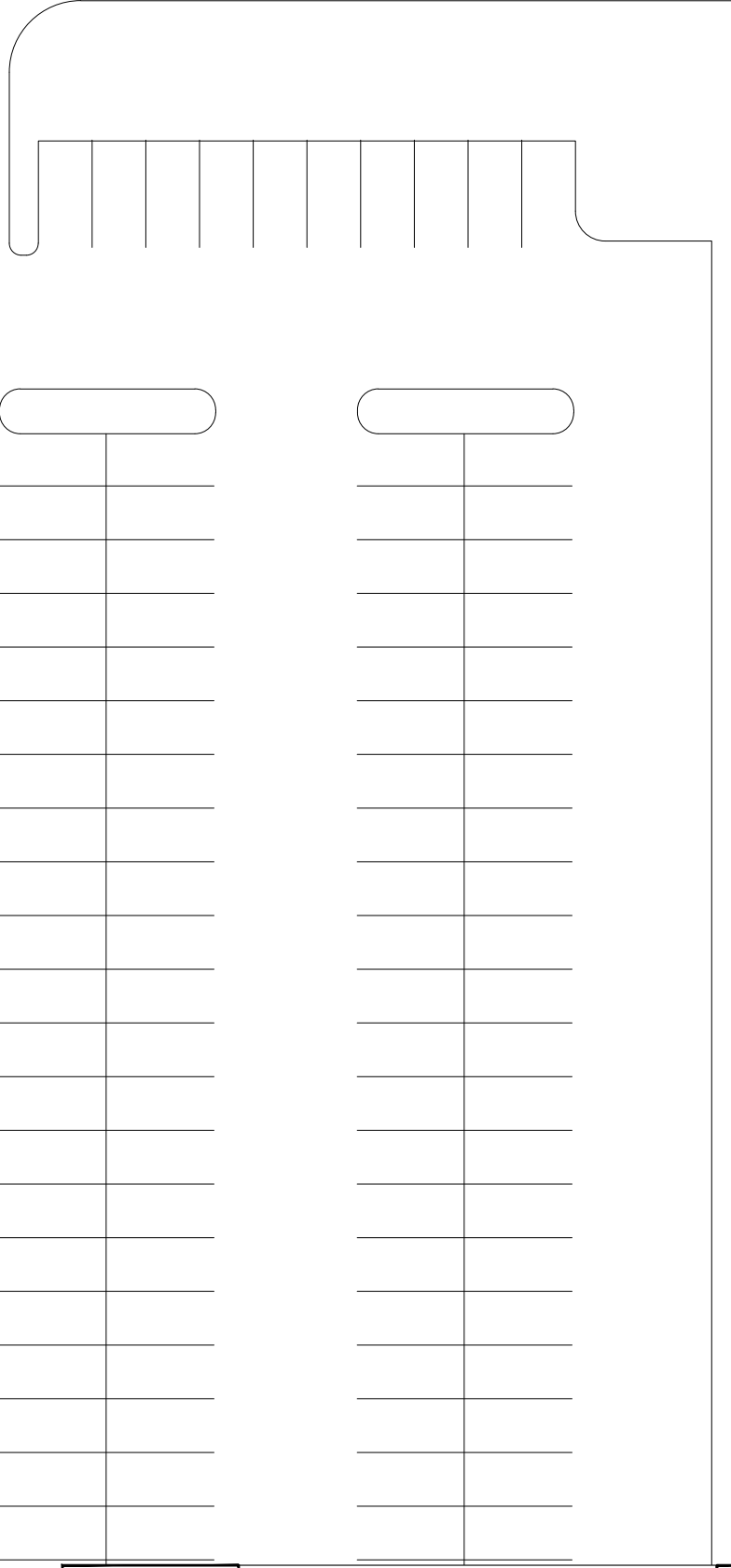
