

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 18, 2021**

PRESENT: Lou Mallers – Chairperson, Michael Desmond, Hilda Gonzalez, Steve Hiatt, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato, Bryan Gay

ABSENT: Robert Erickson

OTHERS: Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:03 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING:

A. OLD BUSINESS

There was no Old Business.

B. NEW BUSINESS

- i. **PZC 2021-04 2305 Sokol Court & 2345 S Frontage Road Final PUD Approval, Annexation Agreement Amendment, and Plat of Consolidation – Petitioner, Equity Trust Company (Custodian F/B/O Paul Swanson IRA) seeks final approval for a Planned Unit Development (PUD), Annexation Agreement Amendment, and Plat of Consolidation in order to construct a multi-family apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3), located at 2305 Sokol Court and 2345 S Frontage Road in Darien, Illinois. This petition includes Waiver requests to the following standards in the Planned Unit Development (PUD) District: 1. Section 5A-3-3-4: Waiver request to increase allowed residential density. 2. Section 5A-3-3-5: Waiver request to off-street parking requirements. 3. Section 5A-3-3-9(B): Waiver request to minimum setback requirement. 4. Section 5A-3-3-10: Waiver request to increase maximum building height.**

Mr. Jordan Yanke, City Planner, provided an overview of the case and reported that the review is to determine whether the final plan that was submitted is in Substantial Conformance with the approved preliminary plan from May 2021.

Mr. Paul Swanson, petitioner, gave brief comments regarding the fact that the proposed building color has changed since the preliminary approval was granted.

Mr. Wally Righton stated there are remaining questions and concerns relating to the project's stormwater facilities. He mentioned there were questions submitted to the City

previously that had not been fully answered, although a Memorandum from city staff had been issued earlier in the day. The remaining questions pertain to potential impacts the project would have on the existing stormwater facilities and maintenance costs for The Preserves of Waterfall Glen Townhome Association. Additionally, Mr. Righton questioned what (?) responsibility would present/future owners of the Darien Heights property have to assume their fair share of future stormwater maintenance costs.

Mr. Jordan Yanke responded and affirmed that the City issued a Memorandum addressing the stormwater related questions. The Memorandum was shared with the Commission Members. Mr. Yanke stated the project would have no impact on the existing detention area that is maintained by the Townhomes. He also indicated that the future and present HOAs and/or property owners would be responsible for their respective stormwater maintenance and associated costs.

Mr. Wally Righton asked that further documentation be provided or further confirmation from the City be provided regarding what responsibility the Darien Heights property owner will have for future stormwater maintenance and costs.

Mr. Chris Marema stated that he shares many of the same concerns already presented by Mr. Wally Righton. He provided further comment specifically in regards to the proposed detention area on the subject site, which is to be north of the parking lot. Mr. Marema questioned the safety of that detention area being located near the public sidewalk and nearby park.

Mr. Jordan Yanke responded and confirmed the proposed detention area that is solely on the subject lot is located to the north of the parking lot. He also mentioned the detention area will be buffered by landscaping between the road and public sidewalk.

There was no one else in the audience wishing to present public comment and Chairperson Mellers closed the public comment period.

Chairperson Mellers opened it up for questions and discussion by the Commission.

Commissioner Gay stated that based on what has been presented and submitted under the Final Plan, the Final Plan petition is in Substantial Conformance with the approved preliminary plan.

Commissioner Hiatt, Commissioner Desmond, and Chairperson Mellers concurred with Commissioner Gay's statement.

Commissioner Liedtke raised concern over the detention area proposed on the subject lot and the fact that the project was originally granted a waiver for increased density. Given the proposed lot coverage and the fact that it triggered the additional detention area, it poses a concern and it is a change that does substantially change the plan, as the location of the detention area could be more obscure and hidden if the development was smaller in scope. For this reason, Commissioner Liedtke indicated that he will be voting "no" on the motion.

Commissioner Desmond made a motion, and it was seconded by Commissioner Hiatt, to approve PZC 2021-04 2305 Sokol Court & 2345 S Frontage Road – Final PUD Approval, Annexation Agreement Amendment, and Plat of Consolidation as presented.

Upon roll call vote, THE MOTION was favorable with a vote of 6 Ayes and 2 Nays. Commissioner Gonzalez and Commissioner Liedtke voted Nay. Commissioner Erickson was not present.

Mr. Yanke reported that the petition would be forwarded to the Municipal Services Committee with a favorable motion on Monday, August 23, 2021 at 7:00 pm

CORRESPONDENCE

There was no correspondence.

APPROVAL OF MINUTES

Commissioner Liedtke made a motion, and it was seconded by Commissioner Desmond to approve the April 21, 2021 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 8-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for September 1, 2021.

PUBLIC COMMENTS (On Any Topic Related to Planning and Zoning)

There was no one in the audience wishing to present public comment.

ADJOURNMENT

With no further business before the Commission, Commissioner Liedtke made a motion, and it was seconded by Commissioner Gonzalez. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:46 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Jordan Yanke
Senior Planner**

**Lou Mallers
Chairperson**