

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 75TH 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 75th 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 75th 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 75th 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 75th 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:

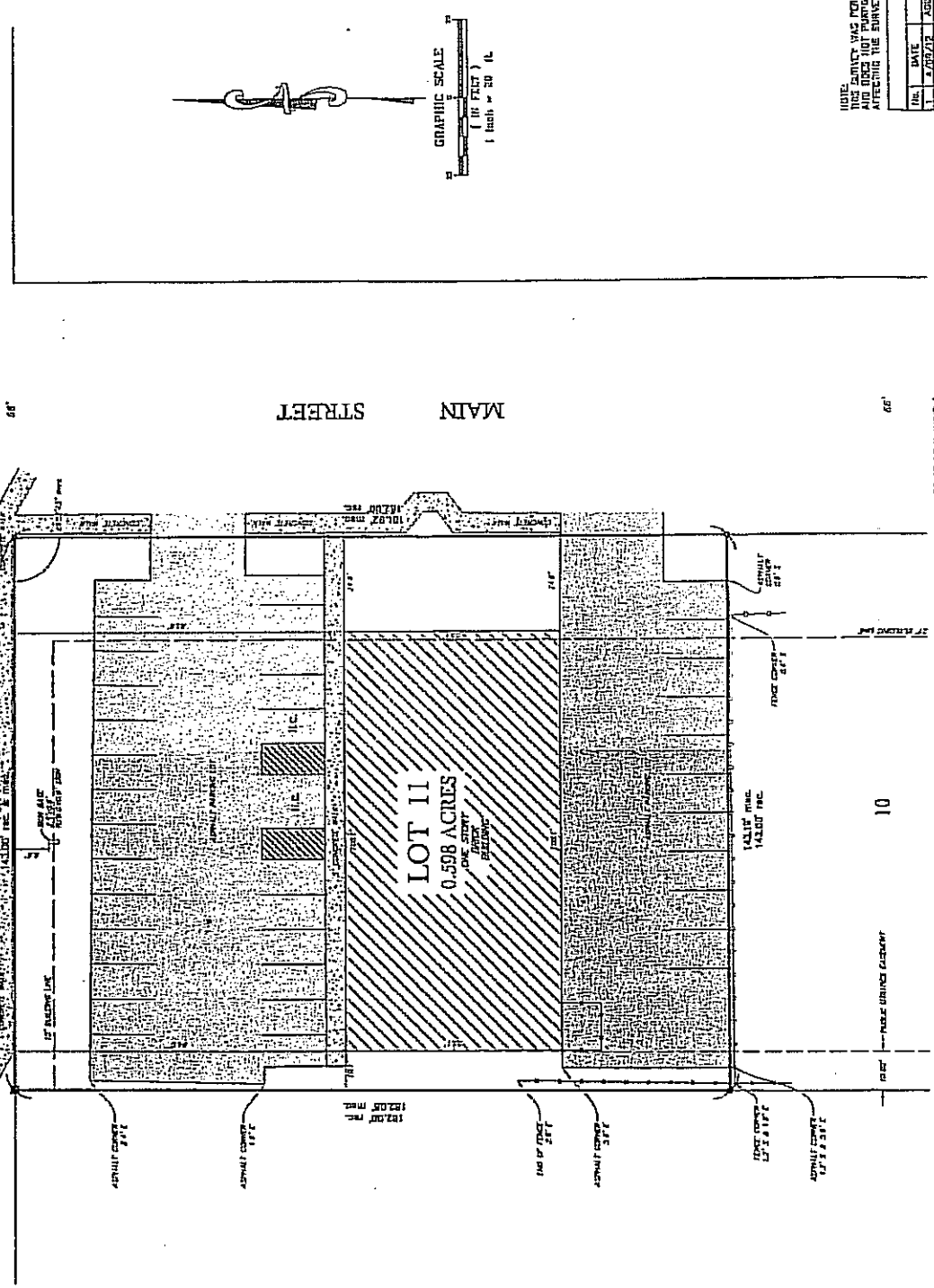
- 1. Masonry dumpster enclosure to be constructed.**

Decision Mode

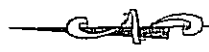
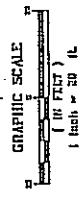
The Planning/Zoning Commission considered this item at its meeting on June 6, 2012.
The Municipal Services Committee will consider this item at its meeting on June 18, 2012.
The City Council will consider this item at its meeting on June 18, 2012.

