

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

Wednesday, November 16, 2022

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

**a. Public Hearing – PZC2022-03 (REVISED FROM 09/07/2022) – PAGE 10**

**8431 Wilmette Avenue – Special Use Amendment & Variation**

Petitioner Art Cano seeks approval for an amendment to a Special Use and Variation request from Section 5A-7-3-5(D) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of two (2) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation request is from the following standard in the City of Darien Zoning Ordinance:

- Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards.

**b. Public Hearing – PZC2022-06 – PAGE 36**

**2019 75<sup>TH</sup> Street – Special Use Amendment & Variation**

Petitioner Joe Fontana (Fry the Coop) seeks approval for an amendment to a Special Use and Variation request from Section 4-3-10(B)(2) of the Sign Code. The petition specifically requests to allow for outdoor seating/dining and wall signage on a second building front for a new eating establishment.

**c. Public Hearing – PZC2022-07 – PAGE 53**

**3480 Drover Lane – Variation**

Petitioner Jon Prepelica seeks approval of a Variation from City Code Section 5A-7-2-6(A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to an existing single-family residence, with the addition being a sunroom. Property is located within the R-2 Single-Family Residence Zoning

District and the Variation request is to the following standard in the R-2 District of the City of Darien Zoning Ordinance:

- Section 5A-7-2-6(A): Variation request to reduce the required rear yard setback.

4) Staff Updates & Correspondence

5) Approval of Minutes                      September 21, 2022

6) Next Meeting                                December 7, 2022

7) Public Comments                        [On Any Topic Related to Planning and Zoning]

8) Adjournment