

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
June 6, 2012**

**PRESENT:** Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Louis Mallers, Susan Vonder Heide

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.

**Public Hearing: PZC 2012-08: 2601 75<sup>th</sup> Street, Grand Dukes: Petitioner seeks approval of a special use for an eating establishment within the B-2 zoning district.**

Mr. Michael Griffith – Senior Planner reported that this request is for a special use for an eating establishment within the B-2 zoning district. He reported that the Ordinance lists restaurants as a special use which requires City Council approval. Mr. Griffith reported that the restaurant will be located at 75<sup>th</sup> and Main Street next to the Mexican restaurant which was once a carpet store.

Mr. Griffith reported that staff does not have any issues with the request and reported that parking complies. He reported that the petitioner request includes a space with a deli, retail store and eating area.

Chairperson Meyer reported that she spoke with staff and questioned drainage and easements regarding the cooler in the back. She reported that staff was not concerned.

Mr. Andy Bucas, 24248 Bristol Avenue, Plainfield, petitioner stated that he is proposing to open Grand Dukes. He stated that presently he owns two others, one in Chicago and the other in Summit. Mr. Bucas stated that the Darien location will be a combination of both businesses and will be a Lithuanian specialty store with souvenirs, clothing, books and a small deli and restaurant serving approximately 25.

Chairperson Meyer questioned the trash enclosure.

Mr. Bucas reported that the trash enclosure will be moved because of the cooler and that the enclosure will be masonry to keep in line with the requirements.

Commissioner Kiefer questioned if the site had sufficient room.

Mr. Bucas stated that he has a similar location in Summit and that the menu will be limited with just the best seller items. He stated that he has a kitchen in Lemont where the food will be prepared and delivered to Darien.

Commissioner Hickok questioned the smells from the food and suggested a grease trap with filters.

Mr. Bucas stated that he will make sure his system includes a filter.

Chairperson Meyer questioned if the petitioner will be serving alcohol.

Mr. Bucas stated that he has applied for a liquor license for beer. He stated that he would like to sell over the counter beer as well.

Mr. Griffith stated that the liquor license is defined by his needs. He stated that the petitioner will have to go through the County Health Department for the food portion of the business.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:10 p.m.

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus that based upon the information presented, the request associated with PZC 2012-08 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED 7-0. Commissioner Mallers and Commissioner Vonder Heide were not present.**

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on June 25, 2012 at 6:30 p.m.

#### **CORRESPONDENCE**

None.

#### **OLD BUSINESS/PLANNER'S REPORT**

Mr. Griffith announced that the City Council approved Walmart. He reported that the demolition will be this year but construction will not be scheduled until next year.

#### **MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the May 16, 2012 and the May 29, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 7-0.**

**Commissioner Ritzert made a motion and it was seconded by Commissioner Hickok to approve the May 16, 2012 and the May 29, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 7-0.**

#### **NEXT MEETING**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, June 20<sup>h</sup> at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:16 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Beverly Meyer  
Chairman**