

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, April 5, 2017
7:00 PM
City Hall Council Chambers

AGENDA

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. Public Hearing

Case: PZC 2017-01 902 Walnut Drive (Rolowicz)
Petitioners John and Toni Rolowicz, owners of the house at 902 Walnut Drive, seek approval of a variation to Section 5A-5-11 of the Darien Zoning Code to allow storage of their boats in their front yard.
4. Correspondence
5. Old Business
6. New Business
7. Approval of Minutes: December 7, 2016
8. Next Meeting: April 19, 2017
9. Adjournment

AGENDA MEMO
Planning and Zoning Commission
April 5, 2017

Case

PZC 2017-01 902 Walnut Drive (Rolowicz)

Issue Statement

Petitioners seek approval of a variation to allow boat storage in their front yard.

General Information

Petitioners/Property Owners:	John and Toni Rolowicz	
Property Location:	902 Walnut Drive, northwest corner at Comstock Lane	
PIN:	09-27-312-012	
Zoning / Land Use:	Site:	R-2 / single-family residence
	North and East:	R-2 / single-family residence
	South and West:	R-2 / single-family residence
Comprehensive Plan:	Low Density Residential	
Size of Property:	83 feet x 132 feet = 11,014 square feet (R-2 = 10,000 min)	
Natural Features:	Trees in front and cornerside yard, no floodplain, relatively flat, impervious lot coverage = 37% (R-2 max 50%)	
Transportation:	Side loading garage with driveway to Walnut Lane	
History:	Notice sent in 2000 for non-conforming canopy in front	

Documents Submitted by Petitioners and attached to this memo

1. Petition and letter dated February 24, 2017
2. Plat of Survey prepared by Schomig Land Surveyors in 1998, with hand drawn site plan of proposed driveway paving project dated February 27, 2017
3. Construction proposal for driveway and front walk extension dated October 12, 2016
4. Letter from City of Darien dated August 31, 2000.

Zoning Provisions

Section 5A-5-11:	RV's may be stored in rear or interior side yards only.
Section 5A-5-11 (A)5:	All RV's shall be stored on hard surface meeting setbacks for driveways.
Section 5A-11-3 (A)4:	Driveway shall be 5 feet from property line and not in platted easement.
Section 5A-2-2-3:	Variation Authority and Standards.

Development Description

The Petitioner's single family house has setbacks of 35 feet in front, 12 feet in cornerside, 10 feet in interior side, and 40 feet in rear. Two boats are stored in the front yard along the house wall with the largest boat about 19 feet long, 6 feet wide, and 5 feet tall. The storage area is gravel about 9 feet wide and the petitioners would like to pave it with concrete. There is a row of arborvitae evergreen trees about 12 feet high along the south/west edge of said storage area. There is a wood privacy fence 6 feet tall around the perimeter of the interior side and rear yards. There are 4 sheds in the interior side and rear yards and 2 trailers in the interior side yard.

Notice and Prior Public Comments

Proper notices were given for the public hearing as required by Code. No public comments have been received as of March 29, 2017.

Staff Plan Review Comments

Character of the neighborhood appears to be all conforming front yards with no front yard RV storage and no front setback reductions.

Three alternative locations were considered.

1. A boat or two would fit in between the house and the interior side lot line, however a variation to the 5 foot setback requirement would be needed and access would be across the front yard.
2. Boats would fit in the rear yard with access across the cornerside yard.
The petitioners do not want build a new driveway to either of these alternative locations.
3. Storage of boat off-site.

Reasons for approval:

- Boats are already there.
- The evergreen trees provide a good screen from the south and west.
- Alternative locations 1 or 2 would require another driveway.

Reasons for denial:

- There is no assurance the evergreen trees would be maintained as a screen.
- It is the only front yard RV storage in the area.
- The lot is not unique or limiting due to size, shape, or slope.
- The intent of the code is to prevent, reduce, and eliminate front yard RV storage.

The motion to recommend approval or denial of the petition should be based on express findings of specific practical difficulties or particular hardships present on the property and whether the proposed variation does or does not outweigh the community benefits of conforming to the Code as referenced in the authority and standards for variations in the Darien Zoning Code and the Illinois Municipal Code.

Documents attached to this memo by staff

- Code sections, photos, site plan notes, and Turfstone product brochure

Decision Mode

Planning and Zoning Commission:	April 5, 2017
Municipal Services Committee:	April 24, 2017
City Council:	May 1, 2017

CITY OF DARIEN, ILLINOIS, Community Development Department

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

Staff Use Only	
Case No.:	PZC 2017-01
Date Received:	2/27/17
Fee Paid:	\$360.
Check No.:	4610
Hearing Date:	4/5/17

PETITIONER INFORMATION

John + Toni Rolowicz
Petitioner's Name

Toni Rolowicz
Contact Name

902 Walnut Dr.
Address, City, State, Zip Code

630-707-8664
Phone #

Fax #
rolowicz@hughes.net
Email

John + Toni Rolowicz
Owner's Name

902 Walnut Dr.
Address, City, State, Zip Code

630-724-9688
Phone #

rolowicz@hughes.net
Email

PROPERTY INFORMATION

902 Walnut Dr.
Property address

09-27-312-012
PIN(s)

Acreage

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

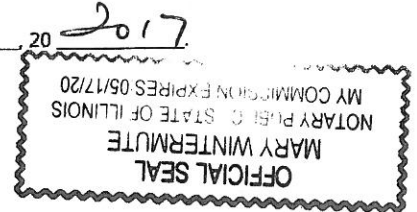
Parking area along side of garage is on the front yard side. Replacing driveway and would like to replace river rock with concrete. It would improve the area. There are 12ft. arborvitaes in front of this area so it is not visible to anyone.

I, TONI ROLOWICZ 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

Subscribed and sworn to before this 27 day of February, 2017

[Signature]
Notary Public



February 24, 2017

To whom It May Concern,

Our names are John and Toni Rolowicz. We have lived in our home in Darien for almost 19 years. We have raised our children here. We have always paid our taxes, maintained our home and the surrounding areas, been good neighbors and good citizens. When we moved in, the Darien Building Inspector said that we could add another car to our garage which is on the south end of the house. Instead of building onto the garage, we chose to put river rock along the garage. Arborvitae bushes were then put in to create a green wall seen from the street. They have been there for 18 years and are about 12 feet tall. I am replacing my concrete driveway because it has sunk in spots and is peeling everywhere. It would improve the curb appeal of our home if this area of stone was changed to concrete to match the driveway. This is why I seek a variance to improve the character of our home.

