

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
June 15, 2016

PRESENT: Bryan Gay, Andrew Kelly, Ron Kiefer, Lou Mallers, Ray Mielkus, Ken Ritzert, Dan Gombac - Director, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: Beverly Meyer, Robert Cortez, John Laratta

Acting Chairperson Mielkus called the meeting to order at 7:02 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 2016-07: 7722 Warwick Avenue: Petitioner seeks approval of a variation to increase the permitted amount of rear yard coverage by accessory structures from 30% to 36% in order to construct an above-ground pool.

Mr. Steven Manning, City Planner reported that the petitioner installed an above-ground pool within the rear yard before securing a building permit. He reported that the Zoning Ordinance limits the amount of lot coverage by structures and impervious surfaces. He further reported that 30% of the rear yard is the maximum permitted amount of coverage and with the addition of the pool, the amount of rear yard coverage is 36%, or approximately 281 square feet over the permit amount.

Mr. Manning reported that prior to the pool, existing structures and impervious surfaces in the rear yard included a detached garage, portion of the driveway and a patio.

Mr. Dan Gombac, Director reported that the petitioner Mr. Bob Worley is a neighbor and that Mr. Worley approached him after installation of the pool. He stated that once Mr. Worley found out he needed a permit he came and then discovered that there was a variation due to lot coverage.

Commissioner Mallers questioned how long the pool has been up.

Mr. Gombac reported that the pool went up approximately four weeks ago.

The petitioner, Mr. Robert Worley reported that he did not have a pool there previously. He stated that the pool is 4 feet and above ground.

Commissioner Kiefer questioned if there were any concerns from the neighbors.

Mr. Gombac reported that there were no concerns from the residents.

Mr. Worley stated that he was not aware that a permit was needed.

Mr. Gombac reported that the property drains from the back to the front and that there are no issues with water drainage.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:11 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kelly that based upon the submitted petition and the information presented, the request associated with PZC 2016-07 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 UNANIMOUSLY 6-0.**

Mr. Gombac reported that this would be forwarded to the Municipal Services Committee on Monday, June 20th at 6:00 p.m.

B. Public Hearing PZC 2016-08: 7417 Cass Avenue, Buona Beef: Petitioner seeks approval of a plat of resubdivision and the following variations:

- 1. A reduction in the minimum required lot area from 2.00 acres to 1.157 acres.**
- 2. A reduction in the minimum required northern interior side yard from 30 feet to 0 feet.**
- 3. A reduction in the minimum required rear yard from 30 feet to 0 feet.**
- 4. An increase in the maximum permitted paved or impervious surface coverage from 75% to 83%.**

Mr. Steven Manning, City Planner reported that Buona Beef is located within the Jewel-Osco shopping center at the northeast corner of Cass Avenue and 75th Street. He reported that the shopping center includes Jewel-Osco, Sears Outlet, Concentra Immediate Care, Taco Bell and Buona Beef. Mr. Manning reported that Buona Beef proposes to create a lot of record and plans to purchase the lot. He further reported that there are no changes to the property and that staff has no objections.

Mr. Dan Gombac, Director reported that Buona Beef replaced the Royal Shield and Buona Beef would like to break away from the shopping center.

Mr. Steve Bauer, Attorney, Mile High Beef reported that they are an affiliate of Buona Beef. He stated that there are no changes. He submitted supporting documents 1-5 located in the agenda memo as record.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:20 p.m.

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request associated with PZC 2016-08 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 UNANIMOUSLY 6-0.**

Mr. Gombac reported that this would be forwarded to the Municipal Services Committee on Monday, June 20th at 6:00 p.m.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the June 1, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0.

Commissioner Mallers made a motion and it was seconded by Commissioner Ritzert to approve the June 1, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0.

NEXT MEETING

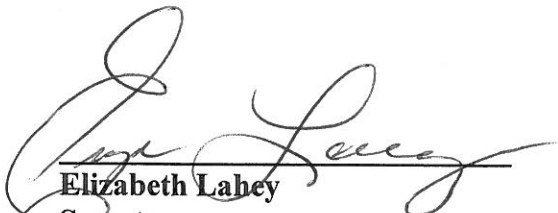
Mr. Manning announced that the next meeting is scheduled for Wednesday, July 6, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:25 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:


Elizabeth Lahey
Secretary


Ray Mielkus
Acting Chairman