

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 3, 2018**

PRESENT: Robert Cortez, Bryan Gay, John Laratta, Brian Liedtke, Steven Manning - City Planner, Elizabeth Lahey, Secretary

ABSENT: Chairperson Lou Mallers, Robert Erickson, Mary Sullivan

Acting Chairperson Laratta 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.

**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. Steven Manning, City Planner reported that the petitioner, Mr. Paul Kelly, provided two proposals. He reported that that the petitioner will be relocating and resizing the patio and deck.

Mr. Paul Kelly, petitioner reported that he provided the Committee with two proposals. He stated that the moved the patio and reduced the size of the deck. Mr. Kelly stated that he prefers proposal #1.

Commissioner Cortez stated that the proposal is respectful. He questioned if the petitioner is in compliance.

Mr. Manning reported that the house and porch are non-conforming and that the minimum required setback is 20 feet.

Mr. Kelly stated that the porch and deck are rotting and that they need to be replaced.

Commissioner Gay questioned if there were any issues with the side lot line. Mr. Manning stated that there were no issues.

There was no one in the audience wishing to present public comment and Acting Chairperson Laratta closed the public hearing.

Commissioner Liedtke questioned what the petitioner will be doing with the large tree.

Mr. Kelly stated that he did not want to lose the tree and that the patio will be 3 or 4 feet from the tree.

Commissioner Liedtke made a motion and it was seconded by Commissioner Cortez to deny proposal #2 and approve proposal #1.

Upon roll call vote, THE MOTION CARRIED 4-0.

CORRESPONDENCE

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Steve Manning, City Planner reported that he distributed articles regarding Plan Commissioners. He stated that he would be happy to do another training session.

Acting Chairperson Laratta stated that he would like to have more training.

Commissioner Cortez stated that he would like to focus on variations and motions.

There was some discussion on reviewing City standards and reasoning and professional judgement.

Mr. Manning stated that the City Standards are not well written and that staff is working on Code Amendments annually.

Acting Chairperson Laratta suggested that the Commission email Mr. Manning training ideas.

Mr. Manning stated that he will wait until there is a full Committee of 9 and then provide a workshop.

APPROVAL OF MINUTES

Commissioner Liedtke made a motion and it was seconded by Commissioner Cortez to approve the December 6, 2017 Regular Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 4-0.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, January 17, 2018 at 7:00 p.m.

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 7:40 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

John Laratta
Acting Chairman