

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
July 6, 2011**

**PRESENT:** Beverly Meyer – Chairperson, Don Hickok, John Lind (7:11), Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Ron Kiefer, Gloria Jiskra, Pauline Oberland

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 2011-06: 7306 Bunker Road: Petitioner seeks approval of a simple variation to reduce the required side yard setback from 10 feet to 7.5 feet, for an addition.**

Mr. Michael Griffith, Senior Planner, presented the staff report. He reported that the petitioner is requesting to construct an 11.5' x 14' addition, 7.5 feet from the interior side lot line, encroaching 2.5 feet into the required 10-foot building setback.

Mr. Griffith reported that the variation request meets the criteria to be considered a “simple variation” per the Zoning Ordinance, and therefore will not go before the City Council. He further reported that the public notice was sent out to nearby residents and that he did not receive any calls objecting to the request.

Ms. Arlene Romaine, petitioner, stated that the present deck is an eyesore. Ms. Romaine provided photos to the PZC of the area showing that the addition will be 2.5 feet further from the edge of the house and that it will be smaller than the deck that is presently in place. She further stated that she does not have the architectural plans completed until she receives approval.

Chairperson Meyer questioned if the addition would be used year round.

Ms. Romaine stated that the addition will be year round with heating, air conditioning and lighting but no additional plumbing and that the exterior will be a neutral siding matching the siding of the home.

Commissioner Ritzert questioned if the addition will be one story or two.

Ms. Romaine stated that the addition will not be a two story but that they are working with the architect to handle the differing roof lines for aesthetic purposes and that it may be approximately three feet above the roof line.

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

Chairperson Meyer questioned if there were any drainage issues.

Mr. Griffith reported that the petitioner will have to maintain the existing grade of the yard.

**Commissioner Ritzert made a motion, and it was seconded by Commissioner Vonder Heide that based upon the submitted petition and the information presented, the request associated with PZC 2011-06 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Kiefer and Commissioner Oberland were not present.**

**B. 1041 S. Frontage Road, Great Dane Subdivison: Petitioner seeks approval of a plat of subdivision.**

Mr. Michael Griffith, Senior Planner, presented the staff report. He reported that the proposed plat of subdivision subdivides the City's Municipal Services property into two lots. He stated that Lot 2 is the lot which will be sold to Great Dane.

Mr. Griffith reported that Great Dane plans to purchase the lot as well as the property to the north and the south of Lot 2 in order to relocate their business from Woodridge.

Mr. Griffith stated that the City will retain the Public Works parcel.

Commissioner Hickok questioned if there was adequate City property for what needs to be done.

Mr. Griffith reported that the City Administrator and Director Gombac have looked at the area and that the City is selling off what is not used.

Commissioner Hickok questioned if the street is owned by the City or the County.

Mr. Griffith reported that he believes that the City maintains the road frontage in that area.

Commissioner Hickok stated that he was concerned about the trucks and roadway wear and tear and if the State will repair.

Mr. Griffith stated trucks already use that road.

Mr. Griffith stated that Great Dane will use the existing building and parking lot surface and if they want to build they will have to come back to the City. He reported that the City Council has evaluated the City land needs concerning the public works facility.

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

**Commissioner VonderHeide made a motion, and it was seconded by Commissioner Hickok that based upon the submitted petition and the information presented, the request associated with PZC 2011-07 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED 5-1. Commissioner Ritzert voted Nay. Commissioner Jiskra, Commissioner Kiefer and Commissioner Oberland were not present.**

### **MINUTES**

**Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to waive the reading of the June 15, 2011 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Kiefer and Commissioner Oberland were not present.**

**Commissioner Ritzert made a motion and it was seconded by Commissioner Mielkus to approve the June 15, 2011 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Kiefer and Commissioner Oberland were not present.**

### **CORRESPONDENCE:**

None.

### **OLD BUSINESS/PLANNER'S REPORT:**

None.

### **NEXT MEETING:**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, July 20, 2011 at 7:00 p.m.

**ADJOURNMENT:**

**With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:34 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Beverly Meyer  
Chairman**