

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
April 20, 2011**

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

ABSENT: Ken Ritzert

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

A. PZC 2011-03: 1224 Plainfield Road: Petitioner requests to rezone the property from R-2 Single-Family Residence to B-2 Community Shopping Center Business District, a zoning map amendment.

Mr. Michael Griffith, Senior Planner presented the staff report. He reported on the previous zoning approvals which were granted to the property and that rezoning the property changes the Zoning Map bringing the property under different regulations within the Zoning Ordinance. Mr. Griffith stated that the Comprehensive Plan supports the rezoning for the property to be commercial.

Mr. Griffith reference the table in the staff report listing the permitted uses in the B-2 zoning district and that some of the uses trigger a public hearing.

Mr. Griffith reported that there were two residents who expressed concern regarding rezoning and that they thought that it was going to be a shopping center. He stated that he addressed their concerns.

Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Mrs. Erika Zimmerman, 8456 Charles Court, Downers Grove, petitioner stated that she has owned the property since 1974 and that over the years has turned the area into a cute corner which is neat and updated in Darien. She stated that she would like to keep the property as is but that the area needs better visibility.

Mrs. Zimmerman stated that over the years offices have been built to the west, a dentist office across the street and a shopping center to the east. She stated that she believes that her property should be zoned for commercial and that she feels trapped being zoned R-2. She further stated that she hoped for the courtesy of being grandfathered in and that she will not be an embarrassment to Darien.

Commissioner Lind questioned what setbacks are allowed along the northeast lot line.

Mr. Griffith reported that if the property is rezoned that a 40 foot building setback would be required along the north lot line. He reported that the Zoning Ordinance would allow a 3 story building not exceeding 40 feet in height with a maximum floor area ratio of 0.6 and that the total lot coverage could not exceed 75% of the lot area.

Commissioner Kiefer stated that he received very positive comments from patrons who patronize the business. He stated that he was surprised that the petitioner has not come in sooner.

Commissioner Jiskra asked if the petitioner is expecting the property value to increase if the property is rezoned.

Mrs. Zimmerman stated that she believed that rezoning would increase the value of the property but that she was not rezoning for that reason.

Chairperson Meyer questioned if there was enough parking to accommodate the building.

Mr. Griffith reported that the parking requirements usually bring the size of the building down. He reported that as the building increases in size and in square footage that the amount of parking required increases and that the building is reduced in size to accommodate parking. Mr. Griffith reported that the size of the property will limit the intensity of any redevelopment of the site.

Commissioner Lind questioned the motivation if there are no changes.

Mrs. Zimmerman stated that she has a large sewer and water bill which everyone ties into and this is a big deal for her.

Mr. Griffith stated that staff has encouraged the petitioner to get the property rezoned in order to stay consistent.

Chairperson Meyer questioned if there were plans to enlarge the building in the next 10-15 years.

Ms. Zimmerman stated that she did not have any plans to enlarge the building. She stated that the way it is situated there isn't much room but that she would like to see better signage on the east wall.

Chairperson Meyer stated if the rezoning is granted that there is not a guarantee that there will be signage.

Commissioner Hickok stated that signage is not an issue.

Mr. Griffith reported that the Sign Code allows for temporary signage.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:30 p.m.

Commissioner Hickok stated that rezoning falls inline with the Comprehensive Plan and that when the Plan was written that the City anticipated that this area on Plainfield Road as commercial.

Commissioner Jiskra made a motion, and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request associated with PZC 2011-03 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 7-0. Commissioner Ritzert was not present.

Mr. Griffith stated that this would be forwarded to the Municipal Services Committee.

MINUTES:

Mr. Griffith reported that the minutes were not available for approval.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith reported that the next meeting was scheduled for Wednesday, May 4, 2011 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Jiskra to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:36 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**