

Ryan Murphy

From: Ryan Murphy
Sent: Tuesday, August 4, 2026 10:38 AM
To: Chris Green; Chris Jackson; Jessica Plzak; Jon Christ; Jonathan Johnson; Lou Mallers; Mark Kazich; Shari Gillespie
Cc: Dan Gombac
Subject: Supplemental Memo to PZEDC RE: PZC-26-14

MEMORANDUM

To: Planning & Zoning Commission
From: Ryan Murphy, City Planner
Re: PZC-26-14 – Walk-In Cooler Addition, Update
Date: August 4, 2026

Following up on questions raised by members of the Commission about this application, please see below for additional information:

Square footage: Confirmed at approximately 490 sq ft.

Foundation: The applicant states a standard foundation will be used per manufacturer's specifications. Staff note that the Building Code may require a specialized design to ensure no part of the concrete footing or foundation crosses the property line. This would be verified during the building permit process.

Wall placement: Per the applicant, the west wall was selected instead of the north wall because the north wall is load-bearing and carries the building's utilities, making adding on the north side structurally and financially impractical.

Neighbor input: The applicant has informed staff that they have spoken with the adjacent property owner, who had no objection. A supporting email from that neighbor is expected.

Outstanding items: The applicant states the exterior finish will match the existing building. The unit's height is still pending; the applicant expects to provide it tomorrow at the meeting at the latest. If the applicant isn't able to fully address the open items before the meeting, I'll recommend the item be continued to the next meeting.

This will be attached as a supplemental documents to the packet and made available at the dais.

DUE TO OPEN MEETING ACT REQUIREMENTS, PLEASE DO NOT RESPOND DIRECTLY TO THIS EMAIL. CONTACT ME DIRECTLY WITH ANY QUESTIONS.



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Connect with the City of Darien!