

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
November 1, 2017**

**PRESENT:** Chairperson Lou Mallers, Robert Cortez, Robert Erickson, Andrew Kelly, Brian Liedtke, Mary Sullivan, Steven Manning-City Planner

**ABSENT:** Bryan Gay, John Laratta, Ray Mielkus, Elizabeth Lahey-Recording Secretary

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He swore in the audience members wishing to present public testimony.

**Public Hearing**

**A. Case PZC 2017-03 8185 Chapman Court (Deolitsis)**

Steven Manning reported that the petitioner is George Deolitsis who is owner and occupant of house at 8185 Chapman Court. He is seeking approval of variations of the side and rear zoning setbacks for a pool and patio he is proposing to replace his existing pool, deck, and patio. Notices of this hearing were posted, published, and mailed as required. No comments or correspondence from neighbors or the general public were received prior to this hearing.

Matt Haber of Western DuPage Landscaping, representing the petitioner, presented plans and photos he prepared and the grading plan prepared by JGM Consulting. One of the design objectives is to pull back away from the south lot line where the existing pool and deck is 5 feet from the side lot line. He said the plans are revised from the plans submitted with the petition. The revisions include a larger pool and patio in terms of square footage. They still meet the required zoning standards for lot coverage of 50% and south side setback of 10 feet. The north side setback was increased from 8 feet to 10 feet so that a north side setback variation is no longer requested. They still have a 10 foot rear setback where 20 feet is otherwise required which is the only variation now requested. The pool will be in-ground with a wrought iron fence, which will be less massive looking than the existing above-ground pool and elevated wood deck and fence. The patio will be constructed with permeable pavers. Swales will be excavated in the side yards for storm water storage and conveyance.

Steve Manning reported that the rear 9 feet of the patio and pool would be in the drainage and detention easement thus reducing the storage area needed for storm water detention for the subdivision. The swales will be need for compensate for this loss of detention volume. The City Engineer had reviewed the previous grading plan and found the swales to be of sufficient size for compensatory storage but the revised plan was just brought in today and we have not had a chance to review the revised grading. The City Engineer also advised that the plat of easement be submitted to reflect the cut (swale) and fill (pool and patio).

Mary Sullivan asked how far the patio would be from the nearest building behind the Subject Site. Matt Haber estimated it would be about 120 feet from the one-story office building.

Robert Cortez asked if the swale excavation would impact the trees along the side lot lines. Matt Haber said he thought it would not but that he was considering adding some plantings around the project per the owner's request.

Robert Erickson asked how the drain tile would work. Matt Haber said perforated drain tile would be placed under the paver patio behind the retaining wall to collect water that would seep through the patio pavers and released at several points outside of the retaining wall.

No one else testified and no audience was present.

**Mary Sullivan made a motion and it was seconded by Brian Liedtke to recommend approval of PZC 2017-03 as presented with two conditions; (1) City Engineer verify the compensatory storage grading plan is sufficient, (2) Owner provide a plat revising the drainage and detention easement.**

**Upon roll call vote, the motion carried 6-0.**

**AYES: Sullivan, Liedtke, Erickson, Cortez, Kelly, Mallers**

**NAYS:**

Mr. Manning reported that this would be forwarded to the Municipal Services Committee and City Council on November 6.

**CORRESPONDENCE** - none

**OLD BUSINESS** - none

**NEW BUSINESS** - none

**APPROVAL OF MINUTES** - none

**NEXT MEETING** - Wednesday, November 15, 2017 at 7:00 p.m.

**ADJOURNMENT**

Robert Erickson made a motion and it was seconded by Robert Cortez. Upon voice vote, the motion carried unanimously and the meeting adjourned at 8:15 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

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Steven Manning  
Acting Recording Secretary

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Lou Mallers  
Chairman