Thank you,

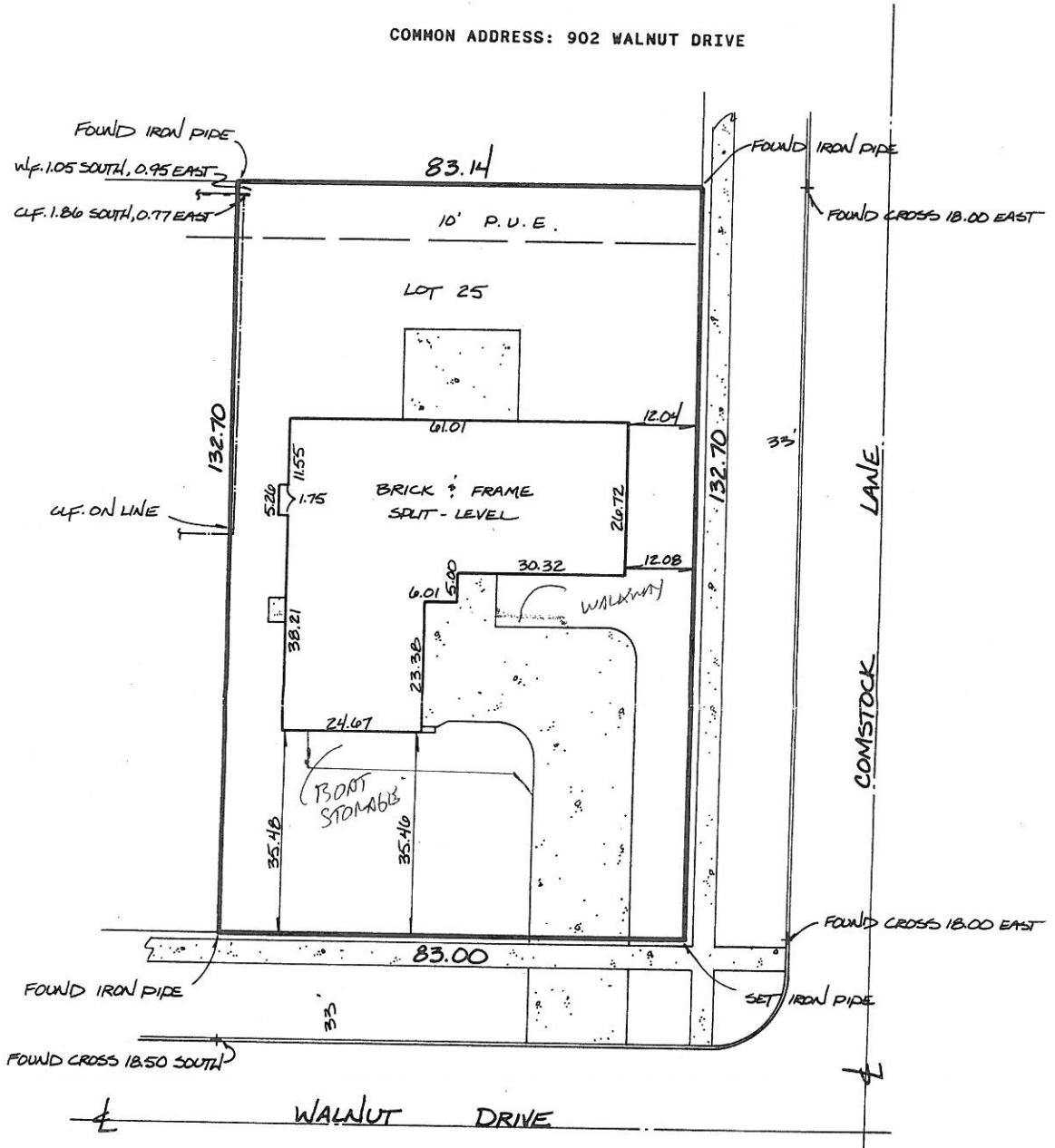
John and Toni Rolowicz

Boat cannot go to the side of the house because we would have to put in a whole new drive along the side of our neighbor. If we concreted the river road and tried to turn the boat to the back of house it would not make it with the wing of house. Other side has full grown trees.

Plat of Survey

LOT 25 IN GALLAGHER AND HENRY'S FARMINGDALE TERRACE UNIT NUMBER 12, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1977 AS DOCUMENT R77-57822 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 31, 1977 AS DOCUMENT R77-77509, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 902 WALNUT DRIVE



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED

SURVEYED: AUGUST 12, 1998

BUILDING LOCATED: AUGUST 12, 1998

ORDERED BY: Boeger, Heerwagen, Lusthoff

PLAT NUMBER: 983027

SCALE 1"= 20'

STATE OF ILLINOIS }
 COUNTY OF COOK } ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

I.P. = IRON PIPE
 C.L.F. = CHAIN LINK FENCE
 W.F. = WOOD FENCE
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
 P.U.E. = PUBLIC UTILITY EASEMENT

Russell Schomig
 PROFESSIONAL ILLINOIS LAND SURVEYOR

City of Danien
 Received
 FEB 27 2017
 Community Development

- SPRING -

PROPOSAL

ROLOWICZ@HVBNS.MET

Quote #

6



www.fortisgroundworks.com

1235-A Humbracht Circle ♦ Bartlett, IL 60103
Phone: (630) 213-9540 ♦ Fax: (630) 213-9570

fortisconcrete@yahoo.com

Name: Rolowicz
 Address: 902 WALNUT
 City: DARION
 Phone:(H) 630-707-8664 (C) _____
 E-mail: _____
 Date: 10-12-16 Representative: Andro

We propose to provide the labor and material to complete the following project to city codes:

ITEMS	REMOVAL / HAUL AWAY ITEMS (OFFICE USE ONLY)				
	Concrete	Asphalt	Dirt	Other	
<input checked="" type="checkbox"/> Driveway <u>39.6x18</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Drive Ext. <u>38x18</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Asphalt <u>4.5x8.6, 17x2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>STONE</u>
<input checked="" type="checkbox"/> Asphalt <u>22.0</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Apron Ext.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Front Walk <u>17x3.6</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Back Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Public Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio Ext.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio Borders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Garage Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Front Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Back Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Curbs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Footings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other					

