

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 15, 2015**

PRESENT: Chairperson Beverly Meyer, Andrew Kelly, Ron Kiefer, John Lind, John Laratta, Pauline Oberland, Ken Ritzert, Dan Gombac, Director, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Lou Mallers, Ray Mielkus

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.

A. PZC 2015-05: Rolling Knolls Subdivision, f/k/a Manning woods Subdivision, 2100 Manning Road: Petitioner seeks final plat of subdivision and final engineering approval for a 26-lot, single-family residential subdivision.

Mr. Michael Griffith, Senior Planner reported that this is the final plat approval for the Rolling Knolls Subdivision. He reported that the City Council approved the preliminary plat and plans and that since then the layout has not changed. He further reported that a few comments need to be addressed regarding the wetlands and that the City Attorney and the developer will draft an agreement specifying the landscaping along the property line.

Mr. Dan Gombac, Director reported that the landscaping will include native plant species and that the developer will be required to provide a cashier's check for a separate account for the trees.

The petitioner, Mr. Paul Swanson stated that the builders McNaughton Development were also present for any questions.

Commissioner Laratta questioned if the proposed sidewalk would still be constructed along Manning Road.

Mr. Gombac reported that the City Council approved the preliminary plat without the sidewalk. He stated that the City cannot enforce a sidewalk but if a sidewalk was put in place and if budgeted the City would be responsible.

Commissioner Laratta questioned how children would walk to school.

Mr. Gombac reported that the area is serviced by school buses and children do not walk to school from that location.

Commissioner Kelly questioned why there is a crosswalk there.

Mr. Gombac reported that the crosswalk is there for convenience.

Commissioner Kiefer stated that the crosswalk leads to a sidewalk.

Chairperson Meyer questioned if the detention area was a dry or wet bottom and if there was a fence for safety.

Mr. Gombac reported that the detention is semi moist for the native plantings. He stated that dry conditions are not working in the Midwest for native plantings. He further stated that the detention when full is four or five feet deep and gradual with a safety ledge and no fence.

Commissioner Ritzert questioned what percentage of the plat was wetlands.

Mr. Gombac reported that all of the storm water is contained between the subdivision which will go through a central pipe which is restricted.

Commissioner Ritzert stated that he thought the homes were too close.

Commissioner Lind questioned if staff's concerns have been satisfied.

Mr. Gombac reported that the developer has addressed staff's concerns.

Commissioner Kiefer made a motion and it was seconded by Commissioner Kelly that based upon the submitted petition and the information presented, the request associated with PZC 2015-05 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 conditions:

- 1. Address comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd., dated July 8, 2015.**

Upon roll call vote, THE MOTION CARRIED by a vote of 6-1. Commissioner Mallers and Commissioner Mielkus were not present.

AYES: Kelly, Kiefer, Lind, Laratta, Oberland, Meyer

NAYS: Ritzert

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Michael Griffith introduced Mr. Andrew Kelly as the newly appointed Commissioner replacing Susan Vonder Heide.

MINUTES

Mr. Griffith announced that July 1st minutes would be placed on the next agenda for approval.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, August 5, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta. 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