

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
December 15, 2010**

**PRESENT:** Don Hickok, Gloria Jiskra, Ron Kiefer, John Lind, Ray Mielkus, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Robert Erickson, Beverly Meyer, Ken Ritzert

Acting Chairperson Mielkus called the meeting to order at 7:00 p.m. at the City Hall – Meeting Room, Darien, Illinois declared a quorum present and swore in the audience members wishing to present public testimony.

**A. Public Hearing: PZC 2010-15: Text Amendment, Zoning Ordinance: To include “semi-truck, semi-trailer and bus sales lot” as a permitted use within the I-1 General Industrial District.**

Mr. Michael Griffith, Senior Planner presented the staff report. He stated there are two parcels in the City zoned Industrial. He further stated that one is Public Works and the other the parcel adjacent to it.

Mr. Griffith reported that the City was contacted by a business interested in locating on the property currently used by the trucking facility. He stated that the Zoning Ordinance does not address this.

Commissioner Kiefer asked if the property is currently being leased.

Mr. Scott Coren, Assistant to the City Administrator was present. He reported that the City owned the entire property because it was proposed to be used as a joint use for the City, Schools and Park District but that there is no longer an interest. He further reported that the City sold the front portion but that the rear was never sold and that the City has been renting the property and that the renters have been trying to get out.

Mr. Coren stated that it is a difficult property and that the buyers are interested in purchasing at least ten acres. He stated that the proposed business and sale of trucks will generate sales tax revenue in Darien.

Commissioner Kiefer questioned if the City was interested in saving a few acres.

Mr. Coren stated that the City would rather sell it off. He stated that staff did not foresee a use. He further stated that the proposed business will use the site more for a sales center.

Commissioner Hickok questioned if the business asked for a billboard.

Mr. Coren stated that presently they only asked for a sign.

Commissioner Lind questioned if the proposed business would be providing vehicle service.

Mr. Coren stated that they are not proposing service at this time.

Commissioner Lind questioned who is regulating the drainage.

Mr. Griffith stated that the City is regulating drainage and the City Engineer will review. He stated that a review is required if they alter the plan.

Commissioner Lind stated that he would like to see the area cleaned up when the business is in place.

Commissioner Jiskra asked how much revenue will be generated.

Mr. Coren reported that it would be approximately \$20,000 per year.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:19 p.m.

**Commissioner Kiefer made a motion, and it was seconded by Commissioner Jiskra that based upon the submitted petition and the information presented, the request associated with PZC 2010-15 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 5-0. Commissioner Erickson and Commissioner Meyer and Commissioner Ritzert were not present.**

## **MINUTES**

**Commissioner Lind made a motion and it was seconded by Commissioner Vonder Heide to waive the reading of the December 1, 2010 Meeting Minutes.**

**Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Erickson, Commissioner Meyer and Commissioner Ritzert were not present.**

**Commissioner Lind made a motion and it was seconded by Commissioner Hickok to approve the December 1, 2010 Meeting Minutes.**

Upon roll call vote, **THE MOTION CARRIED** unanimously 5-0. Commissioner Erickson, Commissioner Ritzert and Commissioner Meyer were not present. Commissioner Jiskra abstained.

**CORRESPONDENCE:**

Mr. Griffith announced that the Recognition Dinner will be held on March 5, 2011.

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

None.

**NEXT MEETING:**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, January 5, 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 Lind to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:25 p.m.

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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Elizabeth Lahey  
Secretary

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Ray Mielkus  
Acting Chairman