

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
April 15, 2015

PRESENT: Chairperson Beverly Meyer, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Pauline Oberland, Ken Ritzert, Susan Vonder Heide, Dan Gombac – Director, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Ray Mielkus

Chairperson Meyer called the meeting to order at 7:02 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 2015-02: Carriage Green Country Club, 8700 Carriage Greens Drive: Petitioner seeks an amendment to the special use approving the Carriage Green Country Club, Ordinance O-31-72, in order to construct a practice facility, including teeing area and practice greens.

Mr. Michael Griffith, Senior Planner reported that the petitioner submitted a revised plan with no netting. He reported that the City engineer reviewed the plan concerning stormwater management.

Mr. Dan Gombac, Director reported that DuPage County will have to certify the plans in order to comply with the wetland impacts before a permit can be issued.

The petitioner, Mr. Bob Bergdoll, CEO, Carriage Greens Country Club stated that at the last meeting they listened to the all of the resident comments and concerns and spent a good time putting things together. He reported that it is a win, win for everyone without netting or poles.

Mr. Bergdoll stated that golf is a dangerous game and that anyone can get injured on a golf course. He reported that there will be a full time attendant to coordinate between players and training activities. He further reported that they will use floating balls so that they can be retrieved from the water.

Commissioner Mallers questioned if trees will be planted to help with screening since there will be no netting.

Mr. Gombac reported that he has met with residents and Carriage Greens to discuss balls, property damage and replacing removed trees and that this will be addressed separately.

Mr. Neil Christensen, 8525 Creekside Lane stated that he paid a premium for his property on the 13th fairway. He stated that it is no secret that the golf course has gone downhill and is an outing type of golf course. Mr. Christensen stated that he attended a meeting in February with Mr.

Bergdoll and another meeting on Saturday and he is 100% in favor of the improvements and accepts the risks of living on the golf course with balls damaging the property.

Mr. Tom Convery questioned if there would be lighting.

Mr. Bergdoll stated that there will be no lights, no poles and no nets.

Ms. Gina Madden, attorney representing Frank and Diane Noverini, 8636 Creekside Lane questioned if a safety study has been done and how the City will address safety.

Mr. Ken Abraham, attorney representing Carriage Greens Country Club, stated that the goal is to decrease the number of golf outings and increase the number of serious golfers using the course. He stated that he is not aware of any safety studies for this type of use. Mr. Abraham stated that John Perma, golf professional was available to address safety.

Mr. John Perma, golf pro in Oak Brook, Director of Golf for Carriage Greens Golf Course stated that he teaches golf and played professional golf for six years. He stated that a ball would have to be hit 300 feet and change direction by 90 degrees in order to hit a home on Creekside from the teeing area. He further stated that only person that may be able to do this is a professional like Tiger Woods.

Mr. Dale Schafer, 8621 Creekside stated that he was concerned with a driving rage. He stated that he would like a one year review if approved. Mr. Schafer stated that the plan is much improved without the lighting and netting and that he would like to see some trees planted.

Mr. Gombac stated that the PZC can consider placing a condition on the proposal recommending an evaluation after a year.

Commissioner Kiefer stated that he liked the review but not to just certain properties.

Commissioner Laratta, Lind Oberland and Chairperson Meyer stated that they did not like the idea of a review.

Ms. Heather Ramirez, 1613 Heather Lane stated that she is in favor of the improvements. She stated that Carriage Greens had a golf range there years ago.

Mr. Griffith reported that he received an email from Peter Stukas, Royal Oak Road stating that he was in favor of the improvements.

Commissioner Mallers stated that he was glad to see that the petitioner listened to the concerns and addressed them. He stated that the original plan has come a long way and that there is good communication between the two groups.

Commissioner Lind stated that the improvements are a plus to the community.

There was no one else in the audience wishing to present public comment and Chairperson Meyer closed the Public Hearing at 7:42 p.m.

Commissioner Laratta made a motion and it was seconded by Commissioner Oberland that based upon the submitted petition and the information presented, the request associated with PZC 2015-02 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition subject to the following:

- 1. DuPage County to review and certify plans and in compliance with the Countywide Stormwater and Floodplain Ordinance related to wetlands.**

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Mielkus was not present.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Oberland to waive the reading of the March 4, 2015 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Mielkus was not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Vonder Heide to approve the March 4, 2015 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Mielkus was not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, May 6, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Laratta made a motion and it was seconded by Commissioner Mallers. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:55 p. m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Senior Planner**

**Beverly Meyer
Chairman**