Concrete Specs:
 Install: 4000 PSI Cement Mix
 Thickness 4" Control Joints
 5" Expansion Joints
 6" Stone Base
 Vapor Barriers
 Reinforcement
 Fiber Mesh Wire Mesh
 Dowels Rebar
 Finish Type:
 California Regular Brush
 Exposed Aggregate
 Stamp with Color
 Pattern _____
 Color _____
 Release _____

Asphalt Specs:
 Prepare Stone Base & Compact with Vibratory Roller:
 Install New Stone Base
 Add Stone as Needed for Proper Base
 Install Asphalt & Compact with Vibratory Roller:
 Thickness of Asphalt: _____
 Surface Asphalt
 Binder Asphalt

Permits
 Homeowner to Apply
 Fortis to apply, homeowner to reimburse all fees. Permit fee plus \$50 Fortis service Fee

Additional Pricing: Not Included

Backfill: _____

Sealer: _____

Extended Warranty: _____

DRIVEWAY, FRONT WALK
 EXTENSION & SEALER
 REPLACE GRAVEL + CONCRETE
 ALL WITH CONCRETE \$12,700
 WITH SEALER
 BOAT STORAGE PAD IN FRONT YARD



CITY OF DARIEN

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

August 31, 2000

Mr. & Mrs. John & A.A. Rolowicz
902 Walnut
Darien, Illinois 60561

Dear Mr. & Mrs. Rolowicz:

It has come to our attention that you have a boat in the front of the home with a canopy/tent over it. Upon inspection of your home, it was noted that the location of the boat is in compliance with our code, but the tent/canopy is considered an accessory structure and is in violation of our **City Code - Zoning Ordinance - 5A-5-9-2 (A2) - Detached Accessory Structures - Front Yard, Corner Side Yard, and Interior Side Yard**: No detached accessory building or structure, shall be erected, altered, or moved to a location within any part of a front yard, corner side yard, or interior side yard, except as may be permitted under Chapter 11 of this Title (Off-Street Parking and Loading Requirements), Section 5A-5-7-3 (Permitted Obstructions in Required Yards), and the applicable zoning district regulations.

This letter will serve as your warning and you will have 14 days from receipt of this letter to bring your property into compliance with City Codes.

Should you have any questions, please call Elaine Kruse at 852-5000 x223 or myself at 852-5000 x219.

Respectfully,

CITY OF DARIEN
COMMUNITY DEVELOPMENT DEPARTMENT

Ronald Boniakowski
Code Enforcement Officer

Cc: Jo Ellen Charlton, Director of Community Development
Elaine Kruse, Code Enforcement

CITY OF DARIEN CITY CODE

5A-5-11: Recreational vehicle

The storage and parking of trailers, tow dollies, snow plow blades, boats, boat trailers, mobile homes, travel trailers, campers, off road vehicles, personal watercraft and other recreational vehicles as defined by the Illinois vehicle code, herein referred to as recreational vehicles, shall be as follows:

(A) Storage And Parking Of Recreational Vehicles: One recreational vehicle, or one boat on a trailer, or one trailer with up to two (2) personal recreational vehicles, one trailer, one tow dolly or one snow plow blade, when not attached to a vehicle, may be stored outside an enclosed structure within a rear or interior side yard only, subject to the following:

1. Recreational vehicles may be parked within a front or corner side yard, on a driveway, under the following conditions: (a) For loading, unloading, cleaning and related activities for a period not exceeding three (3) consecutive days; (b) For temporary occupancy by guests as permitted by this section.

2. The recreational vehicle shall not be used or occupied for living, housekeeping or business purposes, except for use by temporary guests not to exceed a period of fourteen (14) consecutive days and for not more than two (2) occurrences in a calendar year.

3. The recreational vehicle shall not exceed thirty five feet (35') in length and eight feet (8') in width except that boats shall not exceed twenty five feet (25') in length and ten feet (10') in height, exclusive of antennas, masts, or other accessories.

4. All such recreational equipment must be kept in good repair and carry a valid current year's license and/or registration.

5. All recreational vehicles shall be parked or stored on an asphalt, concrete or other hard surface material which meets the setback requirement for driveways set forth in subsection [5A-11-3\(A\)](#)4 of this title. (Ord. 0-20-14, 7-7-2014)

5A-11-3: Driveway Requirements

(A) Driveways And Access Points In Residence Districts:

4. Minimum Distance From Property Line: The minimum distance of any driveway used for a single-family attached or detached dwelling shall be five feet (5') from any property line and cannot be located in a platted easement. For other uses (permitted or requiring special use approval) in the residential districts, the separation between the property line and the driveway shall be a minimum of twenty feet (20'). Residential driveways nonconforming to the setback requirements as of the date of this title may be continued until such time as the principal structure is completely reconstructed, subject to a site inspection by city staff to assess site drainage conditions prior to the issuance of a permit. Joint driveways may occur in the required yard without regard to the side lot line or rear lot line at the point of combination of the parcels. (Ord. 0-38-08, 10-6-2008)

Section 5A-2-2-3: VARIATIONS

(A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations in harmony with their general purpose and intent.

(G): Standards

The Planning and Zoning Commission shall not recommend a variation and the City Council shall not vary the provisions of this title as authorized in this section, unless findings of fact have been made on those of the following which relate to the variation being sought:

- 1. Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and the general character of the property will be adversely altered.

- 2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.

- 3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.

- 4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

- 5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

ILLINOIS MUNICIPAL CODE 65 ILCS

Sections 11-13-4 and 11-13-5: VARIATIONS

A variation shall be permitted only if the evidence sustains each of the following three conditions:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
-

2. The plight of the owner is due to unique circumstances.
-

3. The variation if granted will not alter the essential character of the locality.
-

The corporate authorities may provide general or specific rules implementing, but not inconsistent with, the rules herein provided.



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

This map is for assessment purposes only.



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03/21/2017 23:46



03/21/2017 23:48



03/21/2017 23:51



TURFSTONE

RECTANGULAR SHAPE • LATTICE CONCRETE GRID • FLAT SURFACES 40% OPEN SURFACE
AREA

COLOR!

(<http://nicolock.com/live-life-in-color/>)

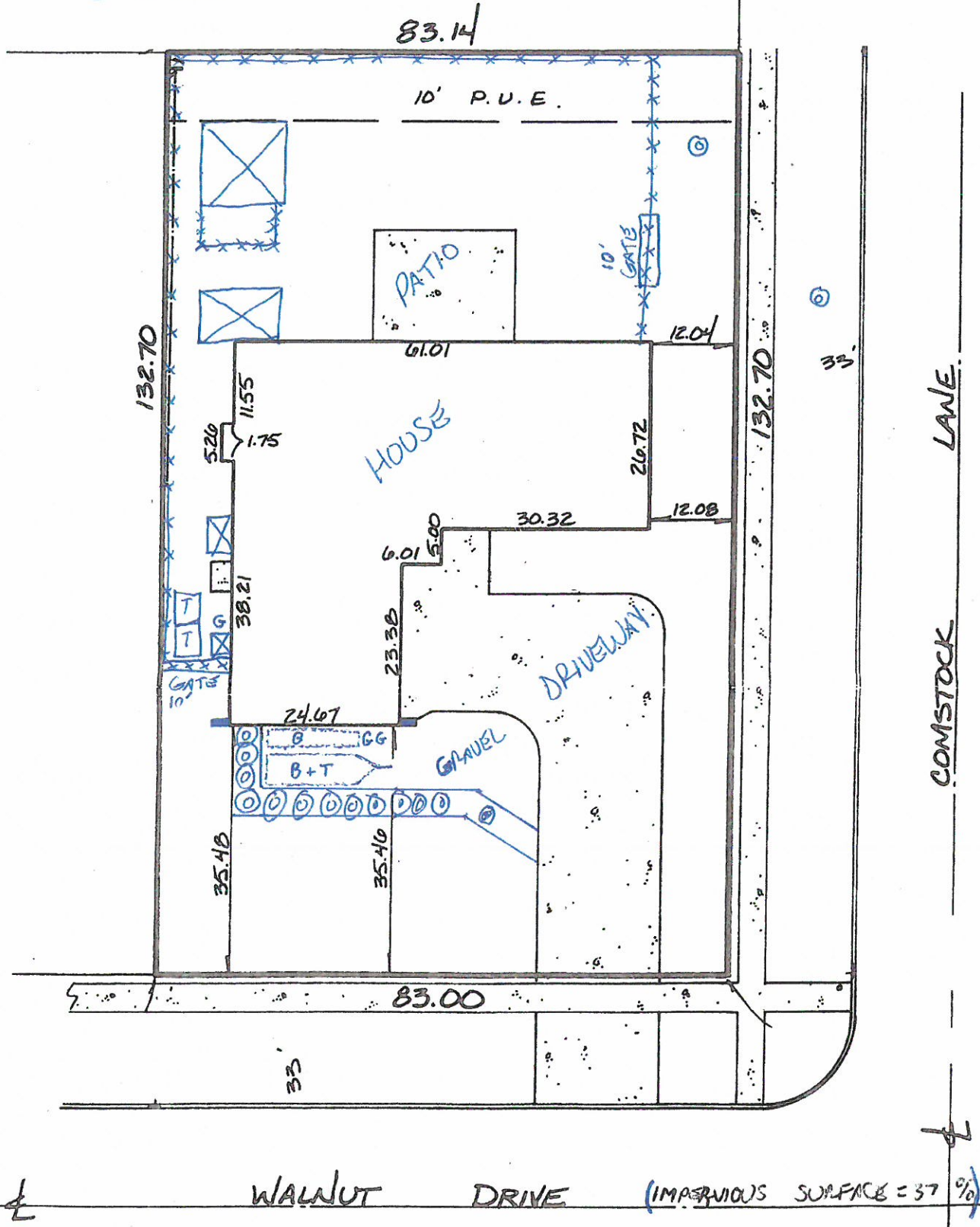
PAVERS ([HTTP://NICOLOCK.COM/EXPLORE-PRODUCTS/PAVERS/](http://nicolock.com/explore-products/pavers/))