PLAT OF SURVEY

LEGAL DESCRIPTION
 LOT 11, BERRY STRAUS, DEWIS & SUBDIVISION OF TRACT 1408, NEWBURG COVE
 SURVEYORS' ASSOCIATION PLAT NUMBER 2 OF THE WEST 10000 FEET OF THE
 QUARTER OF THE SEQUENTIUM QUARTER OF SECTION TWENTY NINE (29) TOWNSHIP THIRTY
 NORTH (30) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
 TO THE PLAT JUDICIAL RECORD NO. 1444, AS AMENDED 484500 IN THE RECORDS
 OFFICE OF SA PAUL COUNTY, ILLINOIS.
 LOCAL MAILING ADDRESS:
 2001 75TH STREET
 BIRDSTOWN, MISSOURI



- LEGEND**
- THIN LINES RECORDED
 - THICK LINES UNRECORDED
 - IRREGULAR PARCELS
 - SET BACK FROM WALLS
 - DISTANCE FROM
 - 1" = 50' SCALE
 - 1" = 100' SCALE
 - 1" = 200' SCALE
 - 1" = 400' SCALE
 - 1" = 800' SCALE
 - 1" = 1600' SCALE



NOTE:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT COMPANIMENT
 AND DOES NOT GUARANTEE FOR ALL EXISTING OR DISAPPEARANCES

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/20/22	ADDED PARAGRAPHS
2	4/20/22	ADDED PARAGRAPHS

DATE: 4-2-2022 SCALE: 1" = 20'
 PREPARED FOR: BANC AND DRIFING, INC.
 2001 75TH STREET
 BIRDSTOWN, MISSOURI 63038

DATE: 4-2-2022 SCALE: 1" = 20'
 DRAWN BY: ECI
 CHECKED BY: MP
 FIELD BOOK: 21-38
 PAGE: 20-31

DRAWING TITLE: PLAT OF SURVEY

R T & A
Ruettinger, Tonelli & Associates, Inc.
 Surveyors' Association of Illinois
 3124 HENRY STREET - BLOOMINGTON, ILLINOIS 61710
 TEL: (312) 244-6600 FAX: (312) 244-8881
 WWW: WWW.RTANDASURVEYING.COM

STATE OF ILLINOIS } 55
 COUNTY OF WILL
 RUTTINGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL SURVEYORS, BEING FULLY
 LICENSED AND REGISTERED, HEREBY CERTIFY THAT IT WAS CONDUCTED IN ACCORDANCE WITH THE
 STANDARDS FOR A BOUNDARY SURVEY, WHICH IS A TRUE AND CORRECT REPRESENTATION OF THE
 SURVEY FIELD WORK COMPLETED 3-20-2022 BY SA PAUL COUNTY, ILLINOIS.
 GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF APRIL 2022.
 BY: ILLINOIS PROFESSIONAL LAND SURVEYOR NOT LICENSED 11-20-2021
 RUTTINGER, TONELLI & ASSOCIATES, INC. PROFESSIONAL SURVEYORS
 3124 HENRY STREET, BLOOMINGTON, ILLINOIS 61710

THIS PROFESSIONAL SERVICE CONFORMS
 TO THE CURRENT ILLINOIS MINIMUM
 STANDARDS FOR A BOUNDARY SURVEY.
 ANY DISCREPANCY OR MISSTATEMENT REFERENCED UPON THIS SURVEY
 SHOULD BE REPORTED IMMEDIATELY TO THE SURVEYOR FOR INVESTIGATION
 OR CORRECTION. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT
 TO ANY OTHER PARTY. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE
 WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2118 Maple St
Prospect, IL



1425 STRANDES
8000 ARDENWOOD
Darien, IL 60410
Phone: 708-486-1111

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION CODE AND THE ILLINOIS DEMOLITION ACT (230 ILCS 15/1-15/10).

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF LABOR.

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

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

5. ALL DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION CODE AND THE ILLINOIS DEMOLITION ACT.

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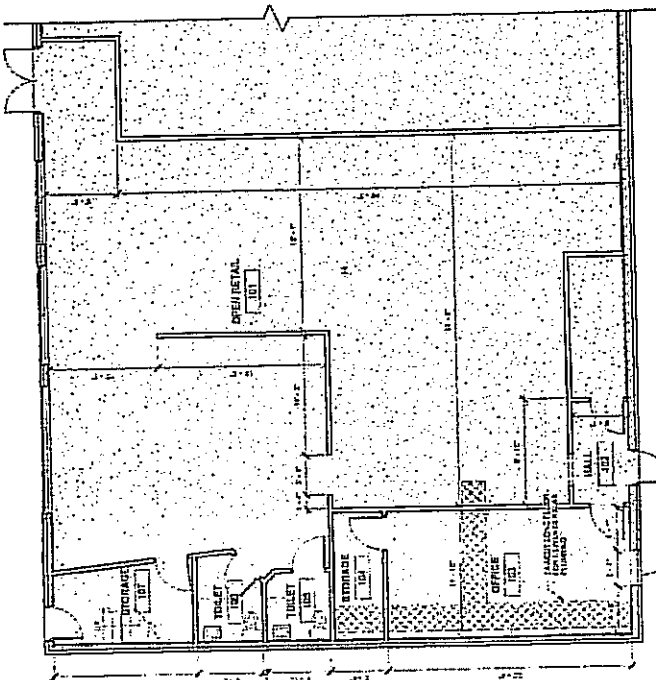
DATE	10/12/12
PROJECT	GRAND DUKES DELI
CLIENT	GRAND DUKES DELI
ADDRESS	2801 W 75th St, DARIEN, IL

**GRAND DUKES DELI
INTERIOR TENANT
BUILD-OUT**

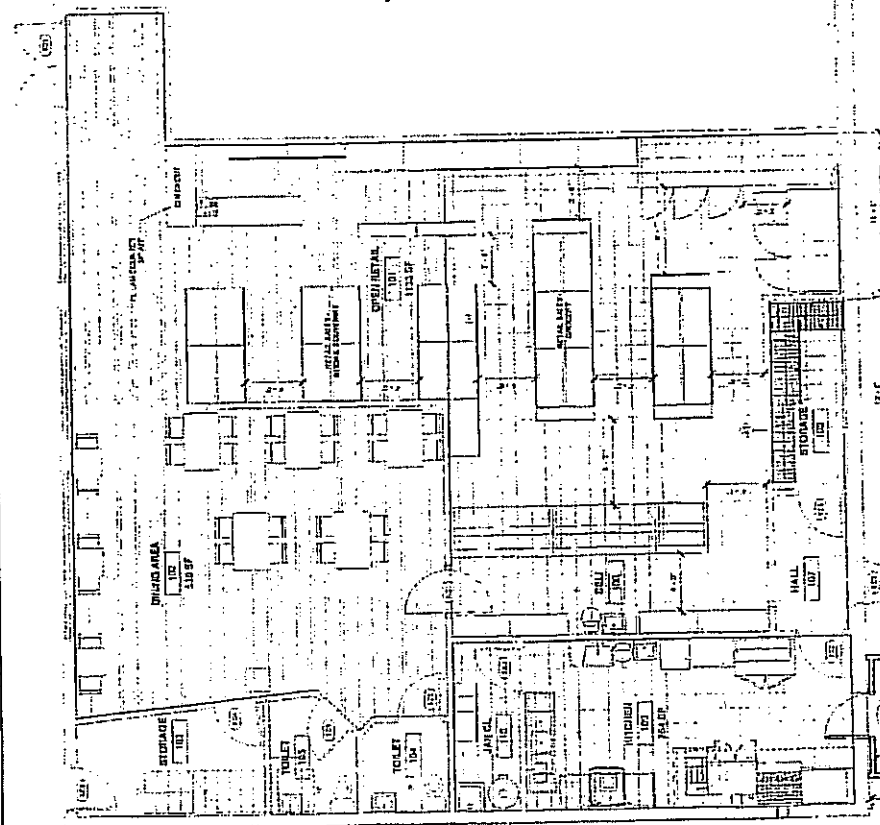
2801 W 75th
DARIEN, IL

DATE: 10/12/12
PROJECT: GRAND DUKES DELI
CLIENT: GRAND DUKES DELI

A-1



1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION CODE AND THE ILLINOIS DEMOLITION ACT (230 ILCS 15/1-15/10).

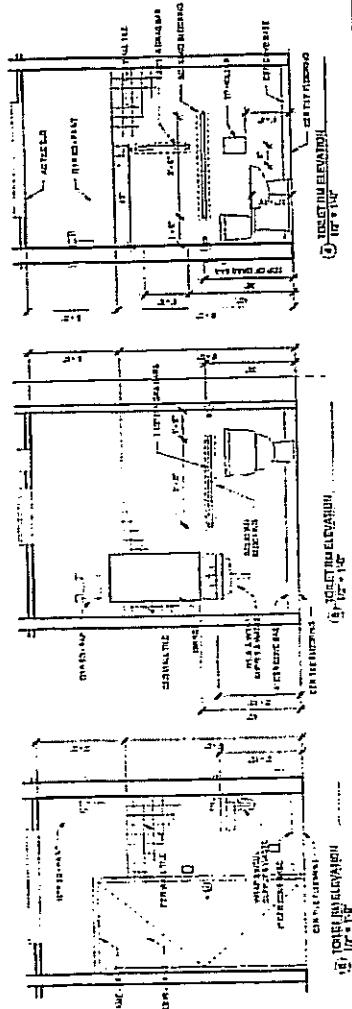


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FLOOR PLAN NOTES

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TOILET RM ELEVATION
17' x 14'

OFFICE ELEVATION
12' x 14'

TOILET RM ELEVATION
17' x 14'

11155 North La
Chicago, Ill. 60641



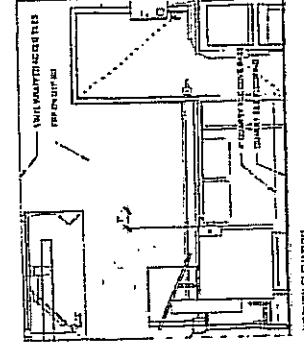
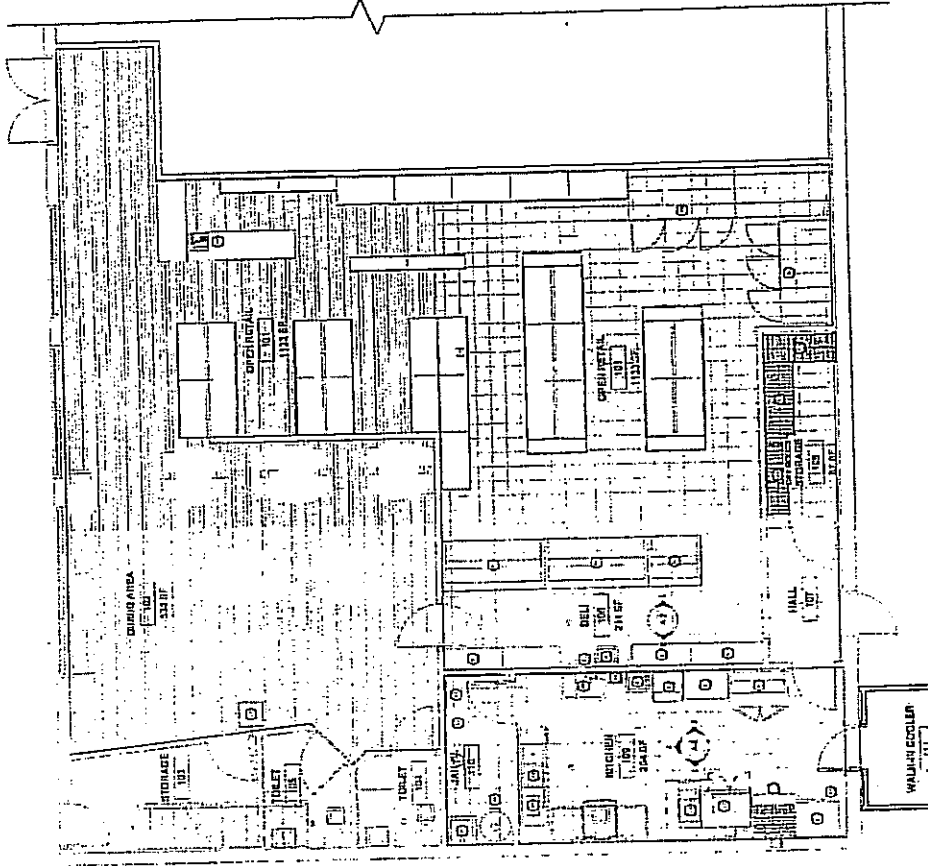
11155 North La
Chicago, Ill. 60641
Grand Dukes Deli



