

**CITY OF DARIEN**

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Wednesday, December 7, 2016**

**7:00 PM**

**City Hall**

**Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:

**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.

4. Correspondence
5. Old Business
6. New Business:                      **2017 Schedule**
7. Approval of Minutes:                      **September 21, 2016**
8. Next Meeting:                      **December 21, 2016**
9. Adjournment

AGENDA MEMO  
**PLANNING AND ZONING COMMISSION**  
**December 7, 2016**

**Case**

PZC 2016-13 8123 Cass Avenue (Al Chile restaurant)

**Issue Statement**

Petitioners seek approval of a special use zoning permit to operate an eating establishment with a bar serving alcohol.

**General Information**

Petitioner: Jose Reynoso, owner of Al Chile Mexican Grill, Inc.

Petitioner's Attorney: Stuart Petersen, Ruddy, King & Petersen Law Group, LLC

Property Owner: Lawrence Fumarolo, partner in LAD Properties, LLC

Property Location: 8123 Cass Avenue (one of eight store unit spaces in Darien Plaza shopping center)

PIN: 09-34-102-019

Zoning / Land Use: Site: B-1 / shopping center (Darien Plaza)  
Northwest: B-1 / restaurant (Chuck's)  
East: B-1 / office (Darien Business Center)  
South: B-1 / office (Darien Business Center)  
West: B-1 / parking and driveways

Comprehensive Plan: Commercial

Size of Property: 2.974 acres – Darien Plaza parcel  
28,182 square feet – shopping center building  
45' wide by 60' deep = 2,700 square feet in store unit 8123

Natural Features: Grass and trees along north property line, south building wall, and one parking lot island.

Transportation: Darien Plaza does not have direct/adjacent frontage on Cass Avenue but it does have two driveway access easements to Cass Avenue. Customer parking is in front. Service driveway goes around rear of building.

Site History: Property was annexed in 1972.

**Documents Submitted**

1. Zoning petition received 11/7/16.
2. Property data, maps, floor plan from Liberty Real Estate Group II, Inc.
3. Plat of Survey prepared by Glen D. Krisch Land Surveyor, Inc. dated 11/5/99.

**Development Description**

Jose Reynoso is proposing to occupy the vacant store space that was occupied by La Notte Due restaurant that closed in early 2016. Other businesses in the Darien Plaza include Q-Bar and Billiards, Sylvia's Bakery, Darien Liquor, All Sports Medicine and Weight Loss, Uncle Mao's Chinese Cuisine, and Rosati's Pizza. No changes are proposed by Reynoso to the interior space which includes a restroom, kitchen, restaurant seating for 60, and a bar with seating for 20. Proposed is a new exterior wall sign. No variations have been requested. Alcohol consumption is proposed to be inside only in both the restaurant seating area and bar area. The owner will need to apply for a liquor license. No video gaming or outdoor activities are proposed. The owner is proposing hours Monday – Thursday 11:00 AM to 9:00 PM and Friday and Saturday 11:00 AM to 10:00 PM.

**Plan Review Comments**

The site has been altered somewhat since the plat of survey was prepared. Q-Bar has an outside patio in front and the handicapped parking stalls were moved – 2 to the north end and 2 to the south end. Darien Plaza does not meet current standards for parking, impervious surface, and landscape area. (*Per the Plan Review Code Analysis attached.*) However, it did conform to the City code standards when it was annexed, therefore it can be classified as legal non-conforming and thus can be continued as is as long as there is no repair, replacement, or expansion of the use or structures. (*Per Chapter 4 of the Zoning Code.*) No evidence has come to light that existing parking has previously been a problem to the extent of 'endangering safety or causing congestion in the public streets'. (*Per Special Use Standards 2 and 7 attached.*) This is probably due to the staggered peak times for parking demand from the various shopping center tenants. Remodeling of the interior space will trigger codes for accessibility and occupancy permits will trigger codes for fire safety.

**Recommended Motion**

To recommend to the City Council to approve petition PZC 2016-13 for a special use zoning permit for the Al Chile restaurant as presented based on our findings of fact that lead to our conclusion that the Special Use Standards of the City of Darien Zoning Code have been met.

**Decision Mode**

Planning and Zoning Commission:	December 7, 2016
Municipal Services Committee:	December 27, 2016
City Council:	January 3, 2016

PLAN REVIEW CODE ANALYSIS				
			Development: Darien Plaza	
			Zoning District: B-1	
STANDARD	CODE	REQUIRED		EXISTING
parking stalls	5A-11-5	Scenario 1:		
		shopping center = 4/1000 sqft X 28,182 =	113	135
		Scenario 2:		
		Rosati's (carry out) = 1/15 sqft X 160 =	11	
		Uncle Mao's (dine in) = 1/3 seats X 20 =	7	
		All Sports (medical) = 5/1000 sqft X 2400 =	12	
		Darien Liquor (retail) = 4/1000 sqft X 2400 =	10	
		Al Chile (dine in) = 1/3 seats X 60 =	20	
		Al Chile (bar) = 1/2 seats X 20 =	10	
		Sylvia's Bakery (retail) = 4/1000 sqft X 2100 =	8	
		Q Bar (billiard) = 10/1000 sqft X 240 = 2		
		Q Bar (dine in) = 1/3 seats X 168 = 56		
		Q Bar (bar) = 1/2 seats X 14 = 7		
		Q Bar (dance, video, bags, darts) = 1/1000 sqft X 4000 = 4		
		Q Bar total =	69	
		Total	147	135
		Scenario 3:		
		Q Bar (billiard hall) = 10/1000 sqft X 14,982 = 150 +		
		Rosati's (11) + Uncle Mao's (7) + All Sports (12) +		
		Darien Liquor (10) + Al Chile (30) + Sylvia's Bakery (8) =	228	135
parking stalls - handicap	5A-11-2-3 (B)	5 to 7		4
Impervious lot coverage	5A-8-2-8	75%		96%
landscape area - parking lot islands	5A-10-6 (D)	1 island / 15 stalls = 9 islands		1 island
landscape area - perimeter of lot	5A-10-5 (A)	yes		3' wide north only
landscape area - perimeter of bldg	5A-10-7-A	10' wide and 50% of perimeter = 4,500 sqft		1,250 sqft along south wall only
Source: Property data submitted by Al Chile Petitioner and site survey by City Planner				

