

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 16, 2013**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary.

ABSENT: None.

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. Public Hearing - PZC 2013-07: Stella's, Marketplace at Darien, 2415 75th Street: Requests a special use to permit a drinking and eating establishment within the B-2 Community Shopping Center District.

Mr. Michael Griffith – Senior Planner reported that this is a special use request to permit a drinking and eating establishment within the B-2 Community Shopping Center District. He reported that the petitioner is seeking a gaming license through the State. Mr. Griffith stated that the special use request is related to the bar/cafe' and that staff has no concerns and feels that this is a good fit for the area.

The petitioners, Mr. Gary Leff and Ms. Charity Johns were present. Mr. Leff reported that they are a new organization formed approximately a year ago and that they have six establishments built but that they are waiting for the licensing. He stated that they plan to be open with the next two weeks. He further stated that this concept provides the opportunity to open a non-bar environment for adults serving beer and wine only for 21 and over. Mr. Leff stated that there will also be mini Ipads, checkers, chess and other free games other than video machines.

Chairperson Meyer stated that this is good revenue for the City of Darien.

Commissioner Oberland questioned if the petitioners thought about opening without gaming.

The petitioners stated that they thought about opening without gaming but that they want to stick with the concept and open as one idea. Mr. Leff stated that they have been waiting for nine months to open.

Commissioner Kiefer questioned if they will have enough space in the building..

Mr. Leff stated that they have plenty of room and will have 30 plus seating in the front and back area.

Commissioner Kiefer questioned how they compare to Dotty's.

Mr. Leff stated that they believe that their establishment is higher end and that their owners have premium experience and expertise from a food and beverage angle.

Commissioner Mallers asked how they selected Darien and the hours of operation.

Mr. Leff stated that he grew up close to Darien and that they started Stir Crazy nearby in Oak Brook. He stated that they liked the general infrastructure. Mr. Leff stated that they are also seeking out a location in Westmont at the St. James's Crossing and that density is important.

Mr. Leff stated that they will operate from 7:00 a.m. and up to 2:00 a.m. depending on the location and traffic.

Commissioner Hickok questioned Mr. Leff's connection to the Rivers Casino.

Mr. Leff stated that he was the head advisor for the guest experience and the lead designer of the non-gaming experience. He reported that the gaming is a separate system and that they are not allowed to touch the machines. He further reported that they receive 35% of the gross gaming and that all five machines are video slot machines like those in the casinos.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:30 p.m.

Mr. Griffith stated that he spoke with the police department and questioned if gaming has increased police activity. He reported that the Police Chief indicated that there was no indication that gaming has increased the demand.

Commissioner Kiefer questioned if there was enough parking.

Mr. Griffith reported that staff was not concerned about the parking.

Commissioner Mallers made a motion and it was seconded by Commissioner Hickok that based upon the information presented, the request associated with PZC 2013-07 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 9-0.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, October 28, 2013 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Vonder Heide to waive the reading of the August 21, 2013 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 9-0.**

Commissioner Kiefer made a motion and it was seconded by Commissioner Hickok to approve the August 21, 2013 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 9-0.**

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, November 6th but that most likely it would be canceled due to lack of agenda items.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 7:50 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman