

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
March 15, 2023**

**PRESENT:** Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Chris Green, Chris Jackson, Ralph Stompanato

**ABSENT:** Bryan Gay, Hilda Gonzalez, Julie Kasprovicz

**OTHERS:** Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

**REGULAR MEETING:**

**A. Public Hearing – PZC2023-01 – PAGE 7 6805 Scotch Pine Trail – Variation Petitioners Don & Joan Noe seek approval of a Variation from City Code Section 5A-7-3-6 (A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to an existing single-family residence, with the addition being a sunroom. Property is located within the R-3 Multi-Family Residence Zoning District and the Variation request is to the following standard in the R3 District of the City of Darien Zoning Ordinance: - Section 5A-7-3-6 (A): Variation request to reduce the required rear yard setback.**

Mr. Jordan Yanke, City Planner reported that the subject property was platted in 1986 and is part of the Woodlands of Darien Subdivision and that the parcel was improved with a single-family residence and unenclosed deck in the rear yard. He reported that the petitioner is proposing a sunroom addition on the rear part of the residence where the deck is currently located.

Mr. Yanke reported that the residence maintains a distance slightly greater than 30' from the rear property line (eastern lot line) while the existing deck is 18.2' from the rear lot line and that the proposed sunroom would replace the deck and have a setback no less than 18.2' from the rear lot line. He reported that the petitioner has submitted a variation which requests approval to construct the sunroom resulting in an encroachment of 11.8'.

The petitioners, Donald and Joan Noe were present.

Chairperson Lou Mallers questioned if the HOA has approved their request.

Mrs. Joan Noe stated that the HOA requested that they seek approval from the City first. She further stated that they recently purchased the property and wish to construct a four season room.

Commissioner Chris Jackson questioned if the exterior will be consistent with the home.

Mrs. Noe stated that the exterior will be consistent with the home.

Commissioner Robert Erickson questioned if the room will be constructed with the existing deck.

Mrs. Noe stated that the deck will be taken away and that they will have a small deck off to the side.

Commissioner Jackson questioned if the storm drains are close to the easement.

Mr. Yanke reported that they are not and that there is not a floodplain. He reported that the variance is predicated on the sunroom and that the existing deck was grandfathered in.

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

**Commissioner Jackson made a motion, and it was seconded by Commissioner Erickson to approve – PZC2023-01 – 6805 Scotch Pine Trail – Variation Petitioners Don & Joan Noe seek approval of a Variation from City Code Section 5A-7-3-6 (A) of the Zoning Ordinance. The petition specifically requests to allow for an addition to an existing single-family residence, with the addition being a sunroom. Property is located within the R-3 Multi-Family Residence Zoning District and the Variation request is to the following standard in the R3 District of the City of Darien Zoning Ordinance: - Section 5A-7-3-6 (A): Variation request to reduce the required rear yard setback with the following conditions:**

- 1. The proposed deck location shown on the submitted site plan is compliant.**
- 2. Applicant shall resubmit variance request if the project scope changes due to HOA denial.**

**Upon roll call vote the MOTION CARRIED 6-0.**

Mr. Yanke reported that the petition would be forwarded to the Municipal Services Committee on March 27, 2023 at 6:00 p.m.

### **REGULAR MEETING - OLD BUSINESS**

There was no old business.

### **STAFF UPDATES & CORRESPONDENCE**

Mr. Yanke welcomed new Commissioner Chris Green. He reported that there will be an upcoming meeting regarding an electronic marquee sign at Cass and Plainfield.

**APPROVAL OF MINUTES**

Commissioner Stompanato made a motion, and it was seconded by Commissioner Gillespie to approve the November 16, 2022 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

**NEXT MEETING**

Mr. Yanke announced that the next meeting is scheduled for April 19, 2023, at 7:00 p.m.

**PUBLIC COMMENTS (On any topic related to Planning and Zoning)**

There was a resident in the audience expressing his concern regarding the vehicle charging stations and that he did not want to see them on every corner.

**ADJOURNMENT**

With no further business before the Commission, Commissioner Gillespie made a motion, and it was seconded by Commissioner Stompanato. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:30 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

\_\_\_\_\_  
Elizabeth Lahey  
Secretary

\_\_\_\_\_  
Lou Mallers  
Chairperson