

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
May 18, 2016**

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

ABSENT: Beverly Meyer, Andrew Kelly, John Laratta

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 2016-02: 7217 Eleanor Place: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet 27 feet to construct a covered front porch.

Mr. Michael Griffith, Senior Planner reported that the subject property is located on the east side of Eleanor and Elm Street. He reported that the petitioner is renovating the home to include an addition and covered front porch. He further reported that the property is zoned R-2 which establishes a front yard setback of 35 feet but the home is currently 29.5 feet from the front lot line. Mr. Griffith reported that the proposed covered front porch will extend 2.5 feet from the front face of the home resulting in a 27 foot setback.

Commissioner Mallers questioned the age of the property.

Mr. Griffith reported that the home is in one of the older areas in Darien and was built before the City incorporated. He stated that this type of request is not that uncommon.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:05 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert that based upon the submitted petition and the information presented, the request associated with PZC 2016-02 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.

B. Public Hearing - PZC 2016-03: 7730 Brookhaven Avenue: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 25 feet in order to construct a covered front porch.

Mr. Michael Griffith, Senior Planner reported that the home is located on the west side of Brookhaven Avenue. He reported that the petitioner is proposing the construct a covered front porch extending 6 feet from the front façade of the home. Mr. Griffith reported that this property is zoned R-2 which establishes a front yard setback of 35 feet. He reported that the home is currently 31 feet from the front lot line and that the proposed covered front porch extends 6 feet from the front of the home resulting in a 25-foot setback.

Mr. Griffith reported that the petitioner was not present. He reported that there were no objections or calls regarding this petition.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:07 p.m.

Commissioner Cortez made a motion and it was seconded by Commissioner Mallers that based upon the submitted petition and the information presented, the request associated with PZC 2016-03 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.

C. Public Hearing - PZC 2016-04: 2310 Green Valley Road: Petitioner seeks approval of a variation to reduce the required rear yard setback for decks and patios from 20 feet to 17 feet in order to construct a patio.

Mr. Michael Griffith, Senior Planner reported that the subject property is located on the north side of Green Valley Road between Surrey Drive and Barclay Road. He reported that the petitioner proposes to construct a patio extending approximately 15.5 feet from the rear wall of the home into the rear yard. He further reported that the home currently sits 32.5 feet from the rear lot line and that the proposed patio will be 17 feet from the rear lot line.

Mr. Griffith reported that there is an existing patio on the property also 17 feet from the rear lot line and a public hearing was necessary because when structures are removed, new structures, including patios are required to comply with the current setbacks.

The petitioner, Mr. Corey Hudson stated that the patio will be brick paver with a sitting wall. He stated that they were replacing the present patio because the cement is cracked.

Mr. Griffith reported that there were no calls or objections. He stated that the bulk of the home is in the back.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:11 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Cortez that based upon the submitted petition and the information presented, the request associated with PZC 2016-04 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.**

D. Public Hearing - PZC 2016-05: 702 Plainfield Road: Petitioner seeks approval of a variation to reduce the required rear yard setback from 40 feet to 38.5 feet in order to construct a new single-family residence, the new home will face Western Avenue, the rear yard will be on the west side of the lot.

Mr. Michael Griffith, Senior Planner reported that the subject property is located at the northwest corner of Plainfield Road and Western Avenue. He reported that currently there is a vacant single-family home on the property. Mr. Griffith reported that the petitioner plans to demolish the existing home and construct a new home.

Mr. Griffith reported that the new home will face Western Avenue and the orientation of the home, the front door determines the front yard. He reported that the site plan shows the footprint of the new home to be 37.5 feet x 41.4 feet and that the new home meets all the building setbacks except for the rear yard setback encroaching 1.5 feet.

Mr. Griffith reported that the home is a maintenance issue and that the house needs to come down. He reported that the petitioner has not submitted house plans yet.

The petitioner, Mr. Dan Demetry was present.

Two residents in the audience stated that they lived near the home and questioned the storm water and the removal of trees.

Mr. Demetry stated that they will be taking down all the trees except for a Maple tree. He stated that they will address any storm water issues and work with the City to address them.

Mr. Griffith stated that the petitioner will have to submit a grading plan.

At 7:20 p.m. Acting Chairperson Mielkus closed the public hearing.

Commissioner Ritzert 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 2016-05 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.**

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert to waive the reading of the February 3, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion **CARRIED UNANIMOUSLY 5-0**. Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert to approve the February 3, 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 1, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:37 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Ray Mielkus
Acting Chairman