

MINUTES CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING

Wednesday, September 20, 2023

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Chris Jackson, Chris Green

ABSENT: Hilda Gonzalez, John Johnson, Julie Kasprowicz

OTHERS: Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:08 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 – New Business

- a. **Public Hearing – PZC2023-05 (CONTINUED FROM 08/16/2023) O’Brien Text Amendment & Special Use Petition from Stephen O’Brien requesting the following: 1) Zoning Text Amendment to Section 5A-9-3-4 of the Zoning Ordinance listing “motor vehicle sales” as a special use within the Office, Research, and Light Industry (OR&I) Zoning District; and 2) Special use approval for motor vehicle sales within the Office, Research, and Light Industry (OR&I) Zoning District.**

Mr. Jordan Yanke, City Planner reported that the Planning and Zoning Commission heard this petition at its meeting on August 16, 2023. He reported that during the meeting the Planning and Zoning Commission directed staff to gather additional details pertaining to automobile sales and how the use is regulated by nearby communities. He further reported that staff researched multiple zoning codes of other communities and provided an overview of automobile sales and how the use is regulated per the table on the staff agenda memo.

Mr. Yanke reported that staff researched the use and how it is regulated by other communities within comparable districts. He reported that the Zone strictly does not allow motor vehicle sales and that if the request to add to the district is approved, he also recommends that it also be applied to the special use.

The petitioner, Mr. Steve O’Brien provided an overview of the business and stated that he will fix vehicles and list them on eBay, Auto Trader and other auto websites. Mr.

O'Brien stated that the vehicles will be 1-3 years old with low mileage and that they will be stored indoors. He stated that he anticipates selling 4-6 vehicles per month.

Mr. O'Brien provided an overview of the hours of business, signage and that he will follow all State of Illinois and the City of Darien laws and that his business will not negatively impact Darien in any way.

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

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to recommend PZC2023-05 to the Municipal Services Committee with the following condition:

1) Zoning Text Amendment to Section 5A-9-3-4 of the Zoning Ordinance listing "motor vehicle sales" as a special use within the Office, Research, and Light Industry (OR&I) Zoning District; and Motor vehicle sales only added as a special use in the OR&I District if done in conjunction with a garage for auto repair and body shop.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to recommend PZC2023-05 to the Municipal Services Committee with the following condition:

2) Special use approval for motor vehicle sales within the Office, Research, and Light Industry (OR&I) Zoning District and that all display and storage must be within the enclosed building.

Upon voice vote the MOTION CARRIED 5-0.

Staff Updates & Correspondence

Mr. Jordan Yanke reported that there will be a special use request on October 4, 2023 for Gerber Collision.

Minutes

Commissioner Gillespie made a motion, and it was seconded by Commissioner Jackson to approve the August 16, 2023, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 5-0.

Next Meeting

Mr. Yanke announced that the next meeting is scheduled for October 4, 2023, at 7:00 p.m.

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 Erickson made a motion, and it was seconded by Commissioner Jackson. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:42 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Lou Mallers
Chairperson**