



VILLAGE OF RIVERSIDE, ILLINOIS
PLANNING AND ZONING COMMISSION REGULAR MEETING
Minutes

I. *Call to Order:* The Regular Meeting of the Village of Riverside Planning and Zoning Commission was held on Wednesday, July 26, 2023. Chairperson Henaghan called the Regular Meeting to order at 7:00 p.m.

II. *Roll Call*

Commissioner Pelletier
Commissioner Marhoul
Commissioner Miller
Commissioner Layng
Commissioner Mathews
Chairperson Henaghan

Absent: Commissioner Brom

Also Present: Village Planner Cyran

III. *Approval of Minutes:*

A. Planning & Zoning Commission Regular Meeting minutes of June 28, 2023.

Commissioner Marhoul made a motion to approve the meeting minutes. Commissioner Matthews seconded the motion.

AYES: Commissioners Pelletier, Marhoul, Miller, Layng, Mathews, and Chairperson Henaghan.

NAYS: None.

Motion passed.

IV. *Visitors, Petitions, Citizen Requests, and Communications:*

None.

V. *Liaison Report:*

A. Village Board Update

Planner Cyran reported that on July 20 the Village Board approved the Residential Stormwater

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Management Permit Incentive Program. The Village Board also requested the Planning and Zoning Commission's input on the Village's sign code, specifically temporary signs for businesses. Planner Cyran said this would be an item on the Commission's August 23 agenda.

VI. *New Business:*
None.

VIII. *Old Business:*

A. Review of 2024 Draft Work Plan

Planner Cyran reviewed the changes to the 2024 Draft Work Plan. The changes include the format of the document, the addition of 2023 accomplishments, and the items suggested by the Commission during the June 28 meeting. She also suggested adding a review of lighting standards, particularly to types of lighting that may cause nuisances to neighboring properties.

Commissioner Miller suggested rewording the title and description of the first work plan item: Examine existing impervious surface calculations. Commissioner Miller suggested refining the language in the item regarding the minimum 10-foot separation between primary and accessory buildings.

The Commissioners expressed support for the plan, including the changes proposed by Commissioner Miller and the addition of the examination of lighting standards.

B. Discussion Regarding Front Porches and Decks in Groveland/Lincoln/Kimbark Area

Planner Cyran reviewed the information in the meeting packet. Commissioner Marhoul said he would rather the property line, instead of the sidewalk, be the end point for measurements in case of future changes to the sidewalk's location and to avoid confusing homeowners about the ownership of the parkway. Commissioner Pelletier said she would like the standards applied to the R3 District instead of to specific streets. She also suggested requiring a minimum distance to the property line and a minimum distance to the sidewalk. Chairperson Henaghan and Commissioner Miller stated they supported applying the standards to the R3 District.

Commissioner Miller suggested allowing a 10, 12, or 15-foot buffer between the front of the porch and the property line. She suggested a 12 or 15-foot buffer may be more appropriate because the extra distance would allow room for the porch's eaves within the buffer. She said she would personally favor the 12-foot buffer. Commissioner Miller asked if the Commission wants the allowance for front porches to apply to unenclosed porches that have roofs. She also said she would be comfortable allowing porches to be 5.5 or 6 feet wide, to allow 5 feet of usable floor area with 0.5 or 1 foot of structure at the front of the porch.

Planner Cyran noted that she hasn't found a front porch in the Village without a roof, supporting the current definition of a front porch being a covered structure. Commissioner Miller said she

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supports defining porches as structures with roofs. If someone had a compelling reason to have a porch without a roof, they could seek a variation. Commissioner Marhoul agreed.

Commissioner Marhoul stated he supports limiting front porches to 5 feet wide. Commissioner Miller noted the current standards allow porches of up to 9 feet in depth plus up to 3 feet for eaves. Commissioner Marhoul stated this discrepancy is justified. He said that having oddly shaped lot or being limited by the shape of the property solely is not a justification for a variation. The Village's code has other rules – such as impervious surface coverage – that is measured as a percentage of the property size.

Commissioner Mathews said the issue is not the width of the porch but the percentage of the yard that it takes up. The existing code limits the size of porches: on lots with less than a 36-foot street yard, front porches cannot extend more than 25% into the street yard. Lots with sufficient space allow a porch wider than 5 feet should be allowed to have a wider porch. A percentage based measurement might be a better approach.

Commissioner Marhoul stated a 9-foot wide porch is the maximum allowed, and that is for lots with a minimum 36-foot street yard. Lots with a 30-foot street yard could only have a 7.5-foot porch. Commissioner Marhoul asked if allowing a 6-foot wide porch could be a compromise. Commissioner Miller said if there are homes in the R3 District that could have a porch wider than 6 feet without extending more than 25% into the street yard, they should be allowed to. Commissioner Marhoul pointed out that 92 and 100 Kimbark Rd and 93 Lincoln Ave would all be close to a 7.5-foot wide porch.

Commissioner Miller suggested using a number – such as a street yard of 24-feet wide – instead of a percentage, since at some point you have to cut off where that percentage applies. The measurement could be a percentage or 5 feet. Commissioner Miller also said that if a minimum buffer is established, stairs should not be allowed as a further encroachment into the street yard.

Planner Cyran asked the Commissioners if they were in agreement that the minimum street buffer should be 10 or 12 feet wide. Commissioner Miller said she was hesitant to allow the remainder of a front yard – beyond a 10- or 12-foot setback – to be available to build a front porch. Planner Cyran suggested using a percentage with a minimum setback. Chairperson Henaghan stated she supported using a percentage because it should be relative to the size of the yard and allowing a 12-foot setback for the porch and an additional 2 feet for eaves. Commissioner Miller noted that the Permitted Encroachments table in the zoning code currently allows eaves to encroach 2 feet into front yards, so the standards could refer to the that table.

Chairperson Henaghan said the Commissioners are coalescing around code language and asked if they still wanted staff to a house-by-house analysis on Quincy and Burlington Streets or if the Commissioners were comfortable moving forward with a proposed text amendment. Commissioners Marhoul and Mathews said if the Commissioners are comfortable with limiting the changes to the R3 District, additional research wasn't necessary.

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Planner Cyran summarized the points on which the Commissioners agreed:

- The point of measurement should be from the property line, not the sidewalk.
- There should be a minimum setback of 12 feet maintained between the front of the porch and the property line.
- That stairs should not be allowed to encroach into the 12-foot setback.

Planner Cyran asked the Commissioners if there was a consensus on the depth of porch that could be allowed. Commissioner Mathews suggested new porches be allowed to encroach into the street yard up to 6 feet maximum. Commissioner Pelletier said she didn't want to restrict a porch to 6 feet if they could have a larger porch. Commissioner Marhoul suggested writing the text amendment using the existing language for front porches in the zoning code as a starting point.

Planner Cyran said she present draft language to the Commission with a couple of examples of how they would apply to different properties. She also said she would note any single- or two-family properties in the R3 District.

Commissioner Layng asked if the standards for the R3 District would supersede the existing language in the zoning code. Planner Cyran said her initial thought is to include the standards for the R3 District in the existing standards for front porches, but she wants to draft some options first.

Commissioner Marhoul noted there is an area of the R3 District on Burlington Street between Herbert and Delaplaine Roads that contains single- and two-family homes.

Planner Cyran asked if there is any desire to examine the R2 District. Commissioner Marhoul noted the area is very mixed – there is a mix of multi-family and duplexes. Commissioner Miller noted there are a number of single-family homes in that area and she has in interest in looking at those as well. Planner Cyran noted there is also an area of the R2 District near 26th Street. Commissioner Mathews suggested focusing on R3 first and seeing what the result is before going back to the R2 District.

The Commission wrapped up their discussion and Planner Cyran said she has a clear idea of what to bring to the Commission in August.

IX. *Information:*

None.

X. *Adjournment:* Motion to adjourn by Commissioner Marhoul, seconded by Commissioner Layng.

AYES: Commissioners Pelletier, Marhoul, Miller, Layng, and Mathews, and Chairperson Henaghan.

NAYS: None

Motion passed.

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Meeting adjourned at 7:50 p.m.