

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
March 7, 2012**

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

**ABSENT:** None.

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 2011-15: 7942 Glen Lane: Petitioner seeks a variation to reduce the required front yard setback from 35 feet to 30 feet in order to construct a front porch.**

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the petitioner proposes to construct a front porch with a roof onto the front façade of the existing single-family home. He further reported that the Zoning Ordinance treats the covered porch as if it were an addition.

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

Ms. Patricia Litermann, 7944 Glen Lane and a neighbor to the petitioner stated that she fully supported the project.

Another neighbor, Mr. Pitrek, 7904 Glen Lane also stated that he supported the project.

The petitioner, Ms. Mercedes Castellanos, 7942 Glen Lane stated that she wishes to construct a front porch for curb appeal and for enjoyment. She stated she lives across the street from the park and the porch will allow them to watch their kids from the front porch. Ms. Castellanos stated that she did not plan on screening in the porch. She noted that the preferred drawing was #5 on the submitted plans.

Chairperson Meyer questioned if the petitioner would be installing any lighting.

Ms. Castellanos stated that lighting was not in the plan.

Commissioner Mallers stated that he owned the same model home and he liked the way the petitioner presented the plans.

Chairperson Meyer contacted Mr. Dan Gombac, Community Development Director questioning if there were any stormwater issues.

Mr. Griffith reported that there were none.

Commissioner Kiefer stated that if the petitioner's home was not on a cul-de-sac a variance would not be needed.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:10 p.m.

**Commissioner Mallers made a motion, and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request associated with PZC 2011-15 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED unanimously 9-0.**

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, March 26, 2012 at 6:30 p.m.

**CORRESPONDENCE:**

None.

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

Mr. Griffith announced that Chase Bank and the Goddard School are moving forward. He reported that Happenings is in the process of purchasing the Cornerstone property and that he encouraged them to come before the PZC before the purchase. He stated that he has not heard back from them.

**MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Vonder Heide to waive the reading of the February 1, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 9-0.**

**Commissioner Ritzert made a motion and it was seconded by Commissioner Mallers to approve the February 1, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 9-0.**

**NEXT MEETING:**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, March 21, 2012 at 7:00 p.m.

**ADJOURNMENT:**

**With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Ritzert to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:39 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Beverly Meyer**  
**Chairman**