

**MINUTES**  
**CITY OF DARIEN**  
**PLANNING & ZONING COMMISSION MEETING**  
**April 17, 2013**

**PRESENT:** Beverly Meyer – Chairperson, Don Hickok, John Lind, Lou Mallers, Ray Mielkus, Ron Kiefer, Michael Griffith – Senior Planner

**ABSENT:** Pauline Oberland, Ken Ritzert, Susan Vonder Heide, Elizabeth Lahey - Secretary

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 2013-01: 1701 Golfview Drive – Petitioner seeks a variation to reduce the required rear yard setback from 30 feet to 12.5 feet in order to construct an addition.**

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that petitioner is seeking a variation to reduce the rear yard setback from 30 feet to 12.5 feet in order to construct an addition. He reported that the house is already close to the rear yard lot line. He stated that staff could not find anything showing that a variation had been granted but it is an existing condition. Mr. Griffith reported that the addition extends 16 feet from the rear and also a deck to the west. He reported that there is no home directly behind them and there is a chain linked fence on the golf course property.

Mr. Griffith reported that he did not receive any calls regarding this request.

The petitioner, Richard Dena stated that the addition will be a screened in porch and a three season room and that he has not made any decisions on if HVAC will be brought in. He stated that he was waiting for approval regarding the roof first. Mr. Dena reported that there is an existing deck.

Commissioner Mallers questioned how much the roof overhang will extend.

Mr. Dena stated that there will be an overhang on the sides but not in the front. He reported that the addition will have gutters like the home.

Commissioner Lind questioned if the addition will be on piers. The petitioner stated that he has not made a decision on if it will be on piers or foundation. He stated that HVAC and duct work has not been decided on.

Chairperson Meyers questioned if there were any guidelines that the petitioner has to follow.

Mr. Griffith reported that an addition like this will probably have to have a foundation and will have to be changed once the building permit is submitted.

The architect, Mr. Alex Pellicano, 1000 Lacy Avenue, Lisle stated that the petitioner will comply with whatever the City requires.

Commissioner Kiefer questioned why the petitioner decided on encroaching the deck into the setback.

Mr. Pellicano stated that it is because of the fireplace and extending the deck is to prevent going into the utility easement.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing.

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers that based upon the information presented, the request associated with PZC 2013-01 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 6-0. Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.**

Mr. Griffith reported that this would be forwarded to the Municipal Services Committee on April 22, 2013 at 6:30 p.m.

**B. Public Hearing – PZC 2013-02: Text Amendment to the Zoning Ordinance, Fence Regulations. Consideration of a text amendment to the Zoning Ordinance to increase the maximum permitted height of fences from 6 feet to 8 feet within rear yards and corner side yards for residential lots adjacent to Cass Avenue, Plainfield Road and 75<sup>th</sup> Street.**

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the Zoning Ordinance limits the fence height to six feet. He reported that the Code was amended to put 8 foot fences to those homes along Route 83. He further reported that the proposed amendment allows for residential lots adjacent to Cass Avenue, Plainfield Road and 75<sup>th</sup> Street having 8 foot high fence.

There was no one in the audience wishing to present public comment. Chairperson Meyer closed the public hearing.

**Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus that the Planning and Zoning Commission recommend amending the City Code as presented.**

Upon roll call vote, **THE MOTION CARRIED 6-0.** Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.

**MINUTES**

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the March 6, 2013 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED 6-0.** Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.

Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus to approve the March 6, 2013 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED 6-0.** Commissioner Oberland, 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, May 1, 2013 at 7:00 p.m.

**ADJOURNMENT**

With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Lind to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 8:10 p.m.

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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Elizabeth Lahey  
Secretary

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Beverly Meyer  
Chairman