

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 5, 2012**

PRESENT: Beverly Meyer – Chairperson, Ron Kiefer, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Don Hickok, Louis Mallers, Susan Vonder Heide

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. Public Hearing - PZC 2012-14: 7205 Exner Road: Petitioner seeks a variation to reduce the required rear yard setback from 30 feet to 25 feet to permit the construction of a sunroom addition.

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that the request is a variation from the Zoning Ordinance to construct a sunroom on the back of the home. He further reported that the proposed addition is to be 25 feet from the rear lot line. Mr. Griffith reported that the proposed addition is 14 feet x 22 feet extending 14 feet from the rear of the home. He reported that he received several phone calls but once explained there were no objections.

Mr. Jerry Barrett and his wife Jennifer, the petitioners were present. Mr. Barrett stated that he is requesting to build a four season sunroom where the patio currently exists. He stated that there will not be any structural changes to the home and the sunroom will be heated with a gas fireplace, no plumbing and all glass windows.

The PZC received a drawing of the proposed sunroom. Mr. Barrett stated that the exterior will be white vinyl to match the white brick exterior with insulated glass.

Commissioner Lind questioned if there would be framing over the concrete.

The petitioner stated that they are proposing a new concrete floor.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:05 p.m.

Commissioner Lind stated that the depth is valid.

Commissioner Ritzert and Chairperson Meyer stated that it was a nice plan.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus that based upon the information presented, the request associated with PZC 2012-14 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 5-0. Commissioner Hickok, Commissioner Mallers, and Commissioner Vonder Heide were not present.

Mr. Griffith reported that the petition would be forwarded to the Municipal Services Committee on Monday, December 12th at 6:30 p.m.

B. Public Hearing - PZC 2012-15: 326 Roger Road: Petitioner seeks a variation to permit a 1,034 square foot detached accessory structure, a garage, where 800 square feet is the maximum permitted.

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that the garage was enlarged without a building permit and the garage is located within a floodplain which complicates matters. He stated that the petitioners are going through the County review related to floodplain regulations and reported that the variation is related to the square footage of the garage.

Mr. Griffith reported that Mr. Dan Gombac, Director does not have a problem with the variation if the County does not. He reported that Mr. Gombac also stated that there were no drainage issues but that the petitioner may need to make modifications for potential flooding.

Commissioner Ritzert questioned if there was a ratio used on building on a floodplain.

Mr. Griffith stated that he assumes that the County does not have a problem. He stated that the garage meets the building setbacks.

Commissioner Lind questioned the process if the City gives approval.

Mr. Griffith reported that the City will look at the structure and the County on how it will impact the floodplain. He stated that the City will not move forward until the County responds.

The petitioners, Keith and Laura Christensen, 326 Roger Road stated that the garage is to store their antique car and boat. Mr. Christensen stated that the yard is narrow and it is easier to go back than sideways.

Chairperson Meyer questioned if the garage was heated.

The petitioner stated that it was not.

Commissioner Oberland questioned when the building started and if the contractor was local.

The petitioner stated that the contractor is from Mokena and that the construction has stopped.

Commissioner Oberland questioned why they did not seek a permit.

The petitioners stated that it was a garage remodel and that the contractor did not say anything about a permit. They also stated that they were unaware that they were in a floodplain.

Commissioner Lind stated that the floodplain issue is not that of the Commission.

Commissioner Ritzert stated that the construction was well done but that it looked close to the lot lines.

Mr. Griffith stated that the plat of survey meets Code.

Commissioner Ritzert commended the homeowners for housing the boat in a garage.

Mr. Griffith reported that there were no calls or complaints other than the construction complaint.

Commissioner Lind informed the petitioners to follow the rules.

The petitioners stated that they were working with the County for compensation storage.

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

Mr. Ron Rohde, stated that he owned a few properties on Roger Road and that it was nice to see the homeowners putting money into their home. He questioned the elevation of the lot.

Mr. Griffith reported that there was no topography and that the petitioners were going through the process with the County.

Mr. Rohde questioned if they were in a floodplain or floodway.

Mr. Griffith stated a floodplain determined by the FEMA Flood Plain Map.

Chairperson Meyer stated that the PZC was not addressing the floodplain issue.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:30 p.m.

Mr. Griffith reported that he received a response from Commissioner Mallers who had no issues.

Commissioner Oberland made a motion and it was seconded by Commissioner Kiefer that based upon the information presented, the request associated with PZC 2012-15 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 subject to:

1. DuPage County certifying the garage as constructed complies with the DuPage County Countywide Stormwater Management and Floodplain Ordinance.

Upon roll call vote, **THE MOTION CARRIED 5-0**. Commissioner Hickok, Commissioner Mallers, and Commissioner Vonder Heide were not present.

Mr. Griffith reported that this would be forwarded to the Municipal Services Committee on December 12th at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Lind to waive the reading of the October 3, 2012 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED 5-0**. Commissioner Hickok, Commissioner Mallers, and Commissioner Vonder Heide were not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Lind to approve the October 3, 2012 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED 5-0**. Commissioner Hickok, Commissioner Mallers, and Commissioner Vonder Heide were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Griffith reported that the Commission received the 2013 meeting schedule.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, December 19, 2012 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Lind made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:40 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**