

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
November 18, 2009**

PRESENT: Beverly Meyer – Chairperson, Robert Erickson, Don Hickok, Gloria Jiskra, Ron Kiefer, John Lind, Ray Mielkus, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: Susan Vonder Heide

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

A. Public Hearing: PZC 2009-11: 7908 Cass Avenue: Petitioner requests a variation to increase the permitted square footage of a detached garage from 800 to 1,200 square feet, and to permit a detached garage to be constructed within the interior side and front yards.

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that the proposed garage will be located toward the northeast corner of the lot within the front and side yards and that it will be 1,200 square feet. He further stated that the Zoning Ordinance limits the foot print for detached accessory structures to 800 square feet and requires detached accessory structures to be within the rear yard.

Mr. Griffith reported that the Zoning Ordinance does not limit the number of accessory structures and that the garage is shown to meet the applicable building setbacks.

Mr. Griffith reported that he received two phone calls regarding the proposed use for the garage. He stated that there are a few code enforcement issues with the property such as the autos and the auto parts that need to be cleaned up and that the petitioner should address these issues and explain the use of the garage.

Mr. Griffith reported that Mr. Dan Gombac, Director visited the property and reported that if the PZC approves the request that the petitioner needs to provide a grading plan to avoid stormwater issues.

Chairperson Meyer questioned if the petitioner would be using the existing curb cut.

Mr. Griffith reported that there will be no additional driveway.

The petitioner, Mr. Brian Payne presented an elevation drawing of the garage. He stated that he would be extending the current driveway to the new garage. He further stated that the garage will store his vehicles and the other items which were mentioned earlier.

Chairperson Meyer questioned how many vehicles the petitioner owned.

Mr. Payne stated that he is a collector and that he has five vehicles.

Chairperson Meyer questioned if the new driveway will be asphalt.

Mr. Payne stated that the present driveway is concrete and that he had not planned on making the new driveway concrete but that he would if required.

Commissioner Mielkus asked if the existing driveway was required to be paved.

Mr. Griffith reported that it was not required but that the PZC can place a condition of approval. He stated that driveways are required to be brought into compliance when a house is torn down and a new house is constructed.

Commissioner Kiefer asked if the garage would be used for storage and not for mechanical work.

Mr. Payne stated that the garage will be used for maintenance to do work on his own vehicles.

Commissioner Lind asked why the proposed location and not in the back yard.

Mr. Payne stated that his wife is handicapped and constructing the garage in the front is better for her. He stated that there is a greater grade difference between the house and the rear yard requiring more steps in the back of where the garage is built. Mr. Payne stated that there would be fewer steps in the front.

Commissioner Hickok asked about using a ramp instead of steps.

Mr. Payne stated that his wife prefers a few steps to a longer ramp and that the longer ramp distance is more difficult to manage.

Commissioner Jiskra asked if there were any animals that would be stored in the garage. She asked if chickens were allowed.

Mr. Griffith reported that City Code does not prohibit chickens unless they are creating a noise disturbance. He stated that the City has gone after homeowners with roosters causing a noise disturbance but that staff has not received a complaint regarding the chickens.

Mr. Payne stated that he would not be storing any animals in the garage.

Commissioner Ritzert asked if there were two garage doors.

Mr. Payne stated that there were two garage doors to access the south and west sides of the garage but only the driveway will lead to the south door which is the main door.

Commissioner Mielkus asked if the garage floor was solid.

Mr. Payne stated that the garage will be heated with a floor and that he may put a lift in later for oil changes.

Chairperson Meyer and if the lift would double stack the cars.

Mr. Payne stated that he would not be double stacking the cars because he would have to extend the roof height. He stated that his roof height is sufficient.

Commissioner Mielkus questioned if a drawing is still needed.

Mr. Griffith reported that staff is satisfied with what the petitioner provided.

Commissioner Hickok questioned the water flow.

Mr. Payne reported that the water flows west to the back.

Commissioner Lind questioned if the proposed garage is behind the trees.

Mr. Payne stated that there are two large pine trees and a large evergreen tree in the front. He stated that he is also attempting to build a hedgerow of flowering bushes.

Chairperson Meyer questioned the stoop and that she was having difficulty envisioning the driveway.

Mr. Payne stated that there are bricks there presently but that they will be removed.

Commissioner Hickok asked if the brick porch would be removed.

Mr. Payne stated that the brick porch would not be removed.

Commissioner Hickok questioned if the chickens are stored in the back.

Mr. Payne stated that the chickens are stored in a converted dog house in the back.

Commissioner Lind stated that the petitioner was investing a lot of money in the project and suggested creating a hammerhead toward the existing garage to allow vehicles to back up from the new garage and then full out onto Cass Avenue facing front.

Commissioner Jiskra asked how they presently get out.

Mr. Payne stated that his wife can back up but that he cannot because his pick up truck is too large. He stated that he was comfortable with the blacktop hammerhead.

The Commissioner agreed to allow the existing gravel driveway to remain but that the new driveway should be a hard surface.

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

Commissioner Ritzert made a motion, and it was seconded by Commissioner Erickson that based upon the information presented, the request associated with PZC 2009-11 is in conformance with the standards of the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition subject to:

- 1. New driveway to be hard surface, with a hammerhead toward the existing garage, existing gravel driveway can remain.**
- 2. Grading plan to be provided.**

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Vonder Heide was not present.

Mr. Griffith reported that this would be forwarded to the Planning/Development Committee on Monday, December 23, 2009 at 6:30 p.m.

MINUTES:

Commissioner Kiefer made a motion, and it was seconded by Commissioner Hickok to waive the reading of the October 7, 2009 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Vonder Heide was not present.

Commissioner Hickok made a motion, and it was seconded by Commissioner Erickson to approve the October 7, 2009 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Vonder Heide was not present.

CORRESPONDENCE:

Mr. Griffith stated that the PZC received the 2010 calendar. He stated that the meeting dates would remain the same; the first and third Wednesday of each month with a starting time of 7:00 p.m.

OLD BUSINESS/PLANNER'S REPORT:

Mr. Griffith reported that staff received the permit review from Speedway and that they will not be building until 2010.

NEXT MEETING:

Mr. Griffith reported that the next meeting is scheduled for Wednesday, December 2, 2009 at 7:00 p.m.

ADJOURNMENT:

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

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman