

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
June 15, 2011**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Gloria Jiskra

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – Meeting Room; Darien, Illinois declared a quorum present and swore in the audience members wishing to present public testimony.

A. Public Hearing: PZC 2011-05: 1806 Holly Avenue: Petitioner seeks a variation to reduce the required rear yard setback from 30 feet to 25 feet for a room addition.

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the petitioner is requesting to construct a room addition onto the back side of the home. He further reported that the addition will be 12 feet x 16 feet, extending 12 feet from the rear wall of the home toward the rear lot line.

Mr. Griffith reported that within the R-2 zoning district that a 30 foot rear yard building setback is required. He stated that the home is located 37 feet from the rear lot line and that the proposed addition will be 25 feet from the rear lot line.

The petitioner's Robert and Kathy Keding were present. Mr. Keding stated that he is requesting a variance to construct a three-season room which will be three feet into the setback. He stated that his property has an unusual curve in front which contributes to losing eight feet in the back yard.

Chairperson Meyer questioned if there would be heating and air conditioning.

Mr. Keding stated that there will be no HVAC system but that they would have electrical.

Chairperson Meyer questioned if there is going to be any exterior lighting.

Mr. Keding stated that there will be a light at the rear door in the northwest corner.

Chairperson Meyer questioned if the exterior will match the exterior of the home.

Mr. Keding stated that the exterior will be James Harding siding and that the cement board will match the second floor. He stated that they looked into brick but that brick would require a full foundation.

Commissioner Hickok stated that the James Harding siding is considered brick for insurance purposes.

Chairperson Meyer reported that she received correspondence from Director Dan Gombac that there were no drainage concerns regarding the proposed addition.

Commissioner Kiefer stated that he understood the nature of the variance especially with regards to the curve in front.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:09 p.m.

Commissioner Hickok made a motion, and it was seconded by Commissioner Vonder Heide that based upon the submitted petition and the information presented, the request associated with PZC 2011-05 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 7-0. Commissioner Jiskra was not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday June 27, 2011 at 6:30 p.m.

MINUTES

Commissioner Hickok made a motion and it was seconded by Commissioner Kiefer to waive the reading of the April 6, 2011 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Jiskra was not present.

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert to approve the April 6, 2011 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Jiskra was not present.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the May 18, 2011 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously 7-0. Commissioner Jiskra was not present.

Commissioner Mielkus made a motion and it was seconded by Commissioner Kiefer to approve the April 6, 2011 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously 7-0. Commissioner Jiskra was not present.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

Mr. Griffith reported that the City Council approved the Mt. Carmel sign.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, July 6 2, 2011 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Ritzert made a motion and it was seconded by Commissioner Vonder Heide to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:12 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman