

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
May 2, 2012**

**PRESENT:** Beverly Meyer – Chairperson, Don Hickok, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Ron Kiefer, Louis Mallers

Chairperson Meyer 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.

**A. PZC 2012-05: Public Hearing: 7201 Sunrise Avenue: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 23.9 feet in order to construct a covered porch.**

Chairperson Meyer opened the public hearing at 7:02 p.m.

Mr. Michael Griffith, Senior Planner reported that the petitioner constructed a covered, roofed, front porch extending over 5 feet from the front façade of the home toward the front lot line with the setback resulting in 23.9 feet. He provided photos of the report to the PZC and stated that he did not receive any objections to the request from the public hearing notices.

The petitioner, Mr. Ronald Roti, 8828 Royal Swain Lane, Darien stated that the home was a foreclosure and that he does not reside at the address. He stated that he has been a Darien resident for 22 years and has fixed eight different houses in Darien. Mr. Roti stated that people in the area have completed similar projects similar to his and that this project completes the work on the house. He stated that he has received good feedback from his neighbors.

Commissioner Oberland questioned the petitioner as to why he did not apply for a permit.

Mr. Roti stated that he has done similar projects in the past and that he was not aware that he needed a permit since he applied for permits for the other work done to the home. He stated that he was working with an architect and that the architect misinterpreted the numbers.

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

Ms. Joline Labedis, 7222 Sunrise Avenue stated that the house does not face the west as stated. She stated that she did not appreciate the petitioner doing work without a permit. She questioned if the petitioner has had any penalties.

Mr. Griffith reported that the petitioner was issued tickets and there was a court hearing. He reported that the judge ruled in favor of the City, the judge ordered the petitioner to seek a variation.

Ms. Labedis stated that there are flooding issues and questioned the impact of the construction on the water levels.

Mr. Griffith reported that staff does not see any drainage issues related to the porch.

Mr. Griffith suggested that Ms. Labedis contact Director Dan Gombac to discuss water related issues.

Ms. Labedis questioned if there was documentation stating that there were no drainage issues in writing.

Mr. Griffith announced that the staff agenda report is public record.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:20 p.m.

Commissioner Hickok questioned if there was a topographic survey available.

Mr. Griffith stated that a topographic survey is not required.

**Commissioner Vonder Heide made a motion, and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2012-05 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED unanimously 7-0. Commissioner Kiefer and Commissioner Mallers were not present.**

Mr. Griffith stated that this would be forwarded to the Municipal Services Committee on Tuesday, May 29, 2012 at 6:30 p.m.

**B. PZC 2012-06: 7440 Route 83, The Patio Restaurant: Petitioner seeks approval of a variation from the Sign Code in order to construct a free-standing, monument sign which contains advertising for a business conducted or a product sold on a different parcel from where the sign is to be located.**

Mr. Michael Griffith, Senior Planner reported that the petitioner is proposing to replace the existing free-standing, monument sign with a new sign. He stated that the proposed sign includes signage advertising businesses, products sold or services offered on a separate parcel from where the sign will be located where both properties are connected with driveways.

Mr. Griffith reported that the Village of Willowbrook was contacted and that they did not object. He stated that the sign complies with the Ordinance in terms of height and sign area.

The petitioner, Mr. John Koliopoulos stated that he was the owner of the corner and that he is looking for a better traffic pattern. He thanked the City for all the years in Darien and that his son has completed college and that he will be helping with the business.

Chairperson Meyer questioned if the sign will be lit and if the area will be landscaped.

The petitioner stated that he intends to landscape the area and that the sign will be lit.

Commissioner Lind stated that the sign makes a lot of sense for the tenants and that the property has improved a great deal.

Commissioner Hickok suggested interior directional signs.

Mr. Griffith reported that directional signs were allowed.

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

**Commissioner Ritzert made a motion, and it was seconded by Commissioner Hickok that based upon the submitted petition and the information presented, the request associated with PZC 2012-06 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED unanimously 7-0. Commissioner Kiefer and Commissioner Mallers were not present.**

Mr. Griffith stated that this would be forwarded to the Municipal Services Committee on Tuesday, May 29, 2012 at 6:30 p.m.

**CORRESPONDENCE:**

None.

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

Mr. Griffith announced that there is a public hearing scheduled for the next meeting on the Walmart expansion.

**MINUTES**

**Commissioner Hickok made a motion and it was seconded by Commissioner Ritzert to waive the reading of the April 18, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 7-0.**

**Commissioner Ritzert made a motion and it was seconded by Commissioner Mielkus to approve the April 18, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 7-0.**

**NEXT MEETING:**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, May 16, 2012 at 7:00 p.m.

**ADJOURNMENT:**

**With no further business before the Commission, Commissioner Vonder Heide made a motion and it was seconded by Commissioner Lind to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:50 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Beverly Meyer**  
**Chairman**