

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
March 3, 2010**

PRESENT: Beverly Meyer – Chairperson, Robert Erickson, Don Hickok, Gloria Jiskra, Ron Kiefer, John Lind (7:30 p.m.), Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: Susan Vonder Heide, Ken Ritzert

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – Meeting Room, Darien, Illinois declared a quorum present and swore in the audience members wishing to present public testimony.

A. 2100 Manning Road: Concept plan review for a proposed townhome development.

Mr. Michael Griffith, Senior Planner, presented the staff report. He stated that this is a concept plan for 52 dwelling townhome units and a new street.

Mr. Griffith reported that the Comprehensive Plan Update designates the subject property as low-density residential and that the Plan does not recommend or specify a specific zoning classification but that low-density implies single-family, detached residences. He stated that because the development is not consistent with the Comprehensive Plan, staff believed a concept plan review was warranted.

Chairperson Meyer stated that the petitioner, Mr. Phillip Gardner, has displayed boards of the proposed development even though it was not necessary.

Mr. Griffith stated that the key question for the PZC is if the property should be developed as single-family, detached houses or as townhomes. He stated that currently under the County's Zoning Ordinance, single-family detached homes are permitted with a minimum lot size of 10,000 square feet and that this is consistent with the Darien R-2 zoning district.

Commissioner Kiefer stated that he was concerned with the drainage. He stated that the drawings did not show detention.

Mr. Philip Gardner, petitioner, stated that the water will flow towards Manning Road. He stated that he has a developed engineering plan that shows the water flow. Mr. Gardner stated that he has answered all of the City Engineer's issues. He stated that the land falls to the edges and that there is a stormwater plan which drains through a restrictor valve and back to the old farm pond which is designated a wetland. He further stated that the wetland area is part of the City's property and whoever develops the property will have to deal with the wetland area.

Mr. Gardner stated that the water is going to be directed to the wetland to bring the wetland back to health. He stated that early on the wetland drained to the strip mall's pond.

Commissioner Hickok asked if the wetland can hold the water.

Mr. Gardner stated that the wetland will hold the water and that it is designated as 1/20th of an acre.

Mr. Griffith stated that regardless of what is built on the property, an engineering plan will be required and reviewed. He stated that the property behind the petitioner's is owned by the City and that the plan assumes stormwater detention will be located on the City's property.

Commissioner Erickson questioned if the City property was old farm pond.

Mr. Griffith stated that he was not a wetland expert but that the area is dry. He stated that it would be up to the County to determine if the area is a wetland. He further stated that the PZC needs to discuss what type of development should go in first.

Commissioner Jiskra asked how the PZC could make a recommendation without having more information about the water flow.

Mr. Griffith stated that regardless of what is built the City Engineer will have to review the stormwater management plan. He stated that once the petitioner has a better understanding of what the City would like to put there then he'll have to proceed with the engineering.

Commissioner Kiefer stated that he was concerned that the petitioner is planning on using City property and questioned if that will be a hang up. He stated that he was also concerned with the density and that although it was attractive there were too many units.

Mr. Gardner quoted the Comprehensive Plan Update and stated that his land was a non key development area. He stated that this development would require a PUD and that 52 townhomes can work well with good setbacks and a lot more landscaping than what is required. He further stated that the density under uses the available infrastructure and open space around it. Mr. Gardner stated that the development will fit in and will be geared towards empty nesters.

Chairperson Meyer asked what the property is zoned.

Mr. Griffith stated that under the County the property is zoned single-family and consistent with the City's R-2 zoning district.

Chairperson Meyer asked if there were a maximum number of single-family homes.

Mr. Griffith stated that the PUD is limited to 4.5 units per a single-family detached home, as a R-2 PUD development.

Commissioner Hickok stated that it would equate to 20 homes.

Chairperson Meyer stated that she was concerned with the density and that there did not seem like there was any room for visitor parking.

Commissioner Jiskra asked if parking was allowed on Manning Road.

Commissioner Erickson stated that it was allowed.

Mr. Gardner stated that he agreed that common parking needed to be incorporated in the plan.

Commissioner Hickok stated that the petitioner was not different than any other petitioner that has proposed a plan to the City and that it is common that the petitioner always adds in a couple extra units. He stated that the horseshoe area appeared to have too many units.

Mr. Gardner stated that he agreed that there were too many in the horseshoe and that he pushed the number. He stated that the floor plan of the units will have a provision for a single level and that they are more efficient versus single-family homes.

Commissioner Mielkus asked if there was a square footage determined.

Mr. Gardner stated that he is convinced that the units will be a good size and highly efficient and that townhomes are the wave of the future. He stated that he could put in an elevator to accommodate the area.

Chairperson Meyer asked the PZC to give the petitioner an idea of what the City is interested in seeing for this development.

Commissioner Mielkus stated that there were too many townhomes in his proposal and that he would like to see it as single-family detached residential.

Commissioner Jiskra stated that she was okay with townhomes but that the number of units needed to be reduced.

Commissioner Hickok stated that he could go either way but that he thought that townhomes would be better backing up to the area.

Commissioner Kiefer stated that he was not against townhomes but that the number of units needed to be reduced.

Commissioner Erickson stated that he lives near the low point and that he there has not been any water since the City put in curb and gutter. He stated that there are a lot of neighbors who are in favor of townhomes and that he preferred seeing ranch style townhomes but that the number of units needed to be reduced.

Chairperson Meyer stated that she was not opposed to townhomes but that there were just too many and that they will appear crowded. She stated that the townhome idea fits on the parcel and that she would like to see some ranch style townhomes with a full basement.

Mr. Gardner stated that all of the units will have full basements and that the PUD will change before it is finalized. He stated that he appreciated the input and vision.

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

MINUTES

Commissioner Kiefer made a motion, and it was seconded by Commissioner Mielkus to waive the reading of the February 17, 2010 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Vonder Heide and Commissioner Ritzert were not present.

Commissioner Mielkus made a motion, and it was seconded by Commissioner Kiefer to approve the February 17, 2010 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0. Commissioner Vonder Heide and Commissioner Ritzert were not present.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith reported that the next meeting is scheduled for Wednesday, March 17, ²⁰¹⁰ at 7:00 p.m. He stated that presently there is nothing scheduled for the agenda.

ADJOURNMENT:

With no further business before the Commission, Commissioner Erickson made a motion and it was seconded by Commissioner Hickok to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:47 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman