

**MINUTES CITY OF DARIEN**  
**PLANNING & ZONING COMMISSION MEETING**

**Wednesday, October 18, 2023**

**PRESENT:** Lou Mallers – Chairperson, Robert Erickson, Chris Jackson, Chris Green, John Johnson, Julie Kasprovicz

**ABSENT:** Bryan Gay, Shari Gillespie, Hilda Gonzalez

**OTHERS:** Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 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 – PZC2023-09 (PAGE 5) 2941, 2963, and 2985 87TH Street – Woodland Glen Development Petitioner requests approval of a Rezone, Special Use Planned Unit Development (PUD), Preliminary Plat, and Variations/Waivers as deemed necessary. The petition specifically requests approval for a 17-lot subdivision with 34 total dwelling units, or 17 two-family dwellings (i.e., duplexes). Property is comprised of 7.34 acres and is currently zoned Single-Family Residence District (R-1). The proposed zoning is Multi-Family Residence District (R-3).**

Mr. Jordan Yanke, City Planner reported that the site is located on the south side of 87<sup>th</sup> Street, west of Lemont Road and on the edge of the City's jurisdictional boundary. He reported that the site is comprised of three parcels and proposed to develop the site as a 17-lot subdivision containing 17 two-family dwellings or 34 total units. He further reported that the zoning ordinance defines the proposed dwellings as follows: DWELLING, TWO-FAMILY: A detached building or structure containing two (2) dwelling units only, designed for and occupied by two (2) families.

Mr. Yanke reported that the current zoning is Single Family Residence District (R-1) which does not permit two-family dwellings. He reported that the petitioner is requesting approval of a Planned Unit Development (PUD), which is a special use, with waivers/variations. He reported that the City Engineer provided a letter dated August 17, 2023, which provides stipulations/conditions of approval for the project and

preliminary plan prior to final planning stage. He further reported that the City's traffic consultant has also reviewed the submitted traffic memorandum and comments.

Mr. Jim Healey, Attorney, Goldstine, Skrodzki, Russian, Nemecek & Hoff, Burr Ridge presented the proposal for the Woodland Glen residential development. He stated that the development will consist of 34 duplex single-family homes, with 2 homes on each of the 17 residential lots.

Mr. Healey stated that Woodland Glen will be an upscale, maintenance free residential community, featuring larger ranch style homes with full basements, featuring both "look out" and "walk out" option. He stated that the Woodland Glen development will be rezoned as an R-3 PUD residential community, with utilities served by the City of Darien for public water and DuPage County for sanitary sewers and that all utility improvements required for Woodland Glen will be installed by the developer.

Mr. Healey stated that the existing uses on 87th Street and Lemont Road contains mixed uses, including commercial, multi-family residential and some residential properties, and that most residential homes do not face 87th Street. He stated that the Woodland Glen development will not adversely impact the essential character of the 87th Street and will be a positive addition to the corridor and that there will be no adverse effects on the adjoining properties, with open side yards between the groupings of homes allowing for the free flow of light and air through the development and the adjoining properties.

Mr. Healey stated that the development will have a negligible increase of traffic on 87th Street and allows for the free movement of all police and fire equipment with proper ingress and egress for the development off 87th Street.

Mr. Healey stated that the Woodland Glen development will have the highest quality architectural design, blending this transitional residential area into the neighboring community. He stated that the Woodland Glen development will be a positive addition to the City of Darien and offers the best transitional residential density along the 87th Street corridor in Darien.

Mr. Healey stated that the Woodland Glen development will conform to all Darien codes and regulations, except those where the City of Darien will be granting a variance or change from its Zoning Code.

Mr. Scott Stevens, Vice President, Woodland Glen Development, LLC stated that the duplex homes will be 2200 square foot brick buildings with concrete driveways and two car garage for mature buyers with a base price starting in the upper \$500,000. He provided photos from a similar development stating that the development will have a custom single family home appearance.

Mr. Steve Kranenborg, Project Manager, V3 Companies, Ltd., Woodridge stated that there is considerable amount of elevation change and no wetland delineation. He stated that they are proposing 17 residential lots and an additional out lot for stormwater and a sanitary drain and public street. Mr. Kranenborg stated that two new access points are proposed with full driveway access on the west.

Mr. Kranenborg stated that a traffic memo was submitted noting the peak hours and trips generated showing minimum traffic addition. He stated that proposed is a 3.4-acre detention storage basin and that all storm events will be captured offsite to the east with a utility provision that the stormwater released to the southeast and consistent with existing conditions and all approved through DuPage County requirements.

Commissioner John Johnson questioned if the roadway was discussed with the Fire District.

Mr. Yanke reported that Mr. Dan Gombac, Director Municipal Services is in full support of the waiver. He stated that the City has had similar requests and that the Fire District is currently looking at the proposal. Mr. Yanke suggested recommending a condition that the Fire District provide a letter with comments on the preliminary plan.

Commissioner Julie Kasprowicz questioned the landscaping requirement and mosquito abatement.

The petitioner's landscape architect stated that the plan is presently conceptual, but that native and adaptive species are proposed. She stated that there will be complete foundation landscaping and screening on 87<sup>th</sup> Street and south property line with parkway trees. She further stated that DuPage County requires a three-year establishment and from there the Homeowners Association will take over.

Mr. Stevens stated that they work with various consultants and that he did not believe that DuPage County encourages mosquito abatement. He stated that the Homeowners Association will consist of all 34 residences who will monitor and take over the basins and lift station.

Mr. Yanke reported that a final landscaping plan and final plan submittal will come before the Planning & Zoning Commission.

Chairperson Lou Mallers questioned why the large right of way reduction.

Mr. Healy stated that this was necessary for the site.

Commissioner Johnson questioned the distance to the right of way for units 1, 17, 12, and 11. He stated that they appeared close to the right of way.

Mr. Don Stevens, Woodland Glen Development, LLC stated that the distance is 50 feet and that there will room for parkway trees.

Mr. Scott Stevens stated that a fair amount of land area is needed for the single-family ranch style home.

Commissioner Jackson inquired about the market study for 34 units.

Mr. Scott Stevens stated that study was recently updated showing that there is a need and supports more than 34. He stated that the homes are designed for 55 and older. He stated that the development that they built in Lemont had 90 and that they had no problem selling. He further stated that there will be restrictions on rentals and that once 70% of the homes are sold it will be taken over by the Homeowners Association.

Chairperson Mellers opened the meeting to anyone in the audience wishing to present public comment.

Ms. Betty Scialabba stated that the proposal was very nice but that those that live behind the proposal will be flooded. She stated that from 2019 on everything has overflowed due to a tiny 12" pipe. She further stated that the City needs to look at the area a little further.

Mr. Ian Dilworth stated that gallons of water are held in the reservoir and that he would like to see the wetland detention study. Mr. Dilworth stated that the area has wildlife traffic and the rural feel which will change significantly. He questioned the fencing around the entire project and expressed his concern for children accessing the pond and that the petitioner is asking for too many variations.

A woman in the audience provided a poster of the area in the 1940s showing the basin as a swamp. She stated that the area has 12" culvert that the County manages to the pond and that the area is a mess. Ms. Kies stated that there is a very steep uphill pitch, and that the development will be nightmare for the residents and that there is too much house for too small of a lot.

Ms. Jeanine Antiporek stated that she owns the house to the east of the development and that the petitioner is asking for less than standard side yards and setbacks. Ms. Antiporek submitted a petition with fifty signatures opposing the development.

Ms. Margaret Tonal stated that she lives on the north side of 87<sup>th</sup> Street and that the cars are close to the houses and that this is a safety concern.

Ms. Karla Twombly stated that she lives directly behind the development and has lived there for 66 years. She stated that the lots are taking on more and more water flooding her lot.

Ms. Corrine Piorowski stated that her property was dry when she purchased her home and now it is wet.

Mr. Tony Antiporek stated that he has lived in his home for 26 years and that he bought it because of the acreage. He stated that there are no fences on any of the properties and that he did not agree with the variance requests.

