

**MINUTES  
CITY OF DARIEN  
PLANNING & DEVELOPMENT COMMITTEE MEETING  
July 27, 2009**

**PRESENT:** Alderman Sylvia McIvor - Chairperson, Alderman Joseph Marchese, Alderman John Poteraske, Dan Gombac – Director, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** None

Chairperson McIvor called the meeting to order at 6:30 p.m. at the City Hall – City Council Chambers, Darien, Illinois declared a quorum present.

**A. PZC 2009-04: 3421 Brewer Road: Petitioner requests a variation to reduce the required side yard setback from 4 feet to 3.5 feet for a deck adjacent to a pool.**

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the petitioner constructed a deck without a building permit and upon submittal of the plans it was noted that the deck was closer to the lot line than the Zoning Ordinance allowed. Mr. Griffith stated that the petitioner wishes to seek a variation to address the matter. He stated that he received several phone calls after the public hearing sign was posted but that once the matter was explained; there was no one against the request.

Alderman Poteraske questioned if the resident paid any fines.

Mr. Griffith stated that the petitioner did not pay any fines but that sometimes the City doubles the permit fee.

Chairperson McIvor stated that a lot of people are oblivious to the permit process.

Alderman Marchese stated that he was not worried because the issue is only 18 inches.

The petitioner, Mr. John James stated that he was aware of the permit process. He explained that because the deck was so small and because he had something similar that he did not think it was an issue. He further stated that the deck is around an above the ground pool and that because they are both temporary he did not think he needed a permit.

There was no one in the audience wishing to present public comment.

**Alderman Marchese made a motion, and it was seconded by Alderman Poteraske that based upon the information presented, the request associated with PZC 2009-04 is in conformance with the standards of the Darien City Code and move that the Planning/Development Committee recommend to the City Council approval of the petition as presented.**

**Upon voice vote, THE MOTION CARRIED unanimously 3-0.**

Chairperson McIvor announced that this would be forwarded to the City Council and placed on the Consent Agenda on Monday, August 3rd at 7:00 p.m.

**MINUTES:**

**Alderman Marchese made a motion, and it was seconded by Alderman Poteraske to approve the May 27, 2009 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 3-0.**

**CORRESPONDENCE:**

None.

**OLD BUSINESS:**

None.

**DIRECTOR'S REPORT:**

**A. Fire Suppression System Requirements (Residential): Survey of neighboring communities.**

Mr. Dan Gombac, Director reported that the Committee received a copy of a survey which includes some of the neighboring communities regarding their fire suppression system requirements.

The Committee discussed the results and what defines multi-family. They unanimously agreed to not alter or change any of the Darien fire suppression system requirements.

**B. Green Roofs: Article regarding fire safety concerns.**

Mr. Dan Gombac, Director presented the Committee with an article regarding green roofs.

The Committee discussed green roofs and agreed that if and when staff needs to approve a green roof that the right plants are used.

**NEXT MEETING:**

Chairperson McIvor announced that the next meeting will held on Monday, August 24, 2009 at 6:30 p.m.

**ADJOURNMENT:**

**With no further business before the Commission, Alderman Poteraske made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:14 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Sylvia McIvor**  
**Chairperson**

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**John Poteraske**  
**Alderman**

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**Joseph Marchese**  
**Alderman**

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**Elizabeth Lahey**  
**Secretary**