# DARIEN PLAZA

From Plat of Survey, Modified by City Planner

H = handicapped parking stall

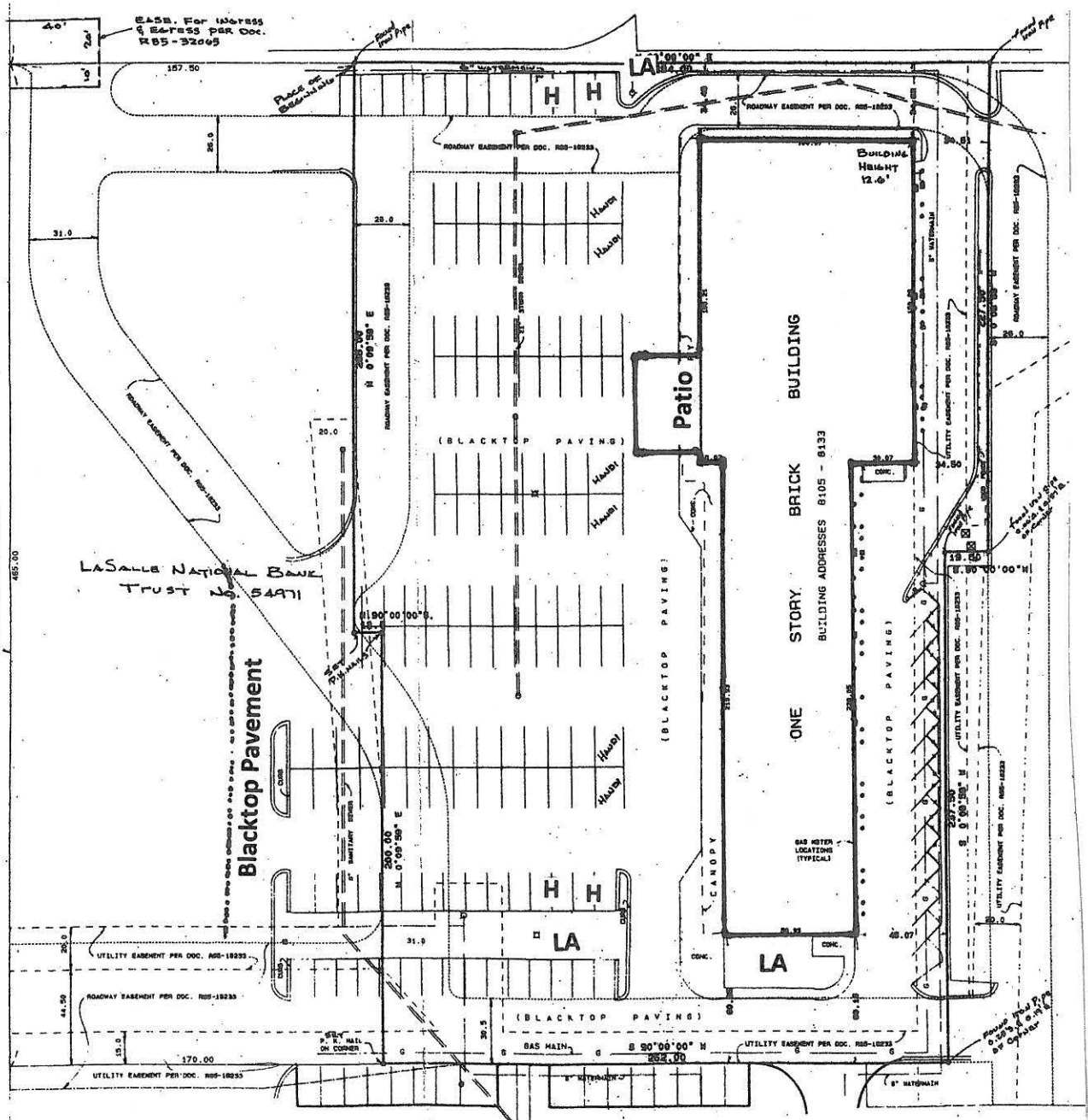
Patio = outside seating area fenced in by Q-Bar

LA = landscape area

 = Blacktop Pavement



CASS AVENUE



WEST LINE OF THE NW 1/4 OF SECTION 34 - 38 - 11



DuPage County  
Information Technology Department  
GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187  
Ph# (630)407-5000  
Email: gis@dupageco.org

DuPage Maps Portal:  
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:  
[www.dupageco.org](http://www.dupageco.org)

This map is for assessment purposes only.



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CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	
Case No.:	12C 2016-13
Date Received:	11/7/16
Fee Paid:	8585
Check No.:	
Hearing Date:	12/7/16

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

PETITIONER INFORMATION

Alchile Mexican Grill, INC

Petitioner's Name

Attorney Stuart Petersen

Contact Name

2631 Ginger Woods Pky #401

Address, City, State, Zip Code

630-820-0333

Phone #

630-820-0594

Fax #

Stuart@RuddyKing.com

Email

LAD Properties, LLC

Owner's Name

P.O. Box 59481

Address, City, State, Zip Code

847-755-9600

Phone #

Email

City of Darien  
 Received  
 NOV 7 2016  
 Community Development

PROPERTY INFORMATION

8123 S. Cass Ave

Property address

09-34-102-009<sup>019</sup>

PIN(s)

2.7 Total for Development

Acreage

B-1

Zoning

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

- Variation
- Simple Variation
- Special Use
- Rezoning

Requesting special use permit to be allowed to obtain a liquor license, class O Restaurant, for the operation of a Mexican-themed Restaurant at the prescribed location.

Stuart Petersen

I, Stuart Petersen, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

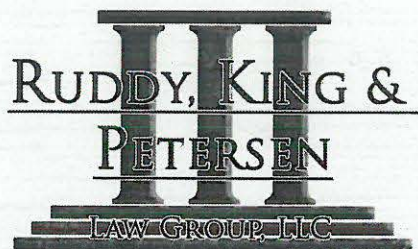
Signature [Signature] see attached letter of Authorization

Subscribed and sworn to before this 7th day of November, 2016

[Signature]

Notary Public





2631 Ginger Woods Parkway, Suite 101  
Aurora, IL 60502-7429  
Phone: (630) 820-0333  
Fax: (630) 820-0594  
Email: [info@ruddyking.com](mailto:info@ruddyking.com)  
[www.ruddyking.com](http://www.ruddyking.com)

John C. Ruddy  
Lincoln M. King  
Stuart A. Petersen

November 7, 2016

City of Darien  
Attn: Zoning Department  
1702 Plainfield Rd.  
Darien, Il 60561

**RE: Special Use Permit application for 8123 S. Cass Ave Darien Illinois by  
Al Chile Mexican Grill, Inc.**

Dear Zoning Department:

Attached is my client's, Al Chili Mexican Grill, Inc, application for a special use Permit as my client will be seeking a Liquor License for the location. The Special Use request is so that my client can obtain a liquor license for the sale of alcohol at the Restaurant.

I have reviewed the documents needed by Mr. Manning. A brief description of the business is enclosed. The documents he requested are enclosed.

The previous use of the premises was a restaurant known as La Notte Due, which operated for several years at the location my client is seeking the Special Use Permit for. The previous establishment had operated with a liquor license and had previously been granted a special Use Permit for the same purposes. La Notte Due vacated the premises at the end of March 2016.

The request for a Special Use Permit is consistent with the previous Special Use Permit for the same location and therefore the criteria, 1-8 set forth in the Special Use Application Package, for Special Use are met by this application as there are no significant deviations for the previous Special Use for the property location.

Your consideration in granting The Special Use is appreciated. If further information is needed please contact my office and it will be provided in a timely fashion.

Sincerely,



Stuart A. Petersen



**CAMPUS PROPERTIES MANAGEMENT, INC.**

POST OFFICE BOX 59481  
SCHAUMBURG, ILLINOIS 60159  
(847) 755-9600  
(847) 755-9601 (FAX)

**FAX NUMBER (847) 755-9601**

**FAX COVER SHEET**

DATE: 11-5-16 FAX #: 630-820-0594

TO: STUART  
\_\_\_\_\_  
\_\_\_\_\_

FROM: Larry Fumero  
\_\_\_\_\_  
\_\_\_\_\_

RE: AL CH. 2E  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS FAX CONSISTS OF 2 PAGES, INCLUDING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES PLEASE CALL AT (847) 755-9600

**LAD PROPERTIES III, LLC**  
**P.O. Box 59481**  
**Schaumburg, IL 60159**

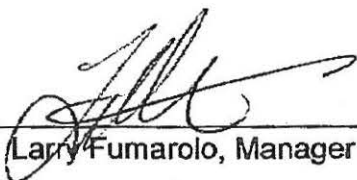
November 4, 2016

TO: The Village of Darien

LAD Properties III, LLC, an Illinois Limited Liability Company, the owner of the Darien Plaza at 8105-8137 S. Cass Avenue, Darien, DuPage County, Illinois hereby grants Al Chile Mexican Grill, Inc. permission to apply for a special use permit and liquor license to operate a restaurant which serves alcohol at the leased premises located at 8123 S. Cass Avenue, Darien, DuPage County, Illinois.

LAD Properties III, LLC

By: \_\_\_\_\_



Larry Fumarolo, Manager

Jose Reynoso  
420 W Natoma Ave.  
Addison, IL 60101  
Josealchile1@gmail.com

August 22, 2016

To Whom it May Concern:

As requested here is an overview of my business proposal for a Mexican restaurant.

Al Chile Mexican Grill will be a 60 seat dining restaurant with a 20 seat bar area, we specialize in fresh authentic Mexican food.

We are interested in this property due to its good location, good traffic flow and easy access from the main street. But what really caught our attention is the need of a good Mexican Restaurant in the area, a place where you always know you will get the best of Mexican food.

Al Chile Mexican Grill will feature a fresh casual dining room with comfortable furnishing, colorful walls and décor with soothing warm tones. The bar area will be decorated with high top tables and soft lighting. It will be the perfect place to stop for a bite to eat, for a drink or for a small business meeting.

The menu will be inspired by my home region in Mexico, we want to bring the flavors of Mexico. Always using fresh products and quality meats, every plate will be made by order. The bar will feature drinks made from scratch using seasonal fruits and quality mixes.

