

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 18, 2010**

PRESENT: Beverly Meyer – Chairperson, Robert Erickson, Don Hickok, Ron Kiefer, John Lind, Susan Vonder Heide, Michael Griffith – Senior Planner

ABSENT: Gloria Jiskra, Ray Mielkus, Ken Ritzert, Elizabeth Lahey - Secretary

Chairperson Meyer 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. PZC 2010-11: 8105 Cass Avenue, Q Billiards: Petitioner seeks a variation to expand an existing nonconforming use.

Mr. Michael Griffith, Senior Planner, presented the staff report. He stated that Q Billiards is located in the Darien Plaza Shopping Center. He stated that throughout the years the use was legal but over time the City adopted a new Zoning Ordinance in 2000 and the permitted uses for the various zoning districts changed and caused the petitioner's use to become legal nonconforming.

Mr. Griffith reported that the petitioner wishes to expand into the Cardinal Fitness space at the far north end of the shopping center. He stated that the plat shows the location of the space within the shopping center.

Mr. Griffith stated that staff contacted the Darien Police Department to see if there were any issues and that the Police Department did not have any concerns.

Mr. Robert Taft, 6014 E. Lake Drive Unit 1A, Lisle stated that he is looking to expand to provide private parties and to provide more food service and make it more diner friendly.

Commissioner Lind questioned if the outdoor dining facility will be expanded.

Mr. Taft stated that the outdoor area is new and that it will remain the same.

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

Commissioners Hickok and Lind noted that the expansion will get rid of the empty space.

Commissioner Vonder Heide 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 2010-10 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 6-0. Commissioner Jiskra, Commissioner Mielkus and Commissioner Ritzert were not present.

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

B. Public Hearing: PZC 2010-11: 1041 S. Frontage Road, Darien Municipal Services: seeks a variation to permit the construction of a detached accessory structure, a salt barn, within the front yard and interior side yard, and to reduce the front yard setback from 50 feet to 15 feet.

Chairperson Meyer reported that she spoke with Mr. Dan Gombac, Director – Community Development/Municipal Services, and stated that Mr. Gombac informed her that the salt barn will not cause drainage problems. Chairperson Meyer stated that the barn location will allow the trucks to back off South Frontage Road to load and unload the salt because there was no room to build a turn around.

Mr. Michael Griffith, Senior Planner, noted that this is the only location on the property for the salt barn. He stated that a few years ago the City owned the adjacent property to the east and it was subdivided but that the area is currently being used by a trucking facility.

Commissioner Hickok questioned where the salt is presently stored.

Mr. Griffith stated that there is an existing salt barn which may be torn down and that it is coming apart.

Commissioner Hickok questioned why it is not being built at the present location.

Mr. Griffith stated he did not know.

Commissioner Hickok questioned if there is any drainage in the building and if there was discussion regarding contamination.

Mr. Griffith stated staff would look into the matter.

There was some discussion from the Commission regarding the location of the salt barn.

Commissioner Lind questioned the location and suggested that the barn be parallel to South Frontage Road providing a smaller setback and having the door face the southeast.

The Commission noted that the survey did not provide a clear idea of where the barn would be on the property, relative to other structures.

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

Commissioner Hickok made a motion, and it was seconded by Commissioner Erickson that based upon the submitted petition and the information presented, the request associated with PZC 2010-11 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented subject to the following:

- 1. Rotating the salt barn so it is parallel to South Frontage Road right-of-way line.**
- 2. Providing a 5-foot setback off the South Frontage Road right-of-way line.**
- 3. Locating the salt barn door on the southeast side of building.**
- 4. Providing a final site plan or staking the site.**

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Mielkus and Commissioner Ritzert were not present.

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Commissioner Lind made a motion and it was seconded by Commissioner Erickson to waive the reading of the July 7, 2010 Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Mielkus and Commissioner Ritzert were not present.

Commissioner Hickok made a motion and it was seconded by Commissioner Kiefer to approve the July 7, 2010 Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Jiskra, Commissioner Mielkus and Commissioner Ritzert were not present.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Chairperson Meyer announced that the next meeting is scheduled for Wednesday, September 1, 2010.

ADJOURNMENT:

With no further business before the Commission, Commissioner Vonder Heide made a motion and it was seconded by Commissioner Erickson to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:45 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Senior Planner

Beverly Meyer
Chairman