

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
February 1, 2012**

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

ABSENT: Susan Vonder Heide, Ken Ritzert

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 2012-12: 8409 Creekside Lane: Petitioner seeks a variation to reduce the required interior side yard setback from 10 feet to 6 feet in order to construct an addition.

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the petitioner proposes to construct an addition to an existing attached garage extending ten feet from the existing wall of the residence.

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

Chairperson Meyer reported that she received an email from Director Dan Gombac stating that the PZC should consider a condition that the petitioner provide a topographic survey to determine if a retaining wall is necessary.

Ms. Leanne Balcunas, petitioner stated that she is proposing the addition to house their new boat. She reported that she provided photos of the proposal and that the addition will be constructed of the same materials as the home making it aesthetically pleasing.

Ms. Balcunas stated that she received a call from one of her neighbors who stated that she did not have any issues with the proposal.

Commissioner Lind stated that he believes that a retaining wall is necessary for the owners of the abutting properties.

Chairperson Meyer questioned if a French drain would work.

Ms. Balcunas reported that they have updated the drainage because there was a lot of rotting to their deck and patio. She stated that the house was poorly built and that the drainage issues have been fixed to allow the water to flow away from the house and to the back.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:10 p.m.

Commissioner Mallers 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 2012-02 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition subject to the following:

- 1. Petitioner to provide topographic survey.**
- 2. Petitioner to construct retaining wall.**

Upon roll call vote, THE MOTION CARRIED unanimously 7-0. Commissioner Ritzert and Commissioner Vonder Heide were not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, February 27, 2012 at 6:30 p.m.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

Mr. Griffith announced that there are several Commissioners whose terms are expiring.. He announced that the Mayor would be reappointing them and if there is a Commissioner who would not like to be reappointed to contact him.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Kiefer to waive the reading of the December 21, 2011 Meeting Minutes and the January 11, 2012 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Ritzert and Commissioner Vonder Heide were not present.

Commissioner Hickok made a motion and it was seconded by Commissioner Kiefer to approve the December 21, 2011 Meeting Minutes and the January 11, 2012 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Ritzert and Commissioner Vonder Heide were not present.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 15, 2012 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Mallers to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:33 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**