

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
June 1, 2016**

**PRESENT:** Robert Cortez, Ron Kiefer, John Laratta, Ray Mielkus, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** Beverly Meyer, Andrew Kelly, Lou Mallers

Acting Chairperson Mielkus 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 2016-06: 8731 Kentwood Court: Petitioner seeks approval of a variation to reduce the required interior side yard setback from 10 feet to 5 feet in order to construct a deck.**

Mr. Michael Griffith, Senior Planner reported that the petitioner proposes to construct a deck onto the home. He reported that the property is zoned R-2 which establishes an interior side yard setback of 10 feet which applies to decks and patios attached to the home. Mr. Griffith reported that the proposed deck encroaches 5 feet into the side yard setback and that the proposed deck is 16 feet x 21 feet.

Mr. Griffith reported that there were no calls regarding this petition and that that the petitioner should explain why the 10-foot side yard setback cannot be met. He further reported that Commissioner Mallers called and stated that he concurs with staff's recommendation.

The petitioner, Mr. Jacob Bryant reported that he is constructing the deck and that it is positioned because a fireplace will be constructed and that there are windows. He stated that positioning it in the proposed area covers a stump which is an eyesore. He further stated that positioning it within the area limits deck space and that he is trying to keep it uniform without sacrificing the design. Mr. Bryant stated that the deck will not affect the drainage and it will improve the neighborhood.

Commissioner Laratta questioned if there were any other decks in the area as large.

Mr. Bryant stated that there are larger decks in the area. He stated that the fireplace will be constructed of cinderblock.

Acting Chairperson Mielkus questioned if the window would be covered. He also questioned if the patio could be reduced and the deck built over it.

Mr. Bryant stated that the window is not an escape window but that he will build a removable section. He stated that he cannot cut into the patio because there is a grounding wire there for the pool.

Commissioner Kiefer questioned if there were any issues with the neighbors.

Mr. Bryant stated that all his immediate neighbors were present in the audience. He stated that he spoke with all of his neighbors in the area.

Mr. Melvin Gregory stated that he is the neighbor to the South and that he is fully supportive of the petition. He stated that everything that has been done to the home has enhanced the area. He further stated that he did not believe that there were existing variations to either side of the home.

Mr. Tom Gannon, 8739 Kentwood stated that Mr. Bryant did not speak with him and that the deck does not affect him. He looked at the board that Mr. Bryant provided.

Commissioner Kiefer stated that the homeowner is pushing the limit on coverage.

Mr. Griffith reported that the deck will max out accessory structures.

Commissioner Laratta asked Mr. Gannon if the deck was out of line size wise.

Mr. Gannon stated that it was not and that everyone in the neighborhood has a large deck.

The neighbors at 8730 Kentwood were also present and stated that they were fully supportive of the project.

At 7:20 p.m. there was no one else in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing.

**Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta that based upon the submitted petition and the information presented, the request associated with PZC 2016-06 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 UNANIMOUSLY 5-0.**

Mr. Griffith reported that this would be forwarded to the Municipal Services Committee.

#### **CORRESPONDENCE**

Mr. Griffith announced that he accepted a position with the City of Evanston and that his last day is June 10th.

#### **OLD BUSINESS/PLANNER'S REPORT**

Mr. Griffith reported that there will be a meeting on June 15th.

**MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta to waive the reading of the May 18, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 5-0.**

**Commissioner Ritzert made a motion and it was seconded by Commissioner Cortez to approve the May 18, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 5-0.**

**NEXT MEETING**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, June 15, 2016 at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Laratta made a motion and it was seconded by Commissioner Ritzert. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:29 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Ray Mielkus**  
**Acting Chairman**