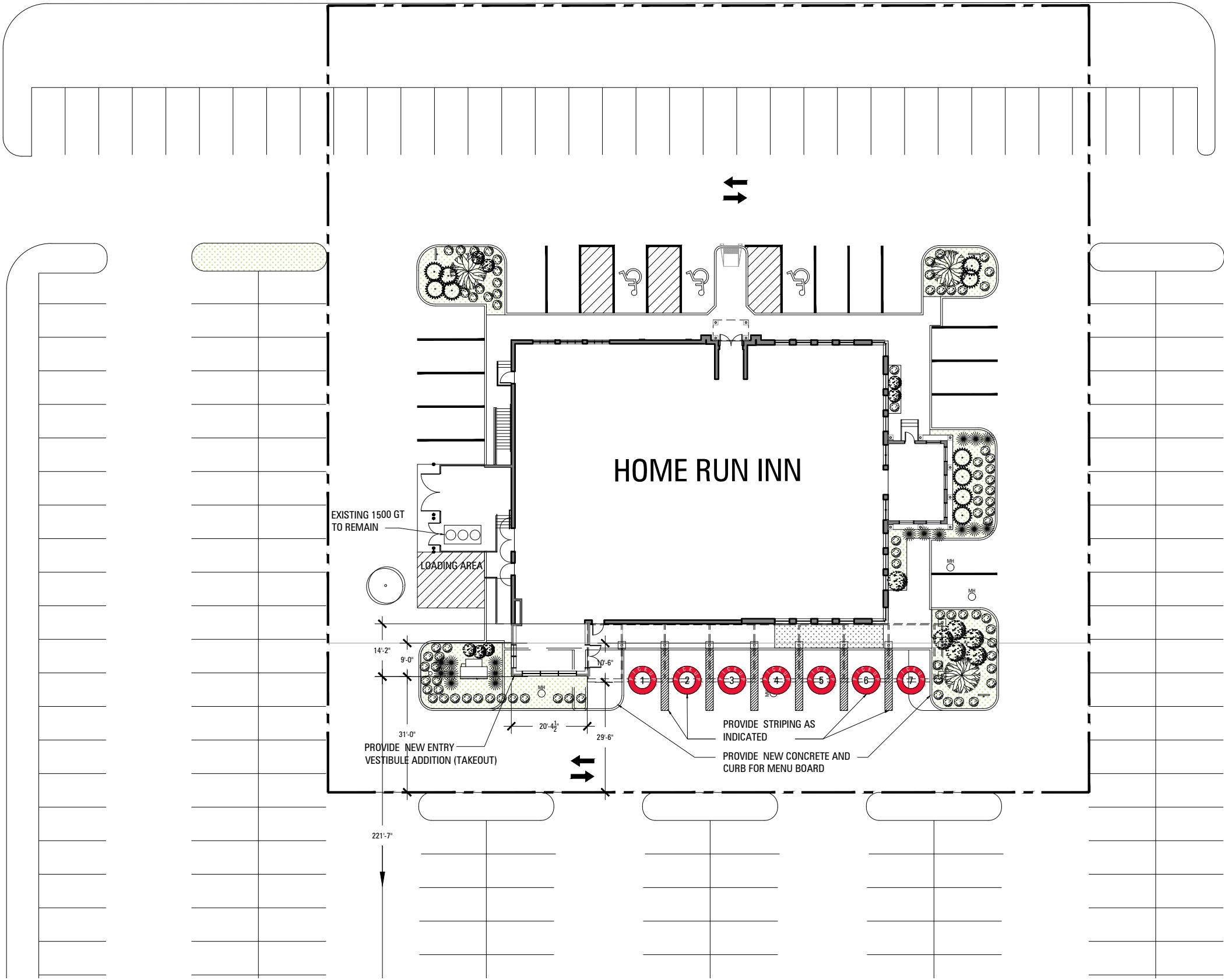
Jonathon V. Hague - Architect



ISSUE FOR ZONING VARIATIONS

HOME RUN INN RESTAURANT
DARIEN, ILLINOIS

APRIL 04, 2022



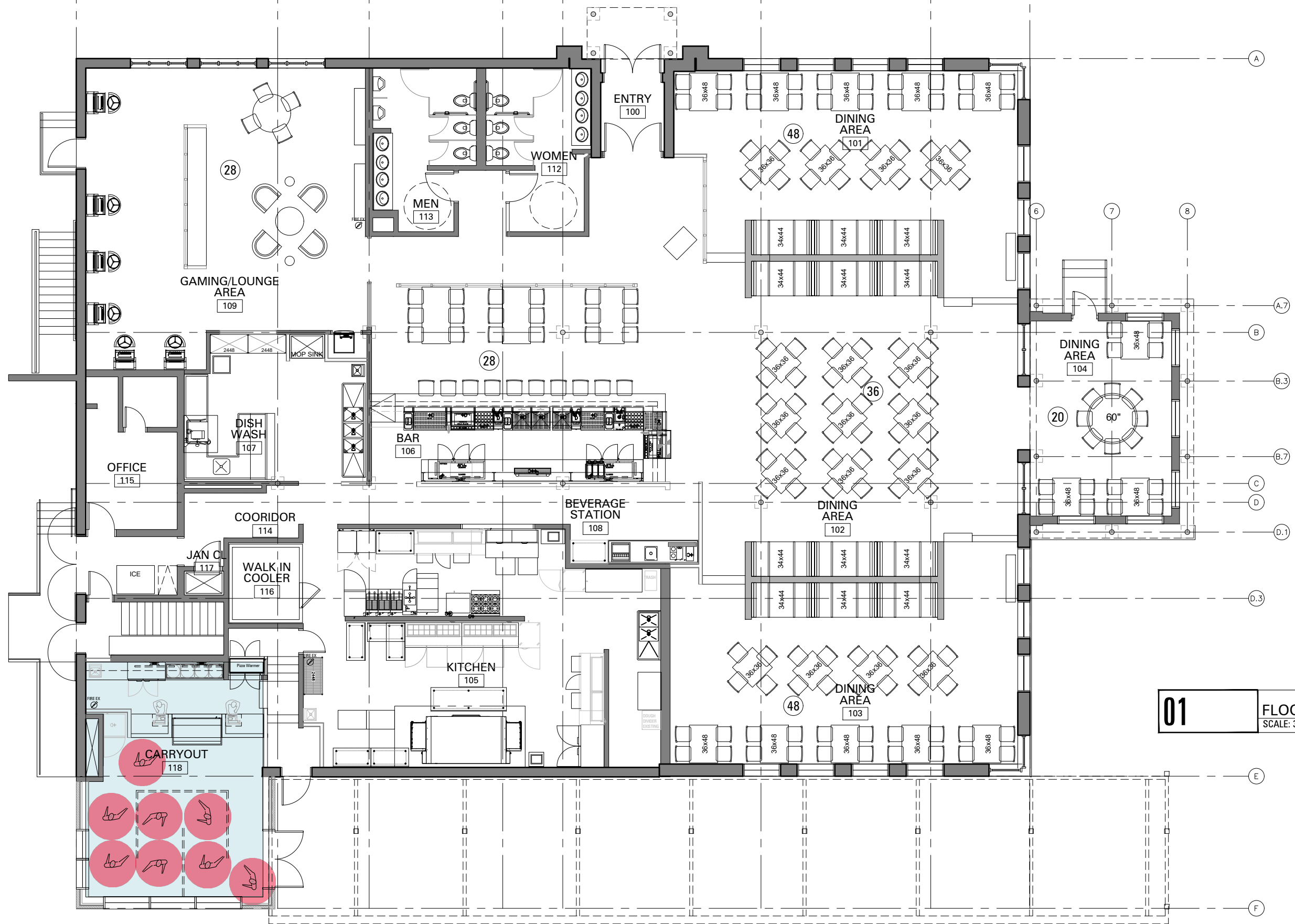
01 SITE PLAN
SCALE: 1" = 30'-0"

H HAGUE ARCHITECTURE
160 E. GRAND AVENUE - SUITE 300
CHICAGO, ILLINOIS 60611
708.771.3900

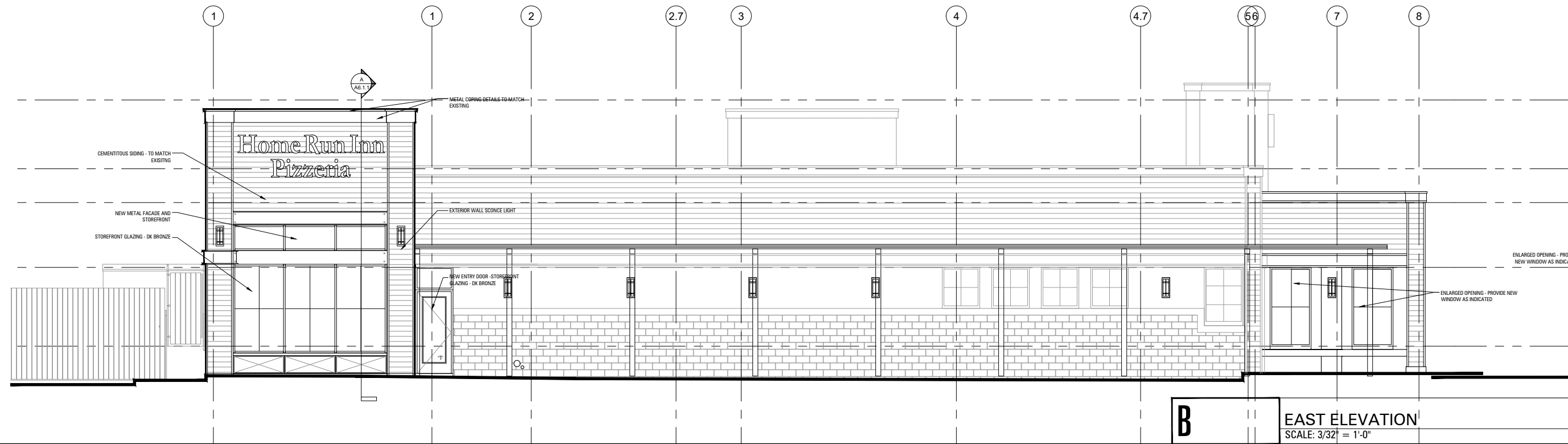
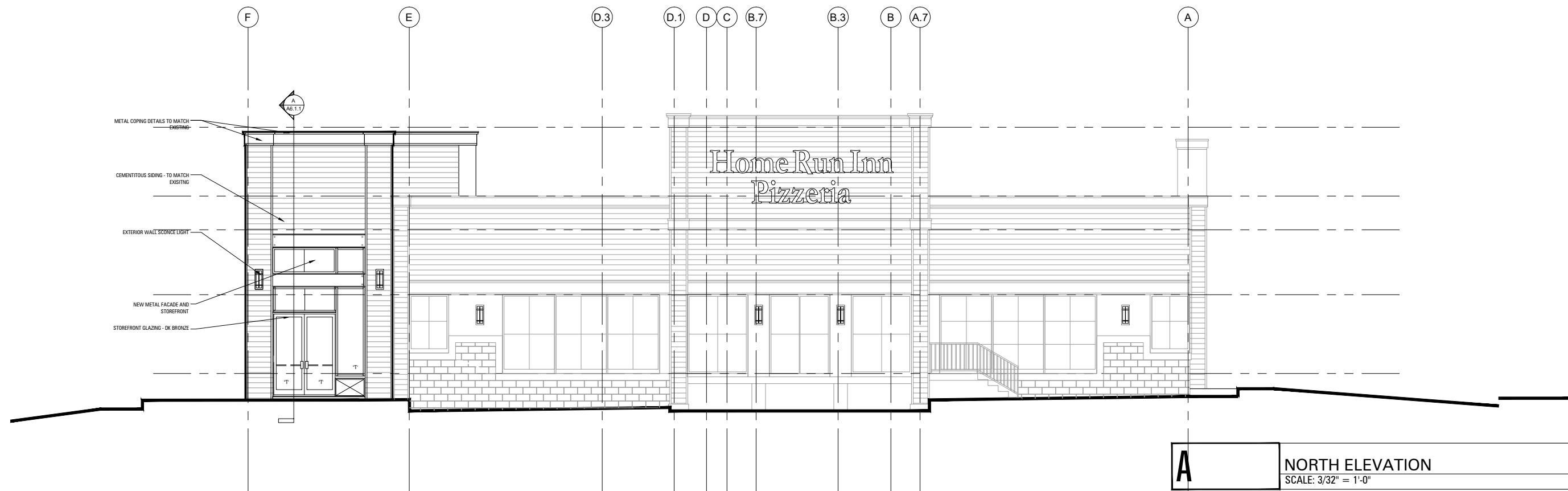
HOME RUN INN
7521 LEMONT ROAD
DARIEN, ILLINOIS

CHICAGO'S
Home Run Inn
— EST. 1947 —
AUTHENTIC THIN CRUST

SHEET NUMBER:
ASP-001



01 FLOOR PLAN
SCALE: 3/32" = 1'-0"

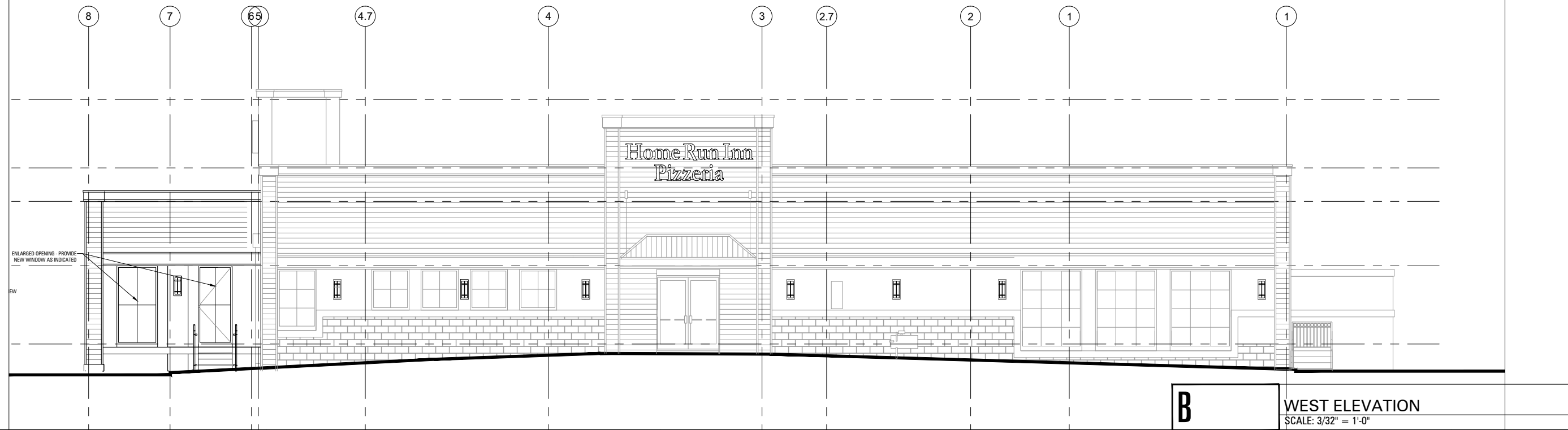
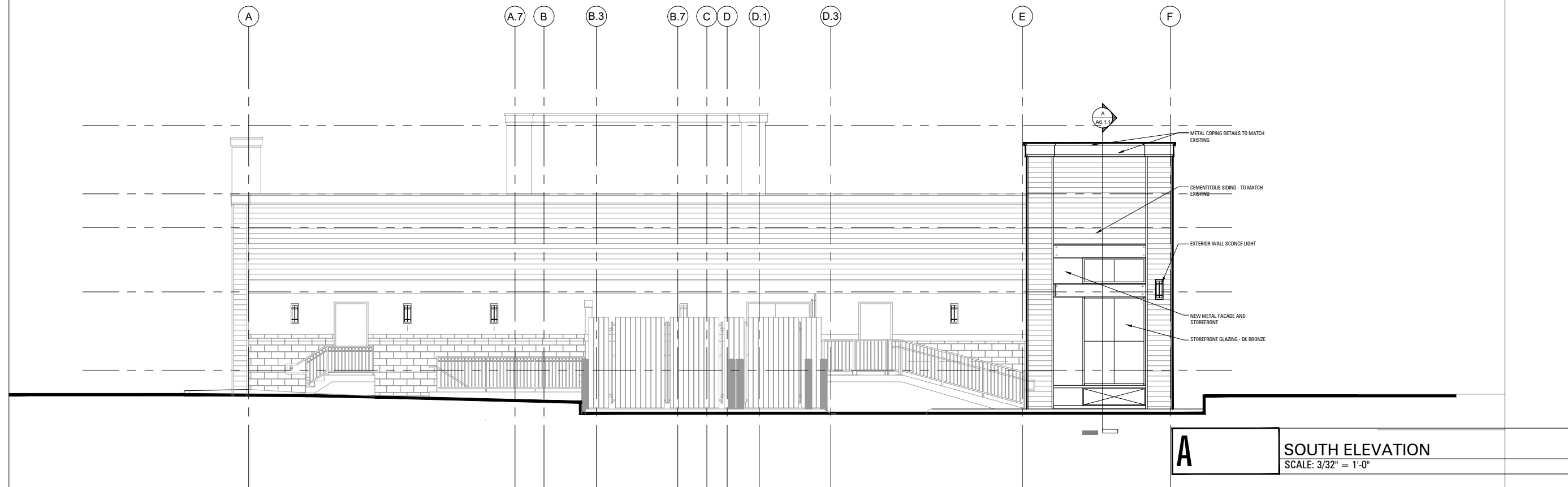


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SHEET NUMBER:
A-5.1.0



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HOME RUN INN
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SHEET NUMBER:
A-5.1.1



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Home Run Inn

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SHEET NUMBER:

R-001



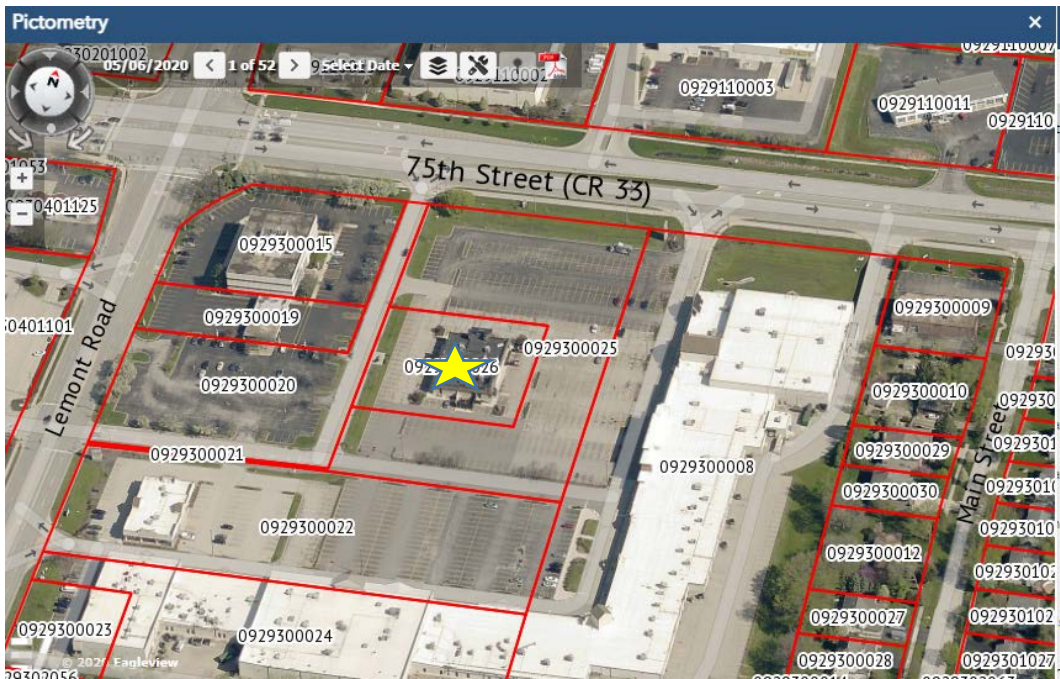
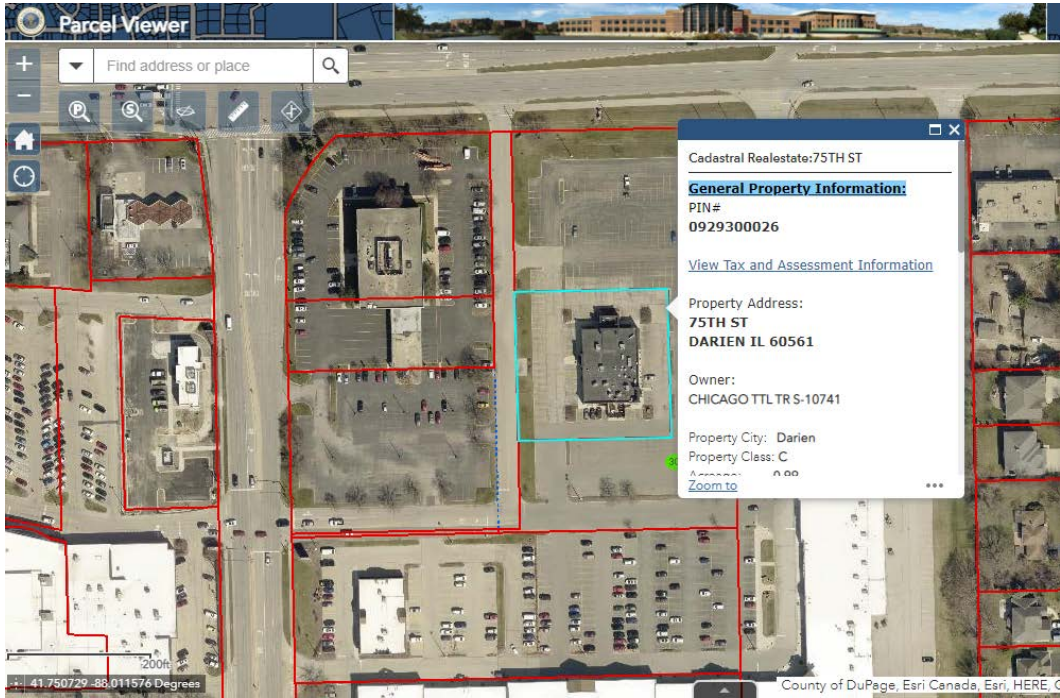

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SHEET NUMBER:
R-002

ATTACHMENT 4: LOCATION MAP & AERIAL IMAGE



ATTACHMENT 5: SITE PHOTOS

