

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
October 2, 2019**

**PRESENT:** Michael Desmond, Robert Erickson, Brian Gay, Brian Liedtke, Julie Kasprovicz, Ralph Stompanato, Steven Manning - City Planner

**ABSENT:** Lou Mallers, Hilda Gonzalez

**OTHERS:** Steve Hiatt, Darien, IL

Acting Chairperson Brian Gay called the meeting to order at 7:02 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

**REGULAR MEETING:**

**A. Comprehensive Plan**

Mr. Steve Manning, City Planner reported that he provided the Committee with an article titled, "Corporate Partners Spotlight" which touches on the recent discussion regarding the Comprehensive Plan.

Acting Chairperson Gay stated that the article had a lot of the same points regarding what we want to be.

Commissioner Desmond questioned if there has been any more discussion from the Economic Development Committee.

Acting Chairperson Gay reported that the Economic Development Committee discussion includes surveying the residents identifying future development and key businesses but that this is just the beginning of a lot that needs to be done.

Commissioner Desmond stated that it is important for the PZC to be informed regarding the Economic Development Committee discussions.

Commissioner Liedtke stated that the Economic Development Committee is great but questioned what the long-term plans are for Darien and what are the right order of events to take on the task and how to get there. He further stated that he would like the PZC to be involved in site plan review and help advise or recommend.

Acting Chairperson Gay stated that in Aurora there is a master Comprehensive Plan that looks at specific areas. He stated that the PZC can start looking at specific corridors and start putting together design guidelines.

Commissioner Desmond stated that there seemed to be some resistance at the City Council level and that the PZC's role has been very limited and narrow.

Mr. Manning stated that the City Council wants to keep the site plan review under them. He stated that the site plan review has no standards and no basis for Aye or Nay.

Commissioner Liedtke stated that a lot can go into the thinking if the PZC had a broader scope.

Acting Chairperson Gay stated that the creation of some set standards would allow the PZC something to work with and that there needs to be a starting point.

Mr. Manning reported that Chairperson Mallers in a memo suggested a joint workshop for the City Council and the PZC.

Commissioner Desmond was in favor of the joint workshop. He stated that site plan review should be one of the topics.

Acting Chairperson Gay suggested identifying potential areas for redevelopment. He stated that he would bring up the PZC discussion at the next Economic Development Committee meeting and the suggested questions for the survey to the residents.

Mr. Manning stated that there are many outlets to reach resident input such as social media, focus groups, local boards, etc.

Commissioner Stompanato suggested utilizing the Neighbor's Magazine

The Board agreed to continue discussion regarding site plan review.

Mr. Manning suggested that the Board think about reasons as to why to give the PZC authority for site plan review. He also suggested that each Commissioner review a chapter of the Comprehensive Plan for discussion at the next meeting.

Chairperson Gay assigned each Commissioner a chapter for review from the Comprehensive Plan.

### **CORRESPONDENCE**

None

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

## **APPROVAL OF MINUTES**

**Commissioner Erickson made a motion and is was seconded by Commissioner Desmond to approve the August 21, 2019 Regular Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED 6-0.**

**Commissioner Stompanato made a motion and is was seconded by Commissioner Liedtke to approve the September 18, 2019 Regular Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED 6-0.**

## **NEXT MEETING**

Acting Chairperson Gay announced that the next meeting is scheduled for Wednesday, October 16, 2019 at 7:00 p.m. in the Police Department Training Room.

## **PUBLIC COMMENTS (On any topic related to planning and zoning)**

A Darien resident was present and questioned special flood insurance and a map amendment.

Mr. Steve Manning, City Planner reported that he would be happy to look over the plat of survey.

## **ADJOURNMENT**

**With no further business before the Commission, Commissioner Desmond made a motion and it was seconded by Commissioner Kasproicz. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:12 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Brian Gay**  
**Acting Chairperson**