

**SPECIAL MEETING MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
October 20, 2014**

**PRESENT:** Beverly Meyer – Chairperson, Ron Kiefer, John Lind, Louis Mallers, Ray Mielkus, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary.

**ABSENT:** Pauline Oberland, Ken Ritzert

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 2014-08: 1000 N. Frontage Road, Unit C, Miskatonic Brewing: Petitioner seeks approval of the following:**

- 1. Text amendment to the Zoning Ordinance listing a brewery with taproom as a special use within the OR&I Office, Research and Light Industrial District.**
- 2. Special use for a brewery with taproom in the OR&I Office, Research and Light Industrial District.**
- 3. A variation from the Zoning Ordinance to reduce the required corner side yard setback from 50 feet to 24 feet in order to construct a patio.**
- 4. A variation from the Sign Code to permit a 100 square foot identification sign on the overhead door where 16 square feet is otherwise permitted.**

Mr. Michael Griffith, Senior Planner reported that the subject property is located on the northwest corner of N. Frontage Road and Wilmette Avenue. He reported that the petitioner is proposing to construct a 16' x 32' patio on the south side of the building along N. Frontage Road. He stated that the Zoning Ordinance requires a 50-foot corner side yard setback. He further stated that the patio will extend 16 feet out from the building and resulting in a 24-foot setback from the lot line.

Mr. Griffith reported that staff is asking the petitioner to assess the needs of parking and potential impacts to nearby residences regarding the proposed patio.

Chairperson Meyer reported that she spoke with Mr. Dan Gombac, Director and that he stated that there are no concerns with regards to drainage and that the utilities are covered underground.

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

Mr. Josh Mowery, Miskatonic Brewing, stated that they plan to open a craft brewery with a taproom. He stated that the retail outlet of the taproom will help market their product. Mr. Mowery stated that they plan to sell growlers which are resealable glass bottles for purchase which can be refilled with beer.

Mr. Mowery stated that they would like to sell cases of beer in the future but that the majority of the sales will be to bars and restaurants. He stated that the taproom is not a full service bar but a place for people to taste the beer and gather in a coffee-house type atmosphere. He further stated that they do not intend the business to be a brew pub and that they will not provide food service.

Mr. Mowery stated that they are also going to offer tours of the brewery and rent out the space for groups to hold event or meetings.

Mr. Art Cano, Darien stated that he reviewed the petition and plans at City Hall. He questioned the expansion area and if the area would be used for retail. He asked if there was adequate parking on the property and that he was concerned that parties will cause traffic and overflow parking onto the streets. Mr. Cano also questioned if the patio area was enclosed.

Mr. Mowery stated that the expansion area is designed for barrel storage and production. He stated that the expansion area could be used for special events and that there are 25 parking spots. He further stated that they have been given permission from the property owner to the north to allow people to use their parking lot.

Mr. Mowery stated that the patio will be enclosed and that it is located 24 feet from the property line. He stated that they do not expect more than 50 people in the taproom.

Mr. John Wyzkiewicz, Miskantonic Brewing explained that the patio will hold 4-5 tables or 15-20 people. He stated that their business will be busy when the other businesses on the property are not busy or closed.

There was discussion regarding the parking and if the site can accommodate the proposed use. Mr. Mowery referenced other similar sized breweries and stated that they have similar amounts of parking.

Ms. Judy Monaco, Ready Set Grow stated that she owns and operates the daycare across the street. She questioned if the liquor establishment is allowed located close to a daycare.

Mr. Griffith stated that the Liquor Code requires a separation between churches and schools but does not mention daycare centers. He stated that he would confirm with the City Attorney.

Mr. Paul Schoenbeck, property owner stated that he owns the building with his brother. He stated that they have been there for many years with previous tenants that generated a lot of traffic with never any complaints related to traffic or parking. Mr. Schoenbeck stated that he and his brother are on-site owners and that they have cameras on the building which they use to monitor the property. He stated that the cameras cover activity on the nearby streets and that they have arrangements with the property owner to the north to allow people to park on the neighbor's property.

Ms. Kate Creitz, 8413 Dawn Lane stated that her concern is with overflow traffic and noise. She stated that the police do not patrol the area and that she has to call every time there is a problem. She further stated that she is concerned about the future of the business if it takes off and gets busy. Ms. Creitz stated that she has great concern for a brew pub there.

Mr. Mowery stated that their business will not be a brew pub where food is served but a taproom for people to taste and purchase their beer. He stated that the taproom is not designed to entice people to stay for long periods of time to get drunk.

Mr. Cano stated that the petition includes food trucks and that the business sounds like a brew pub to him that will draw a lot of people.

Mr. Mowery stated that they are planning on having a food truck in the parking lot but that a food truck is not the same as a restaurant and does not have the same capacity to prepare and serve food as a restaurant with a kitchen. He stated that 90% of their business will be wholesale.

Mr. Richard Vena, Darien stated that he is concerned with truck traffic. He stated that presently, there are trucks that routinely use Mystic Trace.

Ms. Creitz questioned if there would be live music.

Mr. Schoenbeck stated that the lease is consistent with no live music outside but that the business owners are planning on having music inside the taproom but not on the patio.

Mr. Mowery stated that they would like to have coffee-type music and that they are limited outside because of the residential area. He stated that they have no intention of exterior music.

Commissioner Kiefer stated that he has been to a few breweries where it seemed that the tours drew more people than the taproom. He stated that the proposal for events seem to be geared towards group meetings and not parties.

Commissioner Lind stated that he was looking for confirmation on the parking count because the items submitted by the petitioner note different parking counts. He questioned what signage would be in place for people trying to find the location and asked where the public entrance would be located.

Mr. Mowery stated that there are 25 parking spaces and that the wall sign will be located on the south side of the building. He stated that the public entrance will be on the west side of the building.

Commissioner Vonder Heide questioned if they have looked at similar establishments of the same size to determine the parking needs.

Mr. Mowery stated that they did look at similar sized establishments in the western suburbs that have the same amount of parking. He stated that the taproom has 1200 square feet.

Commissioner Meilkus questioned the number of employees.

Mr. Mowery stated that there will be three employees in the beginning with a potential to add two for the taproom.

Mr. Richard Bennett questioned the lighting.

Mr. Mowery stated that there needs to be a light on for safety but that the operating hours will not be on past 11 pm. He stated that they would like to be open to start Thurs, Friday, Saturday and Sunday. Mr. Mowery stated that they chose this location because of the limited residential area.

Chairperson Meyer questioned the hours of operation.

Mr. Mowery stated that they will be open from 12 Noon – 11:00 pm Friday and Saturday, 12 Noon – 7:00 pm on Sunday and 12 Noon – 9:00 pm on Thursday.

Ms. Creitz asked about the trees that are being removed.

Mr. Schoenbeck stated that three trees will be removed for the patio. He stated that there is one large tree that has been offered to the City and the Park District.

Commissioner Mallers stated that the business is a decent distance away from the residential area and that the overflow will accommodate the number of cars.

Chairperson Meyer stated that she would like the fence to be higher especially with alcohol.

Mr. Griffith reported that the fence height falls within the Liquor Code and if passing of alcohol is done over the fence it is a police matter.

There was no one else wishing to present public comment and Chairperson Meyer closed the Public Hearing at 8:10 p.m.

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers that based upon the submitted petition and the information presented, the request associated with PZC 2014-08 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 subject to:**

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**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 60. Commissioner Oberland and Commissioner Ritzert were not present.**

### **ADJOURNMENT**

**With no further business before the Commission, Commissioner Vonder Heide made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:14 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Beverly Meyer  
Chairman**