

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

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Louis Mallers, Ray Mielkus, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Pauline Oberland, Ken Ritzert

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. PZC 2012-12: 610 67th Street: Petitioner seeks a variation to reduce the required front yard building setback from 45 feet to 30 feet in order to construct a new single-family home, in the R-1 Single-Family Residence zoning district.

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that the petitioner is requesting a variation from the Zoning Ordinance to reduced the required front yard building setback from 45 feet to 30 feet. He reported that the front yard building setback is measured from the front lot line which is the street right-of-way line.

Mr. Griffith reported that the home is in the Mayada Brook Subdivision at Bentley and 67th Street. He reported that this lot faces 67th Street and all the other lots face Bentley.

Mr. Griffith stated that the PZC received a site plan and aerial photo to show the homes to the west and where the new home will be built. He stated that the petitioner also provided a drawing. Mr. Griffith stated that if the variance is approved the petitioner will have to go through the necessary steps to build the home. He noted that he highlighted the aerial photo showing the difference in the front property line and right of way line. He further noted that the proposed variation maintains the actual building line along the north side of 67th Street and maintains a front yard.

The petitioners, Anita Pearson and Paul Murphy stated that the handout shows that the lot drops into an unbuildable detention area. Mr. Murphy stated that some trees were removed from the property and that there is a tree on the property that is at least 100 years and shifting the property to 45 would remove the tree. He stated that he did not believe that this would be setting precedence since everyone else faces Bentley.

Commissioner Kiefer questioned if the tree will be saved.

Mr. Murphy stated that the tree is approximately 12 feet away and that if a trench is constructed that the tree should survive.

Chairperson Meyer questioned the detention area.

Mr. Griffith reported that the detention is located within the lots and that there is a detention easement that covers and prevents building in that area.

Commissioner Lind questioned if there were any future plans for widening 67th Street.

Mr. Griffith reported that 67th Street does not have curbs and that there are no future plans for the City to widen or to put in curbs.

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

Ms. Carol McDowell, 450 67th Street, Willowbrook stated that she had no objection to the home but that she noticed that the address was in Darien. Ms. McDowell stated that she is in the subdivision and that she and her neighbors have been trying to have a Darien address for years.

Mr. Griffith stated that the City does not assign the addresses but that Ms. McDowell needed to contact the Post Office.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:16 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Vonder Heide that based upon the information presented, the request associated with PZC 2012-12 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 7-0. Commissioner Oberland and Commissioner Ritzert were not present.

Mr. Griffith reported that the petition would be forwarded to the Municipal Services Committee on Monday, September 24th at 6:30 p.m.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the August 1, 2012 Meeting Minutes.

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

Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to approve the August 1, 2012 Meeting Minutes.

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

NEXT MEETING

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

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:25 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman