



Village of Riverside, Illinois Planning and Zoning Commission Regular Meeting Minutes

I. *Call to Order:*

A Regular Meeting of the Village of Riverside Planning and Zoning Commission was held on Wednesday, January 28, 2026. Commissioner Clarkson called the meeting to order at 6:30 p.m.

II. *Roll Call*

Commissioner Clarkson
Commissioner Brom
Commissioner Miller
Commissioner Mathews
Commissioner Graham
Chairperson Henaghan

Absent: Commissioner Kirk

Also Present: Community Development Director Cyran

III. *Approval of Minutes:*

- A. Planning and Zoning Commission Regular Meeting minutes of November 17, 2025.
Commissioner Brom made a motion to approve the meeting minutes. Commissioner Mathews seconded the motion.
Commissioner Brom noted she is listed as both present and absent at the meeting. Director Cyran said she would amend the minutes to note she was absent.
AYES: Commissioners Clarkson, Brom, Miller, Mathews, and Graham, and Chairperson Henaghan.
NAYS: None.
ABSTAIN: None.
Motion passed, 6-0-0.

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

None.

V. *Liaison Report:*

Director Cyran said on December 4 the Village Board discussed vacation rentals in residential districts after reviewing the results of the Commission's November 17 discussion, hearing from the applicant,

Planning and Zoning Commission
Regular Meeting Minutes
January 28, 2026

and receiving comments from the public. The Board directed staff not to move forward with amending the code to allow vacation rentals in residential districts. That's where the discussion concludes.

On January 15, the Board authorized the extension for the approval of the plans for the 28-30 East Burlington Street Planned Unit Development. The approval of the plans will expire in January 2027. The applicant has nearly completed their building permit. The single-story vacant building on the property was demolished. Staff expects construction to start this year.

VI. *Old Business:*
None

VII. *New Business:*

A. Discussion: Excluding Decks from Building Coverage
Director Cyran summarized the information in the staff memo.

Commissioner Graham asked if the code would prohibit someone from building a deck with a pervious surface underneath and then later adding a pergola. Director Cyran said if the pergola had a solid surface, the deck would become an impervious surface. Commissioner Graham said that was a critical distinction feature, more so than the height of the deck. Director Cyran said a text amendment could be drafted to exclude decks from building coverage only if they remain uncovered. Commissioner Graham agreed.

Chairperson Henaghan said that would be important because a deck is used similarly to a patio and, but patios are excluded from lot coverage. Decks don't need to be distinguished from patios, provided the decks are not covered. She would be in favor of moving forward with an amendment because it gives homeowners more flexibility. Commissioner Clarkson agreed.

Commissioner Miller agreed with treating decks and patio the same and said there shouldn't be a limit on the square footage because it's unlikely to become a major issue. Building a deck has a certain cost and it's unlikely someone will build a deck to cover their entire backyard. Commissioner Mathews agreed. The fact that a deck 12 inches or taller could be prohibited by the code whereas a deck that is 11 inches tall would not be prohibited is a loophole. It makes no sense to have the requirement, if the deck is not covered. Commissioner Brom agreed.

Commissioner Miller suggested not just removing the word deck from the definition of Building Coverage but to move it to the list of things that aren't included in Building Coverage.

VIII. *Information:*
None

IX. *Adjournment:*

Chairperson Henaghan noted the next meeting is scheduled for February 25.

Planning and Zoning Commission
Regular Meeting Minutes
January 28, 2026

Motion to adjourn by Commissioner Miller and seconded by Commissioner Clarkson.
AYES: Commissioners Clarkson, Brom, Miller, Mathews, and Graham, and Chairperson Henaghan.
NAYS: None
Motion passed, 6-0-0.

Meeting adjourned at 6:46 PM.

Approved on March 25, 2026.