COMMON ADDRESS: 902 WALNUT DRIVE

- = WING WALL
- *|* = FENCE
- ⊠ = SHED
- ⊙ = TREE

- B = BOAT
- T = TRAILER
- G = GARBAGE CAN

NOTES ADDED BY STEVE MANNING CITY PLANNER



WALNUT DRIVE (IMPERVIOUS SURFACE = 37%)

COMSTOCK LANE

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 7, 2016**

PRESENT: Beverly Meyer, Robert Cortez, Andrew Kelly Ron Kiefer, John Laratta, Lou Mallers, Ray Mielkus, Ken Ritzert, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: Bryan Gay

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 2016-13: 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.

Mr. Steven Manning, City Planner reported that the petitioner, Jose Reynoso is proposing to occupy the vacant store space that was occupied by La Notte Due restaurant that closed in early 2016.

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

Attorney representing the petitioner Mr. Stuart Petersen reported that Mr. Reynoso is going into an existing restaurant with no changes other than minor clean-up. He reported that the petitioner would like to open in March.

Commissioner Mallers stated that he liked that there was no gaming.

Commissioner Laratta questioned if the petitioner had other restaurants.

The petitioner, Mr. Jose Reynoso stated that he has been in the restaurant business for over 30 years and that this will be his first restaurant.

Chairperson Meyer questioned the unisex restroom and if it was enough for the space.

Mr. Steven Manning, City Planner reported that one restroom for the restaurant is permitted and is calculated on the number of seats. He reported that there are certain requirements such as ADA, exits, sink, etc. that will be addressed during the permit process.

Mr. Petersen reported that the petitioner submitted a building and seating layout.

Chairperson Meyer stated that there were 87 seats and was concerned that one restroom was not sufficient.

Mr. Petersen stated that there is adjacent space which was an office that they can convert to restroom if needed but that they can either reduce the number of seats or add a restroom.

Mr. Manning reported that he evaluated the parking and that the existing parking is adequate and that the existing conditions have not been an issue. He also reported that the owner of the shopping center has repaired part of the lot and that the southeast portion will be completed in the spring.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:46 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Kelly to recommend approval to the City Council of petition PZC 2016-13 for a special use zoning permit for the Al Chile restaurant as presented based on findings of fact that lead to the conclusion that the Special Use Standards of the City of Darien Zoning Code have been met.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Gay was not present.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee Special Meeting on December 19th at 6:30 p.m.

CORRESPONDENCE

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

MINUTES

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to waive the reading of the September 21, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Gay was not present.

Commissioner Mallers made a motion and it was seconded by Commissioner Cortez to approve the September 21, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Gay was not present.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, December 21, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**