Mr. Robert Kokleska stated that the traffic is getting worse and questioned the traffic study. He stated that nothing was addressed regarding lighting.

Mr. Mustfa Sted stated that he lives in Bolingbrook and that this a good project for the area.

Mr. Healy addressed the concerns and stated that the market study is proprietary. He stated that the animals will continue to roam as they do now and that the homes are not multi-family and there will be no fencing at all at this time. Mr. Healy stated that there is R-3 in area to the west and that the detention will be managed by the Homeowners Association. He stated that the density is 4.63 units per acre and that the drawings provided are not to scale.

Mr. Healy addressed the landscaping and lighting stating that they will follow what is required by the City.

Mr. Kranenborg addressed the wetland questions stating that the stormwater management is designed using the rainfall developed by the State. He stated that the proposed stormwater management will benefit anyone downstream and that the water will be slowly released where presently it now runs off. Mr. Kranenborg stated that the information is provided in the analysis.

A woman in the audience stated that the water is flowing from east to west not north to south.

Mr. Kranenborg stated that based on the existing topography there is no flow that goes west to east.

Commissioner Jackson questioned if there was any soil testing for groundwater and absorption rate.

Mr. Kranenborg stated that yes and that he can provide follow up data.

Commissioner Kasprovicz questioned if the petitioner could decrease the number of units to avoid the requests.

Mr. Healy stated that they would have to wipe out half of the subdivision.

Chairperson Mallers read aloud the public comments that were received through correspondence.

There was no one further in the audience to present public comment and at 8:44 p.m. Chairperson Mallers closed the public hearing.

Commissioner Bob Erickson stated that the people in the audience are unincorporated that the Mayor of Darien has fought hard for the residents.

Commissioner Chris Green suggested reducing the front yard setback to gain rear yard setback.

Mr. Kranenborg stated that after review that could not be accomplished.

Mr. Don Stevens stated that the ranch units is the reason for the reduced setback and that the geometry is fixed but that they could look at reducing the front yard setback.

Commissioner Kasprovicz questioned if there was a traffic light study.

Mr. Yanke stated that is the County and that the petitioner can work with the County.

**Commissioner Jackson make a motion seconded by Commissioner Kasprovicz to recommend approval Public Hearing – PZC2023-09 (PAGE 5) 2941, 2963, and 2985 87TH Street – Woodland Glen Development Petitioner requests approval of a Rezone, Special Use Planned Unit Development (PUD), Preliminary Plat, and Variations/Waivers as deemed necessary. The petition specifically requests approval for a 17-lot subdivision with 34 total dwelling units, or 17 two-family dwellings (i.e., duplexes). Property is comprised of 7.34 acres and is currently zoned Single-Family Residence District (R-1). The proposed zoning is Multi-Family Residence District (R-3) with the following conditions:**

- 1) Applicant revise the preliminary plan in regards to the location of duplexes on Lots 1, 2, 3, 9, 10, and 11. The structures on said lots shall be shifted five (5) feet towards Woodland Lane, resulting in a front yard setback of twenty (20) feet and rear yard setback of twenty-three (23) feet for each lot/duplex.**
- 2) Fire District Approval.**
- 3) Submittal of a Geotechnical Report.**
- 4) Submittal of Best Management Practices (BMPs).**
- 5) Submittal of Homeowners Association (HOA) covenants and restrictions.**
- 6) Response be obtained from DuPage County regarding sidewalk feasibility along 87<sup>TH</sup> Street.**
- 7) Traffic light feasibility study be submitted by the applicant to DuPage County.**

**Upon roll call vote the MOTION CARRIED 6-0.**

**Regular Meeting – Old Business**

There was no old business to discuss.

**Staff Updates & Correspondence**

There were no staff updates and correspondence to discuss.

**Next Meeting**

Mr. Yanke announced that the next meeting will be held on Wednesday, November 15, 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 Jackson made a motion, and it was seconded by Commissioner Erickson. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 9:24 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Lou Mallers  
Chairperson**