

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 7, 2016**

PRESENT: Beverly Meyer, Robert Cortez, Andrew Kelly Ron Kiefer, John Laratta, Lou Mallers, Ray Mielkus, Ken Ritzert, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: Bryan Gay

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 2016-13: 8123 Cass Avenue (Al Chile Restaurant) Petitioner Jose Reynoso, owner of Al Chile Mexican Grill Inc., seeks approval of a Special Use zoning permit to operate an eating establishment with a bar serving alcohol in the Darien Plaza shopping center in the building space formerly occupied by the La Notte Due Restaurant.

Mr. Steven Manning, City Planner reported that the petitioner, Jose Reynoso is proposing to occupy the vacant store space that was occupied by La Notte Due restaurant that closed in early 2016.

Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Attorney representing the petitioner Mr. Stuart Petersen reported that Mr. Reynoso is going into an existing restaurant with no changes other than minor clean-up. He reported that the petitioner would like to open in March.

Commissioner Mallers stated that he liked that there was no gaming.

Commissioner Laratta questioned if the petitioner had other restaurants.

The petitioner, Mr. Jose Reynoso stated that he has been in the restaurant business for over 30 years and that this will be his first restaurant.

Chairperson Meyer questioned the unisex restroom and if it was enough for the space.

Mr. Steven Manning, City Planner reported that one restroom for the restaurant is permitted and is calculated on the number of seats. He reported that there are certain requirements such as ADA, exits, sink, etc. that will be addressed during the permit process.

Mr. Petersen reported that the petitioner submitted a building and seating layout.

Chairperson Meyer stated that there were 87 seats and was concerned that one restroom was not sufficient.

Mr. Petersen stated that there is adjacent space which was an office that they can convert to restroom if needed but that they can either reduce the number of seats or add a restroom.

Mr. Manning reported that he evaluated the parking and that the existing parking is adequate and that the existing conditions have not been an issue. He also reported that the owner of the shopping center has repaired part of the lot and that the southeast portion will be completed in the spring.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:46 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Kelly to recommend approval to the City Council of petition PZC 2016-13 for a special use zoning permit for the Al Chile restaurant as presented based on findings of fact that lead to the conclusion that the Special Use Standards of the City of Darien Zoning Code have been met.

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

Mr. Manning reported that this would be forwarded to the Municipal Services Committee Special Meeting on December 19th at 6:30 p.m.

CORRESPONDENCE

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

MINUTES

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to waive the reading of the September 21, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Gay was not present.

Commissioner Mallers made a motion and it was seconded by Commissioner Cortez to approve the September 21, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Gay was not present.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, December 21, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**