

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

AGENDA

Wednesday, August 6, 2014
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2014-06: 7737 Lester Lane: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 30 feet in order to construct a covered front porch.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: July 16, 2014
6. Next Meeting: **August 20, 2014, 7:00 PM**
7. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: August 6, 2014

Issue Statement

PZC 2014-06:

7737 Lester Lane: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 30 feet in order to construct a covered front porch.

Applicable Regulations:

Zoning Ordinance: Section 5A-5-7-3(B): Permitted Obstructions in Required Yards, Front Yards.

General Information

Petitioner:

Jacqueline LaSota Price
7731 Lester Lane
Darien, IL 60561

Property Owner:

Ronald and Jacqueline Price
7731 Lester Lane
Darien, IL 60561

Property Location:

7737 Lester Lane

PIN:

09-28-410-008

Existing Zoning:

R-2 Single-Family Residence

Existing Land Use:

Single-family home

Comprehensive Plan Update:

Low Density Residential

Surrounding Zoning and Land Use:

North: R-2 Single-Family Residence: single-family home
East: R-3 Multi-Family Residence: multi-family residence
South: R-2 Single-Family Residence: single-family home
West: R-2 Single-Family Residence: single-family home

Size of Property:

15,417 square feet

Floodplain:

None.

Natural Features:

None.

Transportation:

Property has frontage along Lester Lane (private street)

History:

None.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Plat of Survey/site plan, 1 sheet, prepared by petitioner.
2. Building elevation drawing, 2 sheets, prepared by Barnes Architects, Ltd., dated June 15, 2014.

Planning Overview/Discussion

The subject property is located on the east side of Lester Lane, at the south end of the street. Lester Lane is a private street.

The home is 35.5 feet from the front lot line. The petitioner proposes to construct a covered front porch extending 5 feet from the home (the roof overhang is 1.5 feet). Since the porch is covered, per the Zoning Ordinance, the porch is required to meet the front yard setback of 35 feet. The porch will encroach 5 feet into the required setback, thus, the petitioner is requesting a variation to reduce the front yard setback from 35 feet to 30 feet in order to construct the covered front porch.

Staff Findings/Recommendations

Staff does not object to the proposed front porch. The porch extends only 5 feet into the front yard setback while maintaining a front yard, the intent of the Zoning Ordinance.

Staff finds the proposed variation does not adversely alter the general character of the property, it does not adversely alter the essential character of the neighborhood, it does not impair an adequate supply of light and air in adjacent property.

Therefore, staff recommends the Commission make the following motion recommending approval of the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2014-06 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.

Decision Mode

Planning and Zoning Commission: August 6, 2014

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 16, 2014**

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

ABSENT: Louis Mallers

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 2014-05: 1910 McAdam Road: Petitioner seeks approval of a variation to reduce the required interior side yard setback from 10 feet to 2 feet for a patio.

Mr. Michael Griffith, Senior Planner reported that the petitioner proposes to replace the patio in the same location, extending the patio 14 feet from the side of the home. He reported that the home sits 16 feet from the side lot line.

Mr. Griffith reported that staff has no issues and that he did not receive any phone calls. He stated that patios are typically in the rear but that there is limited space in the rear yard.

Commissioner Kiefer questioned if there are any issues with the water runoff.

Mr. Griffith reported that staff will monitor and make sure that the pitch does not direct to the neighbors. He said there are no issues because it is a replacement.

Commissioner Ritzert questioned the history of the patio.

Mr. Griffith reported that there is no documented history nor a record of a variation.

Chairperson Meyer questioned if there is an existing fence.

The petitioner stated that there is a 4' fence and that the patio will be constructed of pavers. He stated that he did not want to bring in a cement truck and that he would not be replacing it if it was not sinking.

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

Commissioner Vonder Heide made a motion and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request

associated with PZC 2014-05 is in conformance with the standards of the Darien City Code and move hat the Planning and Zoning Commission recommend approval of the petition.

Upon roll call vote, **THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Mallers was not present.**

Mr. Griffith stated that this would be forwarded to the Municipal Services Committee on Monday, July 28, 2014 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the June 18, 2014 Regular Meeting Minutes and the June 26, 2014 Special Meeting Minutes.

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

Commissioner Ritzert made a motion and it was seconded by Commissioner Mielkus to approve the June 18, 2014 Regular Meeting Minutes and the June 26, 2014 Special Meeting Minutes.

Upon roll call vote, **THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Mallers was not present.**

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Griffith reported that Chase Bank is under construction. He also reported that staff received a request to review a development on Frontage Road across from Carriage Greens.

Mr. Griffith reported that the strip mall is moving forward and is on the City Council Agenda for July 21st.

NEXT MEETING

Mr. Griffith announced that the next meeting is a Special Meeting scheduled for Wednesday, August 6, 2014 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Lind. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 7:15 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman