

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
December 1, 2021**

**PRESENT:** Lou Mallers – Chairperson, Bryan Gay, Shari Gillespie, Hilda Gonzalez, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

**ABSENT:** Steve Hiatt, Robert Erickson

**OTHERS:** Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

**REGULAR MEETING/OLD BUSINESS:**

- A. Public Hearing – PZC 2021-05 - 1645 Walden Lane – Variation Petitioners Innocencio Lee and Estela Lee (c/o Michael Lee) seek approval for a Variation to City Code Section 5A-7-2-6 (A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to the existing single-family residence, with the addition being a sunroom. Property is located within the R-2 Single-Family Residence Zoning District and the Variation request is to the following standard in the R-2 District of the City of Darien Zoning Ordinance:**
- 1) Section 5A-7-2-6 (A): Variation request to reduce the required rear yard setback.**

Mr. Jordan Yanke, City Planner reported that the subject property was platted in 1975 and is part of Gallagher and Henry's Brookhaven Manor Unit 7 Subdivision. He reported that the parcel is improved with a single-family residence, accessory structure (shed), and fencing around the rear yard. He further reported that the property is primarily flat and does not contain any natural features or floodplain.

Mr. Yanke reported that the petitioner is proposing to construct a sunroom addition on the rear part of the existing residence and that the proposed sunroom would extend the home an additional 14' toward the rear property line, and the home would then maintain a setback of 21' from the rear lot line. He further reported that the construction of a sunroom would result in an encroachment of 9' on the rear yard setback.

Mr. Yanke reported that staff has reviewed the petitioner's submitted documents and staff does not have any comments on the site plan.

Mr. Yanke reported that there is no variation on file for the house that is three doors down and that the encroachment is similar based on the GIS.

Commissioner Gonzalez stated that she was concerned about allowing more encroachment privileges.

Mr. Yanke reported that based on the living arrangements that the addition is needed and does not change the use and still maintains the integrity of the neighborhood.

The petitioner, Mr. Michael Lee stated that the home was built in 1978 and that the size of the sunroom is 16' x 14' and slightly smaller than the concrete slab. He stated that in the future the patio may be redone but they are currently only doing the sunroom.

Commissioner Liedtke questioned the distance from the pad to the fence.

Mr. Yanke reported that the fence is close to the lot line and that it is not on the Plat of Survey and not precise.

There was discussion regarding the patio and impervious coverage.

There was no one in the audience wishing to present public comment.

**Commissioner Liedtke made a motion, and it was seconded by Commissioner Gay approval of – PZC 2021-05 - 1645 Walden Lane contingent upon on any future patio construction to be presented to the Planning and Zoning Commission for approval.**

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

Mr. Yanke reported that this would be forwarded to the Municipal Services Committee on Monday, December 28<sup>th</sup> at 7:00 p.m.

- B. Public Hearing – PZC 2021-06 - 1813 Howdy Lane – Variations**  
**Petitioners Dwane Kozak and Vanessa Brennan seek approval for**  
**Variations to City Code Section 5A-7-1-6 (A)(1) of the Zoning**  
**Ordinance. The petition specifically requests to allow for an addition to**  
**the existing single-family residence, with the addition being a garage**  
**expansion and second floor addition above the garage. Property is**  
**located within the R-1 Single-Family Residence Zoning District and the**  
**Variation requests are to the following standards in the R-1 District of**  
**the City of Darien Zoning Ordinance:**
- 1) Section 5A-7-1-6 (A)(1): Variation request to reduce the required front yard setback.**
  - 2) Section 5A-7-1-6 (A)(1): Variation request to reduce the required interior side yard setback.**

Mr. Jordan Yanke, City Planner reported that the subject property was platted in 1968 and is part of the Downers Fairview Subdivision and platted in the Village of Downers Grove and later annexed into the City of Darien.

Mr. Yanke reported that the petitioner is proposing an addition to the existing residence, with the addition being a garage expansion and second floor addition above

the garage. He reported that there is an existing 36.65' distance from the front property line (northern lot line) and a 10' from the interior side property line (western lot line) and that the proposed project would result in those distances being reduced to 29.31' and 5.1'.

Mr. Yanke reported that given the property's zoning designation, there is a required front yard setback of 45' and a required interior side yard setback of 10' and therefore, the petitioner has submitted variations requesting approval to encroach into the front yard setback (northern lot line) and interior side yard setback (western lot line). He reported that the parcel was originally subject to a 35' front setback requirement when it was platted, but the change in jurisdiction (i.e., annexation) and zoning resulted in a more stringent 45' front setback requirement per the City of Darien Zoning Ordinance.

Mr. Yanke reported that although the petitioner is proposing to encroach into the side yard setback, the project will not encroach into the existing utility easement. He further reported that City staff has reviewed the petitioner's submitted documents and staff does not have any comments on the site plan. He also reported that the driveway is being expanded and that staff reviewed and that it meets the requirements.

The petitioners, Dwane Kozak and Vanessa Brennan stated that the lot is a funny shape and that they are proposing to construct a master suite above the garage. They also stated that the shed was there in the late 70s or early 80s.

There was no one in the audience wishing to present public comment.

**Commissioner Gay made a motion, and it was seconded by Commissioner Gillespie approval of – PZC 2021-06 - 1813 Howdy Lane as presented.**

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

### **STAFF UPDATES & CORRESPONDENCE**

Mr. Jordan Yanke, City Planner reported that there is meeting scheduled for December 15<sup>th</sup>. He further reported that staff may be looking at Key Development Areas originally designated by the Comprehensive Plan.

### **APPROVAL OF MINUTES**

**Commissioner Gonzalez made a motion, and it was seconded by Commissioner Gay to approve the August 18, 2021 Regular Meeting Minutes.**

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

### **NEXT MEETING**

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, December 15, 2021.

**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 Liedtke made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:50 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

---

Elizabeth Lahey  
Secretary

---

Lou Mallers  
Chairperson