

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
September 16, 2009**

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

**ABSENT:** Robert Erickson, Gloria Jiskra

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois declared a quorum present and swore in the audience members wishing to present public testimony.

**A. Public Hearing – PZC 2009-08: 7506 Adams Street: Petitioner requests a variation to reduce the required side yard setback for a driveway from 5 feet to zero feet.**

**B.**

Mr. Michael Griffith, Senior Planner, presented the staff report. He stated that the petitioner is requesting a variation to reduce the sideyard setback for a driveway from 5 feet to zero feet. Mr. Griffith stated plans to construct a detached garage in the rear yard and there is not enough room for the driveway and the setback.

Mr. Griffith reported that the plat shows that the proposed driveway is up to the property line. He stated that the Director of Community Development looked at the drainage concerns and provided his comments in an email to Chairperson Meyer, that the petitioner provide grading details for the yard and driveway so that the drainage does not impact the neighbor to the north.

Mr. Griffith reported that he received correspondence from Ms. Jean Finnegan, 7502 Adams Street, Darien, who raised concern regarding drainage and driveway within the front yard and why it could not be moved further away from the lot line.

Mr. Anwer Saleem, 7506 Adams Street, stated that he would like to construct a driveway to the rear yard so that he can have a garage. He stated that there is not enough room to meet the required setback and that both of his neighbors have their driveways up to the property line.

Chairperson Meyer asked about the existing driveway and what will be done with it. She asked about the patio noted on the plat of survey and if the patio surface was going to be used as the driveway.

Mr. Saleem stated that he is not going to remove the existing driveway at this time, but would in the future. He stated that the new driveway will be concrete and that the patio pavers will be removed and replaced with concrete.

Chairperson Meyer asked if the garage meets the rear yard setback.

Mr. Griffith stated that the garage is shown to be at least five feet from both the side and rear lot lines, which complies. He stated that the proposed driveway width complies even within the front yard and that there does not appear to be a problem with lot coverage.

Commissioner Mielkus asked about the gas line location and how it was to be handled with the driveway and getting in and out of the garage to the street.

Mr. Saleem stated that the gas line is on the north side of the house and that the contractor will need to provide a way to avoid the gas line.

Commissioner Hickok asked how the petitioner is going to handle snow removal and why the driveway needed to be 10.5 feet wide.

Mr. Saleem stated that snow removal should not be a problem and that 10.5 feet is needed for the driveway. He stated that his neighbors have more driveway and that they do not have an issue with snow removal.

Commissioner Mielkus questioned the chain linked fence.

Mr. Saleem stated that the fence will stay there and that it will not be extended.

Chairperson Meyer stated that the service door at the front of garage will make it less than a two car garage.

Mr. Saleem noted the issue and stated that he would work with his contractor to change the location of the service door.

Commissioner Ritzert stated that he was concerned with the drainage and suggested moving the driveway to part of the old driveway. He questioned the present water flow.

Mr. Saleem stated that the water flow is normal and that both of his neighbors have more driveway.

Mr. Griffith stated that the permit review will handle any drainage issues.

Commissioner Hickok referenced Director Gombac's comments and stated that he felt the drainage concerns had been addressed.

Commissioner Lind offered the suggestion to use the existing driveway within the front yard as a way to avoid having the proposed driveway so close to the neighbor's driveway.

There was some discussion on whether removing the existing driveway should be a condition of approval.

Mr. Griffith reported that the existing driveway complied with the Zoning Ordinance and the PZC would be asking the petitioner to remove the portion of his driveway which did comply.

Commissioner Hickok stated that the petitioner cannot control the neighbor's driveway and that the driveway as shown was acceptable and that the existing driveway could be removed in the future.

Commissioner Mielkus asked if the open area meets the requirements.

Mr. Griffith reported that lot coverage is met and that the total lot coverage is limited to 50%. He stated that the petitioner is no where near there.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:25 p.m.

**Commissioner Hickok 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 2009-08 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented subject to the following condition:**

- 1. The driveway is to be pitched such that it will not direct stormwater run off onto the adjacent property; and**
- 2. Comments noted in an email to Beverly Meyer from Dan Gombac dated September 15, 2009.**

**Upon roll call vote, THE MOTION CARRIED unanimously 7-0. Commissioner Erickson and Commissioner Jiskra were not present.**

Mr. Griffith stated that this would be forwarded to the Planning/Development Committee on Monday, September 28, 2009 at 6:30 p.m.

#### **MINUTES:**

Mr. Griffith reported that the minutes were not available for approval.

#### **CORRESPONDENCE:**

None.

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

Mr. Griffith reported that the PZC will be reviewing a special use for a medical center at the next meeting.

**NEXT MEETING:**

Mr. Griffith reported that the next meeting was scheduled for Wednesday, October 7, 2009 at 7:00 p.m.

**ADJOURNMENT:**

**With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:40 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Beverly Meyer**  
**Chairman**