

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 6, 2016**

PRESENT: Beverly Meyer – Chairperson, Ron Kiefer, Andrew Kelly, Ray Mielkus, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: John Laratta, Lou Mallers, 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 2015-19: 513 Chestnut Lane: Petitioner seeks approval of a simple variation to reduce the front yard setback from 45 feet to 40.7 feet in order to construct a covered front porch.

Mr. Michael Griffith, Senior Planner reported that the petitioner has submitted a building permit to renovate the existing home. He reported that the petitioner seeks a variation to reduce the front yard setback from 45 to 40.7 feet in order to construct a covered front porch. He further reported that the proposed encroachment does not exceed 10% of the required front yard setback and therefore qualifies as a simple variation.

Mr. Griffith stated that simple variations require a public hearing and approval by the Planning and Zoning Commission and that City Council approval is not required.

The petitioner, Mr. Rich Tamborski was present.

Commissioner Kiefer stated that there are a number of homes in the area that have renovated and that this is a nice improvement.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing.

Commissioner Kelly 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 2015-19 is in conformance with the standards of the Darien City Code and, move that the Planning and Zoning Commission approve the simple variation as presented.

Upon roll call vote, THE MOTION CARRIED 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

B. PZC 2015-21: Darien Pointe, 7517-7533 Cass Avenue: Petitioner seeks approval of a sign variation to permit wall signage on the building walls which do not face a street or serve as an entrance.

Mr. Michael Griffith, Senior Planner reported that the petitioner is seeking a variation to permit wall signage on the building walls which are not the building frontage, that is, the sides of both buildings which neither face a street nor serve as an entrance.

Mr. Griffith reported that this request was initiated by the Sprint Store.

The petitioner, Mr. John Ritchie stated that the signs will be the same as those on the front. He stated that the signs will be better for the businesses. Mr. Ritchie provided the PZC with a rendering.

Mr. Griffith reported that the sign that the petitioner submitted meets the requirements. He stated that the PZC received a survey of the property.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing.

Mr. Griffith reported that this will be verified with the sign permit process.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-21 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition, subject to the following:

- 1. Wall signage on the building side walls limited to 1 square feet of sign area per linear foot of wall length.**

Upon roll call vote, THE MOTION CARRIED 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Kelly to waive the reading of the December 2, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

Commissioner Kelly made a motion and it was seconded by Commissioner Mielkus to approve the December 2, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, January 20, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kelly made a motion and it was seconded by Commissioner Kiefer. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:18 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman