

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 1, 2018**

PRESENT: Lou Mallers, Chairperson, Robert Cortez, Robert Erickson, Brian Gay, Brian Liedtke, Ralph Stompanato, Steven Manning - City Planner

ABSENT: Michael Desmond, John Laratta, Mary Sullivan

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 and swore in the audience members wishing to present public testimony.

REGULAR MEETING:

A. Workshop - Procedures

Steve Manning provided the Committee with excerpts from a publication from the Illinois Municipal League entitled “Zoning Handbook”. He stated it is a good summary, restatement, and reinforcement of many of the concepts we have covered in our previous workshops.

A revised ‘Hearing Discussion Outline’, which is tab 10 in the Manual of Procedures, was presented. Mr. Manning said one of the main objectives during a hearing is to have thorough discussion of how the facts and findings of the case align with the decision criteria in order to come to some consensus on the reasons for approving or denying the petition. Those reasons should be stated clearly and be subject to questioning by the petitioner and the audience. Then after such discussion the motion can be made which should contain the reasons. It is a rigorous process, but it should result in fair decisions that everyone will understand.

The current and proposed ‘Decision Criteria for Variations’ were discussed. Mr. Manning recounted that these proposed criteria were developed over several PZC workshops to address the actual issues brought up in most cases. The intent was to use plain language that petitioners could understand and that were also based on state statutes and case law. Some Commissioners have said that other criteria that we have not yet anticipated may make sense depending on the unique circumstances of a future case. There was general agreement that the proposed criteria we are considering here are well worded to address most situations that we face and we should try to put them into our code now. If other criteria are proposed, even if for one case, the PZC should evaluate for fairness.

Commissioner Erickson made a motion and it was seconded by Commissioner Stompanato to recommend to the City Council to consider an amendment to the Zoning Code to adopt the proposed Decision Criteria for Variations as presented.

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

Mr. Manning reported that the process for such an amendment would involve a motion by City Council to authorize a public hearing by PZC and then the City Attorney would be asked for input. All Commissioners would then get another chance to review and revise the criteria before it is set back to City Council for final approval.

CORRESPONDENCE

None

OLD BUSINESS

None

NEW BUSINESS

None

APPROVAL OF MINUTES

None

NEXT MEETING

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, August 15, 2018 at 7:00 p.m.

PUBLIC COMMENTS (On any topic related to planning and zoning)

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

ADJOURNMENT

With no further business before the Commission, Commissioner Gay made a motion and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:23 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
President