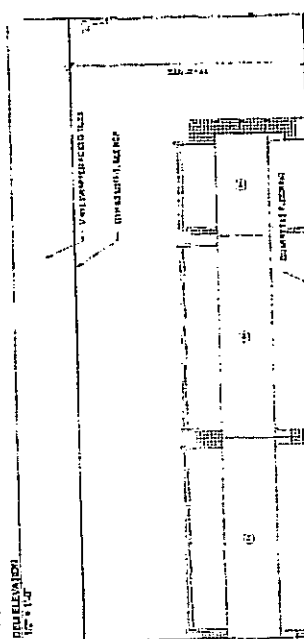
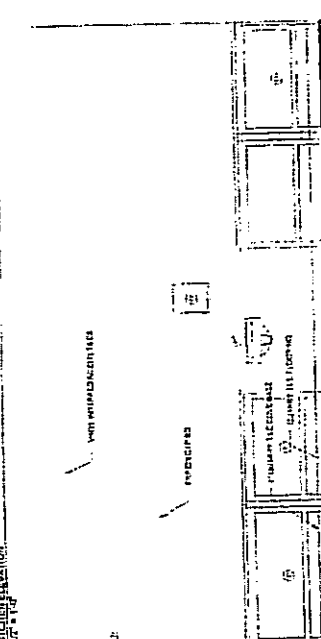
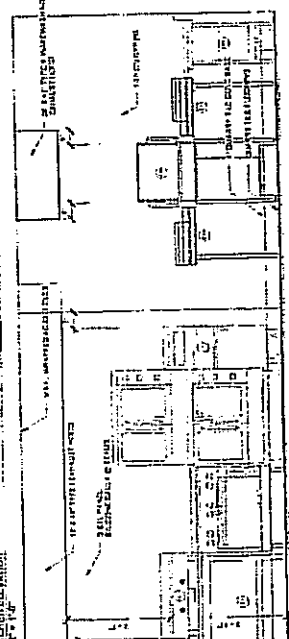
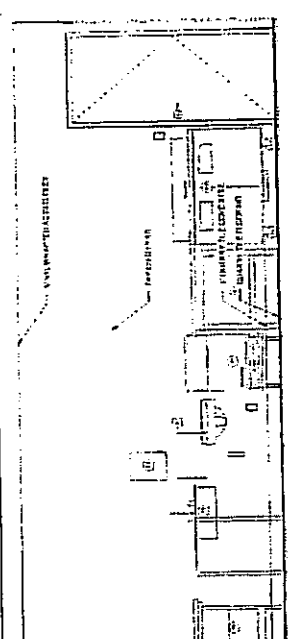
DATE	
PROJECT	
REVISIONS	
NO.	
DESCRIPTION	

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

A-2
11155
11155
11155



FLOOR PLAN NOTES
1. SEE EXISTING FLOOR PLAN FOR DETAILS



3119 Maple Ln
Sussex, IL



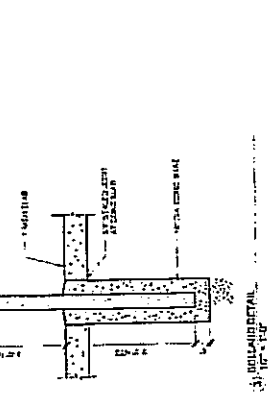
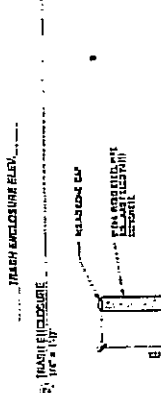
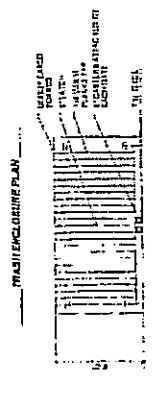
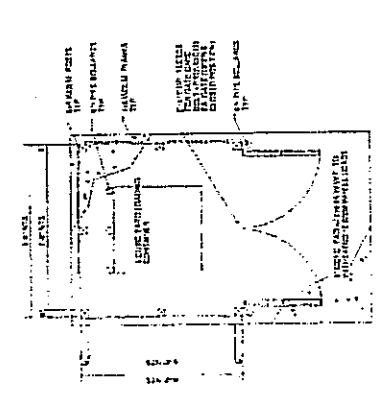
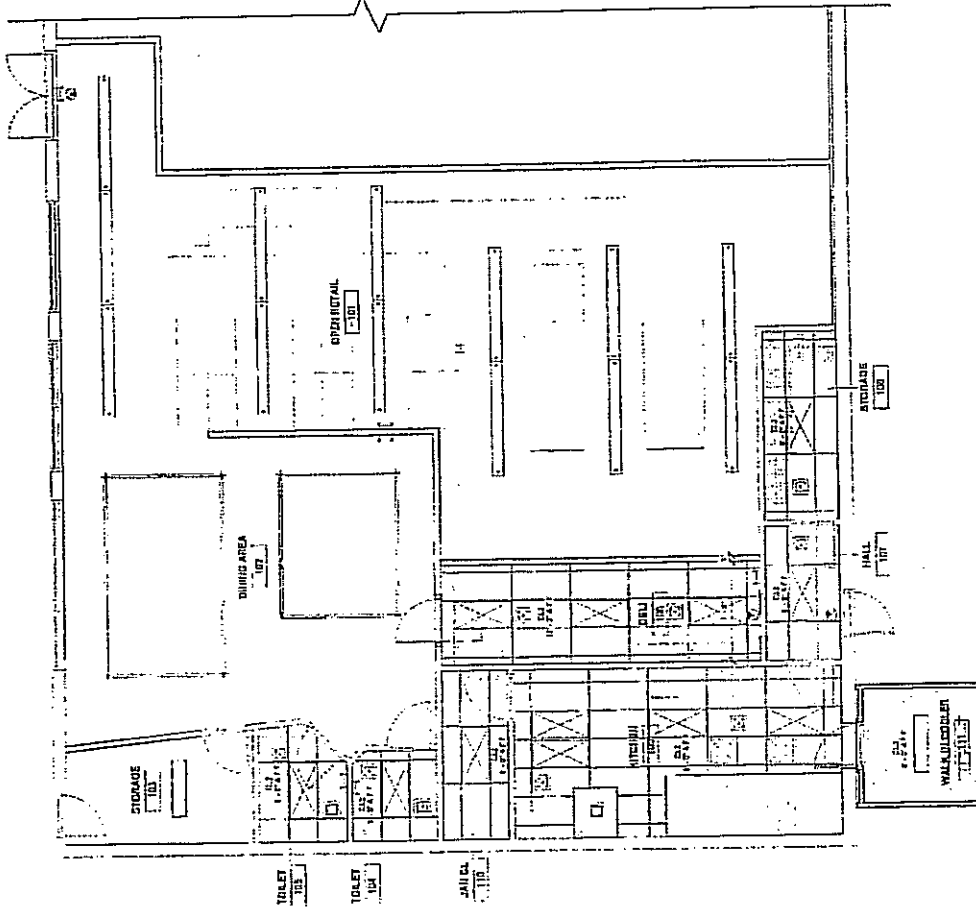
RAY J. JACOBI
ARCHITECT
P.O. BOX 310, SUSSEX, IL 62458
PHONE: 618-281-1111



No.	Date
DESCRIPTION	BY
DATE	BY

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

Sheet No. **A-3**
DATE: 11/11/11
DRAWN BY: RJJ
CHECKED BY: RJJ



CEILING NOTES
 1. ALL CEILING SHALL BE 2' X 4' GRID WITH 2' X 2' ACoustIC PANELS.
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