

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 4, 2013**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Lou Mallers, Ray Mielkus, Pauline Oberland, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary.

ABSENT: Ron Kiefer, John Lind, Ken Ritzert, Susan Vonder Heide

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. Public Hearing - PZC 2013-08: 334 Janet Avenue: 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 reported that this variation is to reduce the required front yard setback from 35 feet to 30 feet. He reported that the petitioner has taken down the existing home and is building a new home on the same foundation. Mr. Griffith further reported that the new home will have a front covered porch.

Mr. Griffith stated that the petitioner provided a building elevation drawing and that the porch is modest with no concerns from staff. He stated that he did not receive any phone calls regarding this petition.

Chairperson Meyer reported that she spoke with Director Dan Gombac and that he stated that there were no issues with the porch or stormwater. She questioned where the gutters would be located and where they would drain.

The petitioner, Mr. Larry Sakiri, Darien reported that the gutters will drain to all three sides facing the front of the home.

Mr. Griffith reported that the Zoning Ordinance language triggered a variation because of the roof.

The petitioner stated that he has started construction and that they are working on the concrete to raise the existing foundation.

Mr. Griffith reported that staff issued the petitioner a building permit without the porch included.

Commissioner Hickok questioned why the petitioner was raising the foundation.

The petitioner reported that the crawl space was too narrow.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:06 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Hickok that based upon the information presented, the request associated with PZC 2013-08 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 5-0. Commissioner Kiefer, Commissioner Lind, Commissioner Ritzert and Commissioner Vonder Heide were not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, December 23rd at 6:30 p.m.

MINUTES

Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to waive the reading of the November 20, 2013 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 5-0. Commissioner Kiefer, Commissioner Lind, Commissioner Ritzert and Commissioner Vonder Heide were not present.

Commissioner Oberland made a motion and it was seconded by Commissioner Hickok to approve the November 20, 2013 Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 5-0. Commissioner Kiefer, Commissioner Lind, Commissioner Ritzert and Commissioner Vonder Heide were not present

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, December 4, 2013 at 7:00 p.m.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**