

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
December 6, 2017**

**PRESENT:** Chairperson Lou Mallers, Robert Cortez, Robert Erickson, John Laratta, Brian Liedtke, Mary Sullivan, Steven Manning - City Planner, Elizabeth Lahey, Secretary

**ABSENT:** Bryan Gay

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He swore in the audience members wishing to present public testimony.

Mr. Steve Manning, Planner reported that Commissioner Ray Mielkus resigned from the Board. He stated that Ray has been on the Commission since 1985 and that the City plans on doing something for him.

**A. Public Hearing Case: PZC 2017-06 - 450 67th Street (Kelly)  
Petitioners Paul and Mary Kelly, owner/occupants of the house at 450 67th Street  
seek approval of variations to the Darien Zoning Code for rear setbacks for their  
proposed porch, deck, and patio.**

Mr. Paul Kelly, petitioner stated that he moved into his home in July and is planning to rebuild the porch. He stated that he provided two Google aerial photos. Mr. Kelly stated that the back of his property is open to a house that is vacant. He stated that the other two homes on the east and the west cannot be seen from the yard.

Mr. Kelly provided history of the property and why he believes he should be grandfathered. He stated that the house and porch were built in 1990 and that the support structure is beginning to rot. He further stated that they built a shed that has been there a few months.

Commissioner Liedtke questioned how the porch is attached.

Mr. Kelly stated that the porch does not have heat and that it has a tin roof that he believes is screwed in and attached at the foundation.

Chairperson Mallers stated that it was most likely built prior the Codes and possibly without a permit.

Commissioner Liedtke stated that it appears to be in a state of disrepair.

Commissioner Laratta questioned if water runoff was considered and how it will effect the neighbors.

Mr. Kelly stated that there is slight pitch to the northeast but that the patio will have pavers to collect the water. He stated that the backyard behind him is a massive lot along with a marsh which will not affect the house or structure.

Commissioner Erickson questioned if the petitioner is attempting to line up with the edge of the shed.

Mr. Kelly stated that he wanted to keep it all in line.

Mr. Steve Manning, City Planner reported that the Code requires a 30 ft. setback and that the shed is in compliance because it is a detached structure.

Commissioner Liedtke stated that the proposal is too big and he would like to see it revised.

Mr. Kelly stated that he is open to a reduction with the same distance from the rear lot with the shed.

Chairperson Mallers suggested that the petitioner return with some changes and continue the hearing until January 3, 2018.

There was no one in the audience wishing to present public comment.

**Commissioner Liedtke made a motion and it was seconded by Commissioner Laratta to continue PZC 2017 -06 to the January 3, 2018 Planning and Zoning Commission Meeting.**

**Upon roll call vote, THE MOTION CARRIED 6-0.**

**A. Public Hearing Case: PZC 2017-07 Solar Energy Systems (Darien)  
The City of Darien has petitioned to amend the Zoning Code regarding solar energy systems definitions, use in district, and accessory standards.**

Mr. Steve Manning, City Planner reported that solar energy systems was brought to staff's attention through Alderman Sylvia McIvor who sits on the Metropolitan Mayors Council to promote solar energy. He reported that the Mayor signed a letter committing staff look into solar energy and adapting the Code.

Mr. Manning stated that there are provisions for solar energy systems and most that are seen are solar panels. He provided photos of 3 houses and 2 schools with solar panels provided in the agenda packet.

Mr. Manning reported on the history of solar panels and stated that recent state incentives endorsed by ComEd are intended to attract developers of large ground arrays. He further reported that also emerging are "building integrated" which are manufactured as part of roofing shingles, skylights, awnings, and others which are designed to have minimum visibility and maximum efficiency. He stated that most of what is seen in the Midwest are roof mounted and wall mounted solar panels.

Mr. Manning reported that he reviewed codes from other municipalities and provided data in the agenda packet.

Commissioner Mallers opened the hearing to anyone wishing to present public comment.

Mr. Gene Schaefer stated that he is a member of the Unitarian Church in Hinsdale and on the committee to look into solar energy. He stated that based on his research that the longevity for solar panels is 15-20 years and that they can be purchased as a lease to own. He further stated

that the Field Museum provided him information and that he would like to see this available in Darien.

Mr. Manning stated that staff would like to adopt a Code to get something in place with a good balance but will think of it as an experiment.

Ms. Sandra Sobotka stated that she was interested in solar energy but questioned if there was data on toxins and where the panels are disposed.

There was no one else wishing to present public comment and Chairperson Mallers closed the public hearing.

**Commissioner Laratta made a motion and it was seconded by Commissioner Cortez that the Standards for Amendments in the Darien Zoning Code have been satisfied by the information presented in the staff agenda report and to recommend approval of the text amendments for solar energy systems as presented.**

**Upon roll call vote, THE MOTION CARRIED 6-0.**

Chairperson Mallers stated that this would be forwarded to the Municipal Services Committee.

### **CORRESPONDENCE**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Mr. Steve Manning, City Planner distributed the 2018 Schedule of Meetings. He asked if anyone wished to receive the packet electronically to contact him.

Chairperson Mallers stated that he is working with the Mayor to find a replacement for Ray Mielkus and if anyone has recommendations to contact him.

### **APPROVAL OF MINUTES**

**Commissioner Cortez made a motion and it was seconded by Commissioner Laratta to approve the November 15, 2017 Regular Meeting Minutes.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 6-0.**

### **NEXT MEETING**

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, December 20, 2017 at 7:00 p.m.

### **ADJOURNMENT**

**With no further business before the Commission, Commissioner Liedtke made a motion and it was seconded by Commissioner Sullivan. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:20 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Lou Mallers**  
**Chairman**