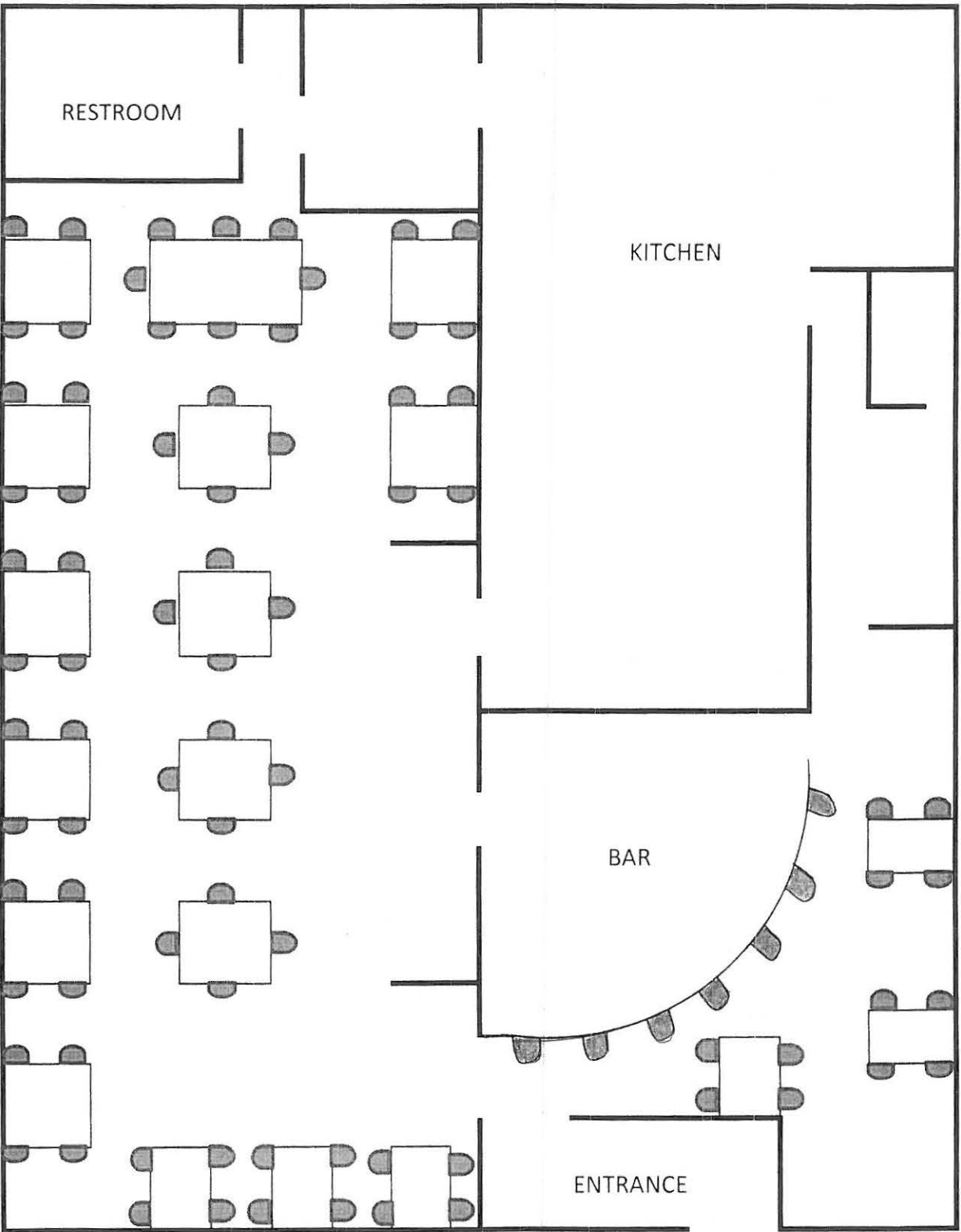
We will be open six days a week: Mon-Thu from 11 am to 9pm Fri and Sat 11am to 10pm

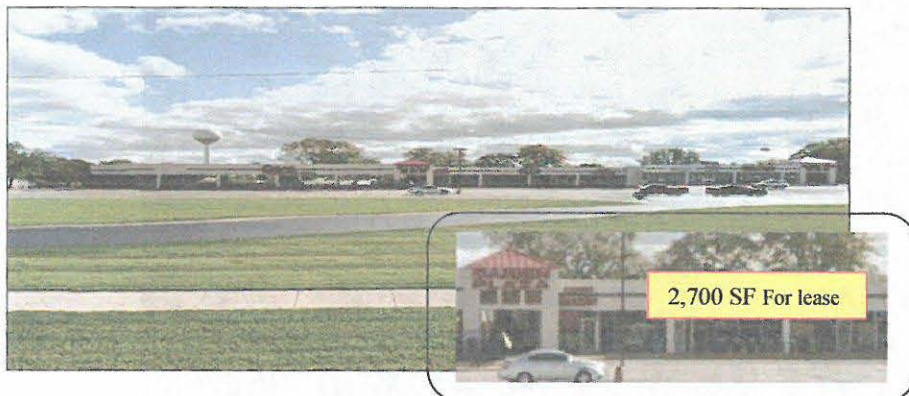
Al Chile Mexican Grill is not interested in gambling machines.

Al Chile Mexican Grill will be a perfect place for all types of customers.

Sincerely,

Jose Reynoso





## Darien Plaza

**LOCATION:** 8109 - 8137 S. Cass, Darien IL 60561

**TOTAL GLA** 28,182 Sq Ft

**SPACE AVAILABLE:** 2,700 SF - (8123 S. Cass)

**LAND AREA** 2.97 acres

**ZONED:** B-1

**PARKING:** 135 parking spaces

**LEASE RATE:** Negotiable - Call to Discuss

**YEAR BUILT & IMPROVEMENTS** 1979  
Full remodel in 2002 including roof façade, signage and several HVAC units

**HIGHLIGHTS:**

- Multiple access points to Cass Ave.
- Quick access to I-55 full interchange (Approx ½ mile)
- Cass Ave. is major area through street
- Lighted Darien Plaza Signage on Building

Prior use was Italian restaurant with some equipment still in place, including walk-ins, hood, and bar. Space can be re-purposed for other use.

