

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
October 3, 2012**

**PRESENT:** Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Ray Mielkus, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Louis Mallers, Pauline Oberland, 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. PZC 2012-13: 1406 Plainfield Road: Petitioner seeks a variation to reduce the required setback from a side lot from 5 feet to zero feet for a detached accessory structure.**

Mr. Michael Griffith – Senior Planner presented the staff report. He reported that in 2010 the petitioner constructed a shed on the east side of the subject property without obtaining a building permit. He further reported that the shed is not located on the property in compliance with the Zoning Ordinance. Mr. Griffith stated that the petitioner is seeking a variation to bring the shed into compliance.

Ms. Eva Zanayed Caruso and her husband, the petitioners stated that they brought photos of the shed. Mr. Caruso stated that the shed was not put up on the sneak. He explained that they leased the shed when they came in for the variance for a garage. He further explained that once the garage was built, the shed could not be removed.

Commissioner Hickok questioned how the petitioner ended up in court.

The petitioners stated that over the winter the City issued a ticket. They stated that they built a fence in the front and that they had to remove it because it was not within the Zoning Ordinance.

Mr. Griffith reported that the tickets were issued to the petitioners after several notices were sent. He stated that the issue is the shed and that the fence has been resolved.

Commissioner Kiefer questioned if there was an easement issue.

Mr. Griffith reported that the easement is not on the petitioners' property. He explained that the property was platted in 1956 and was unincorporated.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the hearing at 7:15 p.m.

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus that based upon the information presented, the request associated with PZC 2012-13 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED 5-0. Commissioner Mallers, Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.**

Mr. Griffith reported that the petition would be forwarded to the Municipal Services Committee on Monday, October 22<sup>nd</sup> at 6:30 p.m.

### **MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Lind to waive the reading of the September 5, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED 5-0. Commissioner Mallers, Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.**

**Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to approve the September 5, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED 5-0. Commissioner Mallers, Commissioner Oberland, Commissioner Ritzert and Commissioner Vonder Heide were not present.**

### **CORRESPONDENCE**

None.

### **OLD BUSINESS/PLANNER'S REPORT**

None.

### **MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the August 1, 2012 Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 7-0.**

**Commissioner Hickok made a motion and it was seconded by Commissioner Mielkus to approve the August 1, 2012 Meeting Minutes.**

Upon voice vote, **THE MOTION CARRIED** unanimously 7-0.

**NEXT MEETING**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 19, 2012 at 7:00 p.m.

**ADJOURNMENT**

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 7:25 p.m.

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
Secretary

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**Beverly Meyer**  
Chairman