

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 1, 2009**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ronald Kiefer, Raymond Mielkus, Kenneth Ritzert, Michael Griffith – Senior Planner,

ABSENT: Robert Erickson, Gloria Jiskra, Susan Vonder Heide, John Lind and Elizabeth Lahey - Secretary

Chairperson Meyer called the meeting to order at 7:01 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. PZC 2009-04: 3421 Brewer Road: Petitioner requests a variation to reduce the required side yard setback from 5 feet to 3.5 feet for a deck adjacent to a pool.

Michael Griffith, Senior Planner, stated this request is a variation to reduce the required setback for an accessory structure from 5 feet to 3.5 feet, for a deck constructed adjacent to a pool. He stated detached accessory structures are required to be at least 5 feet from a side and rear lot line. He stated the deck was constructed without a building permit, but upon the permit submittal, it was determined that the deck was closer to the lot line than permitted. He stated that the homeowner has chosen to seek a variation to address the matter.

John James, the petitioner, stated that the deck is small and so he did not think a building permit was required. He also thought that the deck could be closer to the lot line than required. He stated the deck is to provide better access to their above ground pool. He stated the mechanical equipment for the pool is under the deck. He stated making the deck smaller would make it too small for the purpose of access to the pool.

Commissioner Hickok asked why not put the deck on the other side of the pool.

Mr. James stated that the current deck location fit better with the location of their patio and pool.

Chairperson Meyer asked if the deck would cause any drainage problems.

Mr. James said no.

Commissioner Ritzert stated that a smaller deck would not be safe.

Commissioner Mielkus asked if the pool had a permit.

Mr. James said yes.

Commissioner Hickok asked if there was a fence surrounding the back yard. He asked if there were structures on the neighbor's lot close to his deck.

Mr. James said yes, there is a 6-foot tall fence. He stated that there are not any structures close to his deck on his neighbor's property. He stated that his neighbor does not have a problem with the deck.

There was not anyone from the public to offer any comments.

Without further discussion, Commissioner Ritzert made the following motion, seconded by Commissioner Kiefer:

Based upon the submitted petition and the information presented, the request associated with PZC 2009-04 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.

**Upon a voice vote, the MOTION CARRIED by a vote of 5-0.
(Commissioners Erickson, Jiskra, Vonder Heide and Lind were absent.)**

Mr. Griffith reported that this would be forwarded to the Planning/Development Committee on Monday, July 27, 2009, at 6:30 p.m.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith reported that the next meeting will held on Wednesday, July 15, 2009 at 7:00 p.m. He stated that presently there is nothing on the agenda.

ADJOURNMENT:

With no further business before the Commission, Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Acting Secretary

Beverly Meyer
Chairman