 **Liberty Real Estate  
Group II, Inc**

## AVAILABLE RETAIL SPACE

**Darien Plaza**  
8109-8137 S. Cass  
Darien IL 60561

### DEMOGRAPHICS:

#### 2016 Population Est.

1 Mile	11,275
3 Mile	76,553
5 Mile	200,351

#### Average Household Income 2016 Est.

1 Mile	\$ 96,775
3 Mile	\$ 103,405
5 Mile	\$ 112,470

Stable Community  
Du Page County  
Low Real Estate Taxes

### TRAFFIC COUNTS:

Cass Ave 23,200 vpd  
IDOT - YR 2012

### CONTACT:

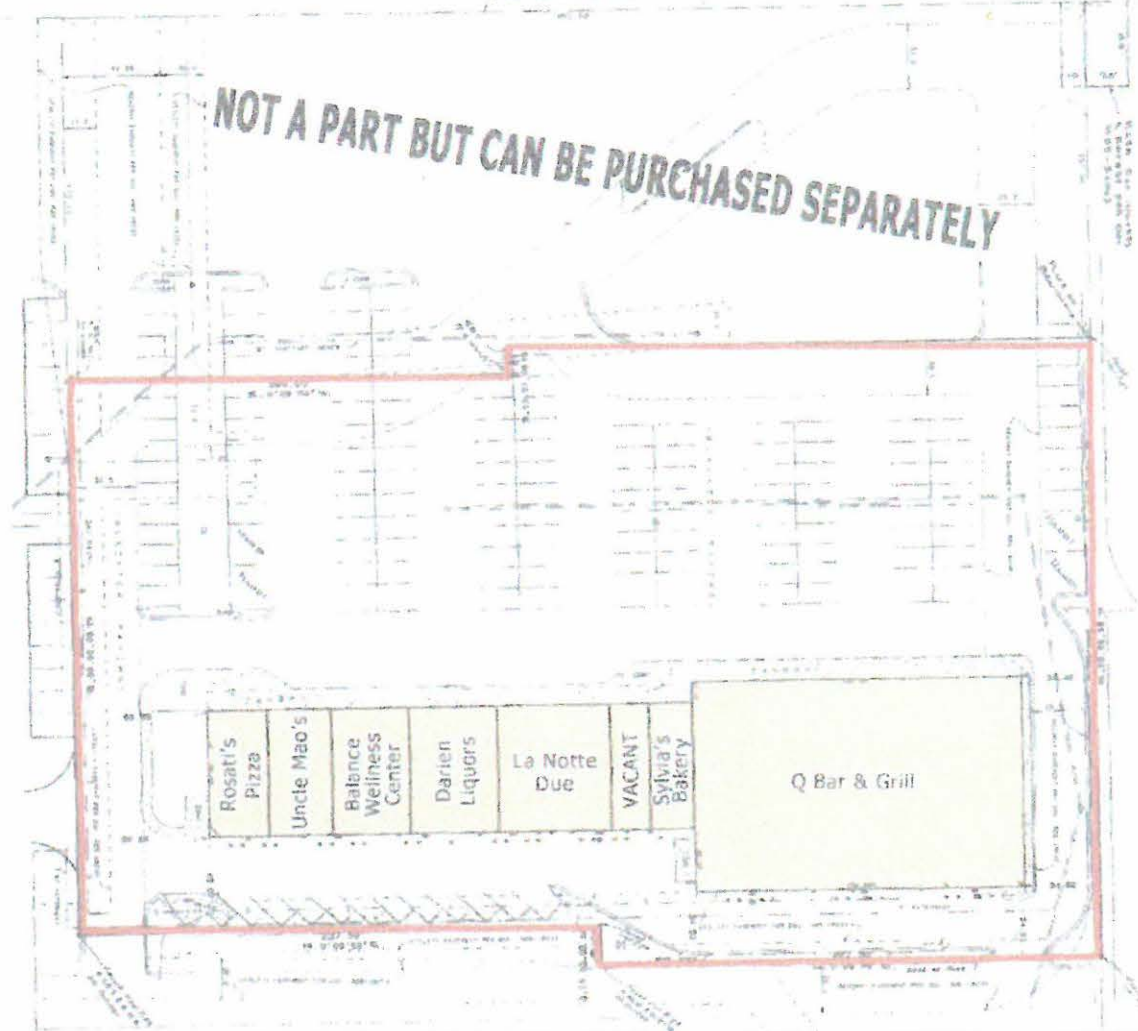
Rob Campbell, Broker-Manager  
Liberty Real Estate Group II, Inc.  
(847) 259-9500  
Cell (847) 274-6624  
rob@lreg.net

**FOR SALE Darien Plaza  
Darien, Illinois**

CASS AVENUE



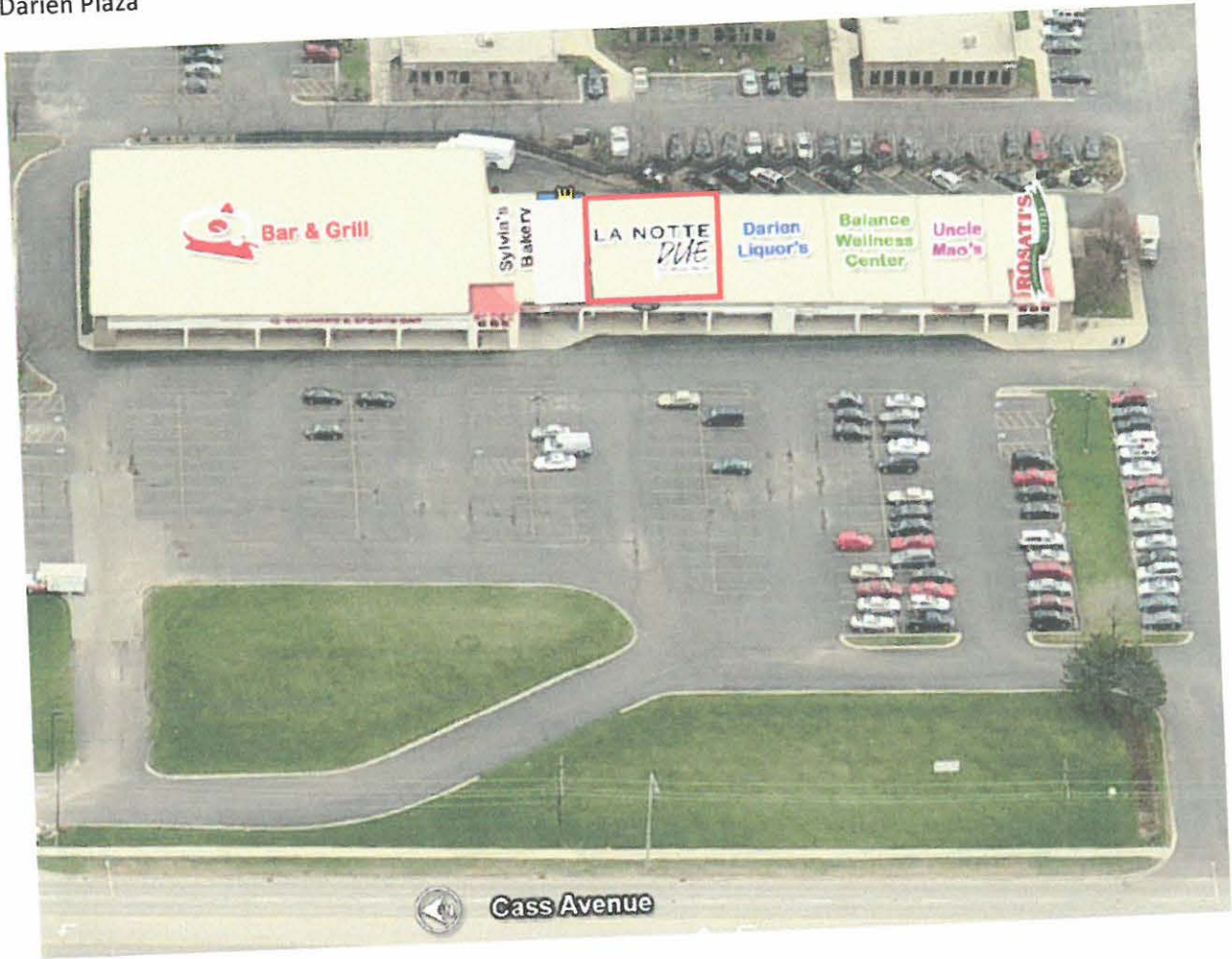
**NOT A PART BUT CAN BE PURCHASED SEPARATELY**

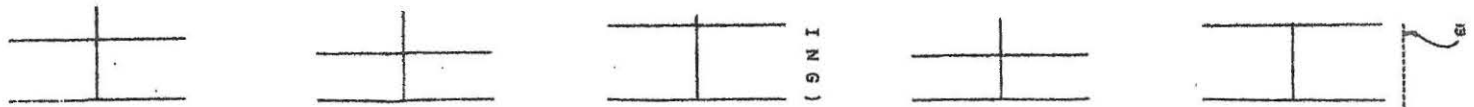
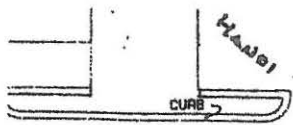


Space	Sq Ft	Tenant
8109	14,982	Q Bar & Grill
8117	1,200	Sylvia's Bakery
8121	900	AVAILABLE
8123	2,700	La Notte Due Restaurant
8125	2,400	Darien Liquors
8131	2,400	Balance Wellness Center Chiropractor
8133	1,800	Uncle Mao's
8137	1,800	Rosati's Pizza
<b>28,182</b>		<b>Total GLA</b>

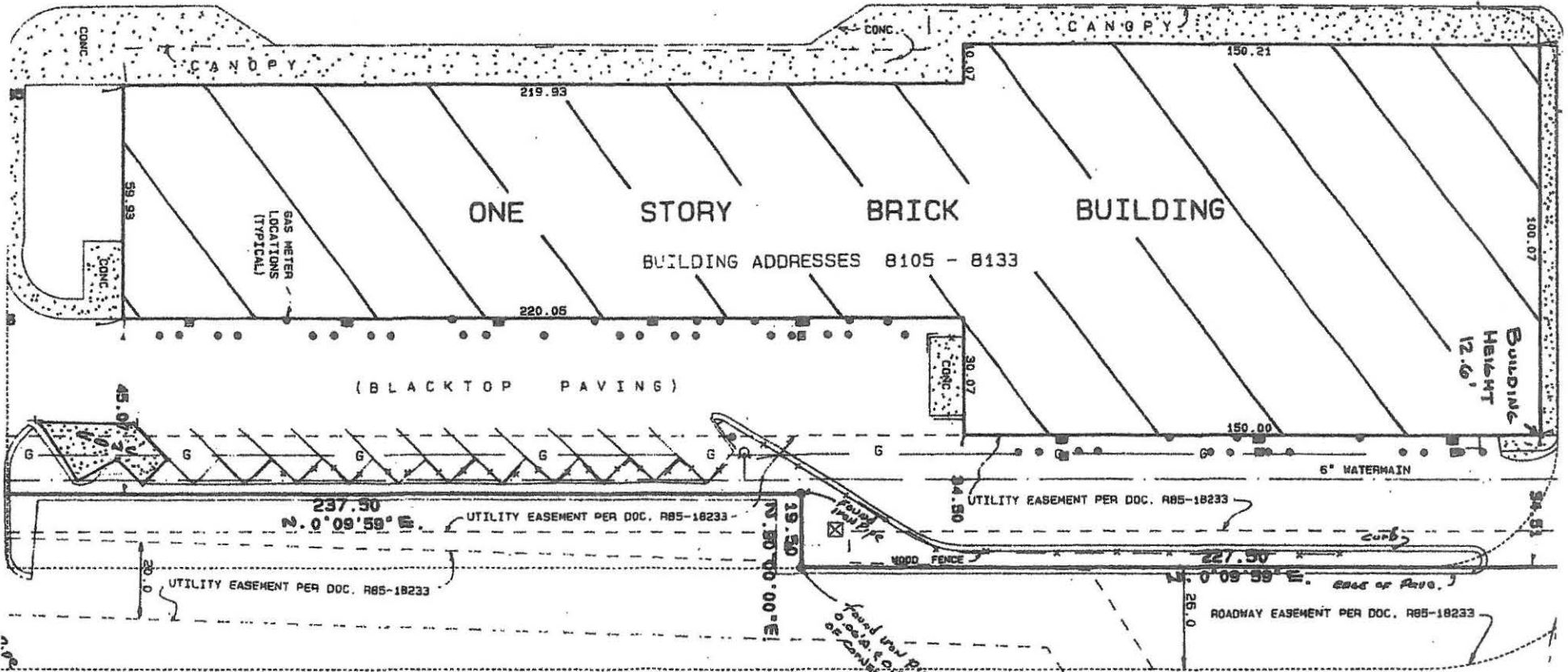


Darien Plaza





(BLACKTOP PAVING)



LA SALLE NATIONAL BANK  
 TRUST NO. 54973

(BLACKTOP PARKING LOT)





# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1969

## SPECIAL USE STANDARDS

Zoning Code Section 5A-2-2-6(G)

No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.
8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and the Planning and Development Committee.

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
September 21, 2016**

**PRESENT:** Beverly Meyer, Robert Cortez, Bryan Gay, Ron Kiefer, Lou Mallers, Ray Mielkus, Ken Ritzert, Steven Manning - City Planner, Elizabeth Lahey - Secretary

**ABSENT:** Andrew Kelly, John Laratta

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 2016-11: 8225 Bailey Road (Spano) Petitioners Mark and Rona Spano (owners) seek approvals to subdivide their single family home lot into three lots, with their existing house to be on Lot 2, and for variations to reduce the required front setbacks on Lot 2 for the existing house from 35 feet to 25 feet and for existing pool and deck from 35 feet to 14 feet.**

Mr. Steven Manning, City Planner reported that the petitioners are proposing to subdivide Lot 7 in to three lots. He reported that the existing driveway is located westerly from the house to Bailey Road, which would cross the backyard of the proposed Lot 1. He reported that the existing barn and walkways to the barn would be on the proposed Lot 3 and the petitioners are proposing their demolition. Mr. Manning reported that new drainage and utility easements are proposed along the property lines on the three lots along with new drain tile to storm sewers to the detention pond.

Mr. Jon Green, Engineering Resources reported that the Spano's designed the area back in 2002. He reported that Mr. Dan Lynch, City Engineer confirmed that there is adequate stormwater detention. Mr. Green reported that Lot 3 has an existing barn and that it will be demolished. He further reported that the dimensions are all for the home and shed and part of the original estate and that back in 2002 the homeowners put a substantial investment in the farmhouse and exterior improvements and front façade.

Mr. Green reported that the existing driveway will be reconfigured and it was agreed to move it to the north to maintain the trees and provide a landscape buffer. He reported that there was not enough room to run it along the side of the farm house. He further reported that the driveway will be to Marco Court. Mr. Green provided a display board of the driveway and stated that the PZC had copies in the packet.

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

Mr. Ed Sawica questioned if Lot 1 would be on Marco Court.

Mr. Green reported that it would be located on Marco Court and expected it to be on the right side.

Ms. Caryn Alavi stated that she was a homeowner in the Marco subdivision and questioned if the fence would be moved and if the driveway will remain property of Lot 1 or Lot 2. Ms. Alavi also questioned if there was a builder identified and the closeness of the side porch next to the side of the house. She also questioned the language of the trust.

Mr. Green stated that they will be moving the fence to comply with the Illinois Health Standards for Safety. He further stated that the driveway easement will be 12 or 14 feet and that they are planning an ingress and egress easement. Mr. Green reported that the Lot is above the minimum lot size and that they have no control over the builder but that the builder will have to comply with covenants and that he did not anticipate it being a problem.

Mr. Green reported that the distance from the farm house porch is 10.7 feet from the lot line and a 6 foot easement on each yard. He stated that any new house on Lot 1 will have over 20 feet of separation and will be in conformance. He further stated that the driveway will be solely for the use of Lot 2.

Mr. Green stated that the petitioner has the right to subdivide and that they have a letter from Mr. Robert M. Claes, Claes and Claes Attorneys at Law dated September 14, 2016 stating that there is nothing that requires approval from any other lot owner. Mr. Green stated that Mr. Claes was the attorney that drafted the original declaration.

Ms. Sonia Patel stated that she had the declaration reviewed by an attorney who stated that they could not subdivide without association approval.

Mr. Manning stated that the City cannot interpret covenants of the homeowners.

Commissioner Mallers suggested working out the language before voting.

Mr. Manning stated that the petitioners have the right to petition.

Commissioner Kiefer stated that the language dispute is beyond the job of the PZC.

Ms. Alavi suggested that the PZC make the recommendation contingent upon review.

Mr. Green stated that this is a civil court matter and that the petitioners are agreeing to pay the Homeowners Association dues when they really do not have to pay.

Mr. Bill Durkin stated that the main concern is what will happen if they sell. He stated that the property is unique and that the homeowners would like to know about how it is going to be developed and if it will look good. Mr. Durkin stated that they have a nice subdivision and that he would like to see the PZC move to have the petitioners provide better information.

Mr. Green stated that the homeowners will have an opportunity through the architectural review committee. He stated that the two new lots will be consistent with the trend and that the Spano's made provisions and investments from day 1.

Mr. Jordan Adams stated that he would like to see additional drawings and architectural information.

Commissioner Kiefer stated that the architectural information is not addressed now and that it will be done in the future. He stated that the homeowner is just as concerned that it will be architecturally pleasing.

Commissioner Mallers stated that the petitioner is being responsible.

Mr. Durkin stated that he was President of the Homeowners Association and that they do not have an architectural committee in place.

Ms. Alavi stated that they have right to set up a committee for design review.

At 7:43 p.m. Chairperson Meyer closed the public hearing.

Commissioner Ritzert stated that there was wide disparity between the 3 lots and that he was concerned about Lot 3 and the frontage at 48.5 feet.

Mr. Green reported that Commissioner Ritzert was looking at the angle and that the width is 75.79 feet wide at the front building line which is legal. He stated that it is on an angle because of the pool.

**Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to recommend approval to the City Council of petition PZC 2016-11 for final plat of subdivision of Marco Estates First Addition and front setback zoning variations for the existing house, deck and pool structures on Lot 2 as presented based on our findings of fact in regards to the Zoning Variation Authority and Standards, subject to:**

- 1. Relocate existing driveway to the north end of Lot 1**
- 2. Locate new driveway serving Lot 1 to Marco Court, not Bailey Road**
- 3. Demolish barn and walkways on Lot 3 and easements prior to recording plat**
- 4. Sanitary and Drainage Certificates to be approved by DuPage County**
- 5. Revisions to the final plat and engineering plans to be approved by City Engineer.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Kelly and Commissioner Laratta were not present.**

Mr. Manning reported that this would be forwarded to the Municipal Services Committee Meeting on September 26<sup>th</sup> .

**B. Public Hearing PZC 2016-12: 7218 Bayberry Lane (Dietrich) Petitioner John Dietrich seeks approval for a variation to reduce the required setback distance from 5 feet to 0 feet in a side yard of his house for the purpose of constructing a concrete paved storage pad for a RV boat**

Mr. Steven Manning, City Planner reported that the petitioner's plan shows a proposed 10 foot wide by 25 feet long concrete pad located in the north side yard along the house about 1.5 feet away from the house wall. He reported that the north side yard is about 11.5 feet wide and that there is an existing chain link fence around the side and rear yards.

Mr. Manning reported that the homeowner's boat and trailer are now stored on the driveway, which is about 16 feet wide.

Commissioner Kiefer questioned if the neighbor will be affected.

Mr. John Dietrich, petitioner stated that there is rather large burning bush that protects the view. He stated that he has been in the house for 11 years and had a boat the entire time with no calls or neighbors complaining. Mr. Dietrich stated that the complaint came from two blocks away and that he will probably have to remove the fence.

Commissioner Ritzert questioned if the boat would be stored year round.

Mr. Dietrich stated that the boat is there from May – October and then in storage but if the pad is there that he may just park it there.

Commissioner Mielkus questioned the length of the boat.

Mr. Dietrich stated that the boat is 22 feet and with the trailer 24 feet and that the boat will be backed in onto the pad.

Chairperson Meyer suggested placing restrictions on what should be stored there.

There was no one in the audience wishing to present public comment. At 8:03 p.m. Chairperson Meyer closed the public hearing.

**Commissioner Cortez made a motion and it was seconded by Commissioner Gay to recommend approval to the City Council of petition PZC 2016-12 at 7218 Bayberry Lane for side yard variation for RV storage as presented based on our findings of fact in regards to the Variation Authority and Standards.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Kelly and Commissioner Laratta were not present.**

Mr. Manning reported that this would be forwarded to the Municipal Services Committee Meeting on September 26<sup>th</sup>.

#### **CORRESPONDENCE**

None.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the September 7, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 7-0. Commissioner Kelly and Commissioner Laratta were not present.**

**Commissioner Cortez made a motion and it was seconded by Commissioner Kiefer to approve the September 7, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 7-0. Commissioner Kelly and Commissioner Laratta were not present.**

**NEXT MEETING**

Mr. Manning announced that the next meeting is scheduled for Wednesday, October 5, 2016 at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Gay. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:11 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

\_\_\_\_\_  
**Elizabeth Lahey**  
**Secretary**

\_\_\_\_\_  
**Beverly Meyer**  
**Chairman**

## CITY OF DARIEN

### Planning and Zoning Commission 2017 Schedule

Meeting Dates	Public Hearing Notice and Sign Posting Deadlines	Submittal Deadlines
January 4	December 21, 2016	November 21, 2016
January 18	January 4	December 5, 2016
February 1	January 18	December 19, 2016
February 15	February 1	January 3
March 1	February 15	January 16
March 15	March 1	January 30
April 5	March 22	February 21
April 19	April 5	March 6
May 3	April 19	March 20
May 17	May 3	April 3
June 7	May 24	April 24
June 21	June 7	May 8
July 5	June 21	May 22
July 19	July 5	June 5
August 2	July 19	June 19
August 16	August 2	July 3
September 6	August 23	July 24
September 20	September 6	August 7
October 4	September 20	August 21
October 18	October 4	September 5
November 1	October 18	September 18
November 15	November 1	October 2
December 6	November 22	October 23
December 20	December 6	November 6
January 3, 2018	December 20	November 20
January 17, 2018	January 3, 2018	December 4

**Meetings are held in the Council Chambers at Darien City Hall,  
1702 Plainfield Road, beginning at 7:00 PM**