

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

AGENDA

Wednesday, July 16, 2014
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2014-05: 1910 McAdam Road: Petitioner seeks approval of a variation to reduce the required interior side yard setback from 10 feet to 2 feet for a patio.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: June 18, 2014, and June 26, 2014
6. Next Meeting: **August 6, 2014, 7:00 PM**
7. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: July 16, 2014

Issue Statement

PZC 2014-05:

1910 McAdam Road: Petitioner seeks approval of a variation to reduce the required interior side yard setback from 10 feet to 2 feet for a patio.

Applicable Regulations: Zoning Ordinance: Section 5A-5-7-3: Permitted Obstructions in Required Yards.

General Information

Petitioner/

Property Owner:

Steve Tardi
1910 McAdam Road
Darien, IL 60561

Property Location: 1910 McAdam Road

PIN: 09-21-301-007

Existing Zoning: R-2 Single-Family Residence

Existing Land Use: Single-family home, detached

Comprehensive Plan Update: Low Density Residential

Surrounding Zoning and Land Use:

North: R-2 Single-Family Residence: single-family home, detached

East: R-2 Single-Family Residence: single-family home, detached

South: R-2 Single-Family Residence: single-family home, detached

West: R-2 Single-Family Residence: single-family home, detached

Size of Property: 9,514 square feet

Floodplain: None.

Natural Features: None.

Transportation: Property fronts onto McAdam Road.

History: None.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Plat of Survey, 1 sheet, prepared by Landmark Engineering, LLC, dated March 30, 2014.

Planning Overview/Discussion

The subject property is located on the north side of McAdam Road.

Currently, there is a patio within the side yard that does not meet the required 10-foot side yard setback. The petitioner proposes to replace the patio in the same location, extending the patio 14 feet from the side of the home. The home sits 16 feet from the side lot line.

The new patio will be in the same location as the current patio.

When a structure or patio in this case, is removed, the new structure is required to comply with the Zoning Ordinance. The patio door is on the side of the home. There are a handful of similar homes in Darien, replacing patios for these homes will also require City Council approval per the Zoning Ordinance.

The petitioner proposes to widen their driveway, not a setback issue.

Staff Findings/Recommendations

Staff does not object to the petition. The proposed variation will not adversely alter the character of the property, it will not impair an adequate supply of light and air in adjacent properties, it will not adversely alter the essential character of the neighborhood.

Therefore, staff recommends the Commission make the following motion recommending approval of the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2014-05 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.

Decision Mode

Planning and Zoning Commission: July 16, 2014