

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
February 6, 2019**

PRESENT: Robert Cortez, Michael Desmond, Robert Erickson, Brian Gay, Mary Sullivan, Ralph Stompanato, Steven Manning - City Planner

ABSENT: John Laratta, Brian Liedtke, Lou Mallers

Acting Chairperson Robert Cortez 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. Public Hearing - Continued

Case: PZC 2018-11 Chemical Uses (zoning text amendment)

City of Darien has petitioned for approval of a text amendment of the Zoning Code, Title 5A, Chapter 9: Office and Industrial Districts, Chapter 12: Performance Standards, and Chapter 13: Definitions, regarding standards for chemical-related uses and activities.

Mr. Steve Manning, City Planner reported that at the last hearing Mr. Peter Friedman, attorney representing Sterling Bay was present and asked for time to prepare a written testimony. Mr. Manning reported that staff has received written testimony and that the City Administrator would like to go through his letter and respond and therefore asking for a continuation to the March 6, 2019 meeting. He reported that the letter will be provided in the next meeting packet.

Acting Chairperson Cortez opened the meeting to anyone wishing to present public comment.

Mr. Keith Lang stated that he watched the City Council meeting and it seemed that the Sterogenics problems are Tier II. He stated that there are only three permits in the City of Darien and he questioned why the City is changing anything when there is not a problem in Darien.

Mr. Manning reported that the intent is to take a proactive approach and that this was at the direction of the City Council to investigate the topic.

Acting Chairperson Cortez stated that the City is taking a proactive approach to align for the future and that he felt it was not a bad idea.

Mr. Lang stated that his business was all that he has and that it seems anti-business and that the changes will affect his business.

Commissioner Desmond stated that it is not the intent to drive business away and that there are clearly things that need to be revised. He stated that this is a process and that the Committee is cognizant of what is happening. He further stated that the City is being proactive.

Mr. Manning reported that the goal is to have final language by March 6th.

Commissioner Sullivan made a motion and it was seconded by Commissioner Gay to continue PZC 2018-11 to the March 6, 2019 meeting.

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

B. Public Hearing

**Case: PZC 2019-01 419 Plainfield Road (tower height variation)
Tri-State Fire Protection District has petitioned for approval of a variation to Section 5A-5-12 (C) of the Zoning Code, that otherwise limits the height of towers to 60 feet, for a proposed communications tower 150 feet tall to be built in the rear yard of the Tri-State Fire Station at 419 Plainfield Road.**

Mr. Steve Manning, City Planner reported that the new Fire Chief has asked for more time to prepare a presentation and meet with neighbors.

Commissioner Sullivan questioned the height of the Darien Park District tower.

Commissioner Desmond questioned if any other Fire Districts are doing the same thing.

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

Commissioner Sullivan made a motion and it was seconded by Commissioner Gay to continue Public Hearing Case: PZC 2019-01 to the March 6, 2019 meeting.

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

CORRESPONDENCE

None

OLD BUSINESS

Mr. Steve Manning, City Planner reported that there was a tie vote at the last hearing on the Auto-Mobile Center sign variance request. A tie is not approval or disapproval. There also was not a clear statement on the reasons for and against the variation in terms of the decision criteria. As a result, the applicant and the Municipal Services Committee are left without a clear direction. One way to avoid a tie is for each PZC member to voice their thoughts before a vote. If it looks like there may be a tie or a majority leaning towards a no vote, then the Chair can ask for reconsideration or the members can discuss with the applicant potential changes to the plan.

NEW BUSINESS

Mr. Steve Manning, City Planner announced that Mr. John Laratta resigned from the Commission saying that he regretted that he could no longer attend meetings year round.

Mr. Manning reported that the variation decision criteria were approved by City Council January 21. He presented a revised application form including the new criteria. Commissioner Gay suggested putting more emphasis on getting applicants to write their responses to the decision criteria. Mr. Manning reported that he will redraft and bring to the next meeting.

APPROVAL OF MINUTES

Commissioner Desmond made a motion and it was seconded by Commissioner Gay to approve the January 16, 2019 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

NEXT MEETING

Acting Chairperson Cortez announced that the next meeting was scheduled for February 20 but that meeting will be canceled and the next meeting will be March 6.

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 Sullivan made a motion and it was seconded by Commissioner Gay. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:10 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Robert Cortez
Acting Chairperson**