

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
June 6, 2018**

**PRESENT:** Robert Cortez, Michael Desmond, Robert Erickson, Brian Liedtke, John Laratta, Mary Sullivan, Ralph Stompanato, Steven Manning - City Planner

**ABSENT:** Lou Mallers, Bryan Gay

**Commissioner Liedtke made a motion and it was seconded by Commissioner Cortez to appoint Commissioner John Laratta as Acting Chairperson.**

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

Acting Chairperson Laratta called the meeting to order at 7:05 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.

**PUBLIC HEARING**

**A. Case: PZC 2018-04 6926 Crest Road (Salverredy) Petitioners Julio and Rachel Salverredy, owner/occupants of the house at 6926 Crest Road, seek approval of a variation to Section 5A-7-2-6(A) of the Darien Zoning Code for side yard setback for their proposed attached garage.**

Acting Chairperson Laratta reported on the Staff Plan Review. He reported that staff provided an aerial photo showing other homes nearby with similar narrow lots and narrow side setbacks with detached garages behind the house.

Acting Chairperson Laratta reported that the petitioners provided a written finding of fact.

The petitioners, Julio and Rachel Salverredy stated that in 2014 they converted their attached garage to a 2 story home and at that time had plans to build a detached garage but that they ran out of money. Mr. Salverredy reported that they converted the garage into living space to assist with his wife's medical condition and that the attached garage will make it easier for her because her medical condition limits her ability to walk outside to the car.

Acting Chairperson Laratta questioned if there were any objections from the neighbors.

Mr. Salverredy stated that he shared the plans with the neighbors explaining his wife's medical condition and that the neighbors had no objections.

Commissioner Cortez questioned Mrs. Salverredy's condition and if it was a hardship.

Mrs. Salverredy stated that the cold weather and snow are tough for her condition..

Acting Chairperson Laratta questioned if a variance can be rescinded. Mr. Steve Manning, Planner reported that a variance could not be rescinded.

Mr. Manning reported that a variance was not needed for the detached garage in 2014 because the requirement is a 5 foot setback, but is needed for an attached garage because the requirement is a 10 foot setback and 5 foot setback is proposed.

Commissioner Desmond asked the petitioners the circumstances if this request was not approved.

Mrs. Salverredy stated that they are trying to get the extra width because there are a set of stairs outside the house.

Commissioner Liedtke stated that the petitioners built a deck in 2017 overlapping where the detached garage was permitted but not built in 2014. Also the shed could be relocated if need be. He stated that he was sympathetic to the health condition but that subsequent owners of the property may not have a similar medical condition and that the garage would be close.

Commissioner Erickson questioned the value of the shed.

Mrs. Salverredy stated that the attached garage has plans for storage above the garage.

Commissioner Desmond stated that in 2014 the plan was for a detached garage. He stated that it is possible to relocate the garage where the shed is located and change the floor plan. He questioned if the petitioners have considered this option.

Mr. Salverredy stated that cost is a factor.

Commissioner Cortez questioned if the petitioners would be open to take a look at another plan within the Code and present later.

Mrs. Salverredy stated that this is what they want to do and that overall the look of the house is better as one.

Acting Chairperson Laratta questioned if the petitioners are working with staff.

Mr. Manning reported that staff is working with the petitioners. He stated that it is possible for the PZC to continue this hearing to give the petitioners a chance to consider an alternate plan and then return to the PZC.

Commissioner Liedtke questioned two doors on the garage.

Mrs. Salverredy stated a front and rear door are necessary in order to fit the tractor because it will not fit on the side.

There was a gentleman in the audience who stated that he was in favor of the plan.

There was much discussion from the PZC. They stated that there would be some impact to the neighbor by having a new two-story addition with five feet of the lot to the south. They also discussed that the hardship of having a 17.5 foot side yard to build a new garage was self-imposed when they converted their former garage into living space.

The PZC discussed that it was possible to locate an attached garage at the rear of the house that conform to Code and not require the removal of the shed and deck.

The PZC also discussed and questioned if a medical condition would be sufficient basis for a zoning variation because subsequent owners of the property may not have a similar medical condition but the garage with the reduced setback would be in place and if the neighbors with a similar medical condition were granted a similar variation, it could result in two homes ten feet apart. They also discussed that it appears possible to locate an attached garage at the rear of the house that could accommodate the petitioner's desire to not walk outside to access the car.

The petitioners were asked if they wanted a chance to work with their architect to study the feasibility of locating the garage at the rear of the house and they declined.

There was no one else in the audience wishing to present public comment and Acting Chairperson Laratta closed the public hearing.

**Commissioner Liedtke made a motion and it was seconded by Commissioner Desmond to approve PZC 2018-04: 6926 Crest Road based on a finding that the medical condition being a unique circumstance per State variation Condition #2.**

**Upon roll call vote, THE MOTION CARRIED 5-2.**

**AYES: Liedtke, Desmond, Cortez, Erickson, Sullivan**

**NAYS: Laratta, Stompanato**

**B. Workshop  
Procedures**

It was agreed that since Chairman Mallers was not present, the discussion on Procedures should be rejoined at the next PZC meeting.

**CORRESPONDENCE** - none

**OLD BUSINESS** - none

**NEW BUSINESS** - none

**APPROVAL OF MINUTES**

**Commissioner Erickson made a motion and it was seconded by Commissioner Stompanato to approve the May 2, 2018 Regular Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 7-0.**

**NEXT MEETING**

Mr. Manning announced that the next meeting is scheduled for Wednesday, June 20, 2018 at 7:00 p.m. He reported that there was nothing on the agenda and that this meeting would most likely be cancelled.

**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 Erickson made a motion and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:35 p.m.

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
Secretary

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**John Laratta**  
Acting Chairman