

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
February 3, 2016**

PRESENT: Beverly Meyer – Chairperson, Robert Cortez, Andrew Kelly, Lou Mallers, Ray Mielkus, Ken Ritzert Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: Ron Kiefer, John Laratta

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

- A. Public Hearing PZC 2015-20: 8433 Bailey Road, Society of Mount Carmel - Society of the Little Flower - National Shrine to St. Therese: Petitioner requests approval of a final plat of subdivision and a major amendment to an approved PUD, including but not limited to: a new shrine chapel, reconstruction of parking lots and an additional parking lot, a new drive-way onto N. Frontage Road and new pedestrian connections and plaza.**

Mr. Michael Griffith, Senior Planner reported that the subject property is located at the northeast corner of N. Frontage Road and Bailey. He reported that City annexed and approved a PUD in 1977. Mr. Griffith reported that the petitioner's plan is to change the campus to include a new shrine chapel, reconstruction of the parking lots and an additional parking lot, a new driveway onto N. Frontage Road and new pedestrian connections and plaza. He reported that staff has no issues with the site plan and that the City Engineer has looked at the plan and that there is nothing that stands out preventing the plan from moving forward.

Mr. Griffith reported that there are wetlands on the property and that the petitioner will need DuPage County approval as well as a permit from IDOT for the driveway on the right-of-way.

Mr. Griffith reported that he received a few telephone calls but that once the project was described that there were no negative comments.

Father Robert Colarisi, Director of the Society of the Little Flower stated that they are trying to address their present needs. He stated that the chapel is outgrown and that they cannot accommodate the seating under the present conditions. He further stated that they would like to move this along because the Foundation who is funding this project is getting impatient.

Commissioner Mallers questioned if they are closing the existing chapel.

Fr. Colarisi stated that the existing chapel will be part of the museum.

Commissioner Ritzert questioned if the walkways will be interconnecting.

Fr. Colarisi stated that they do a lot of pilgrimages and that the walkways will be meandering prayerful spaces. He stated that the intention is to provide a place for peace.

The architect for the petitioner reported that they will be leaving the existing parking for the spiritual center as is and provide new parking with handicapped accessible spaces for the chapel. She reported that they are proposing a 15,000 square foot one story masonry chapel with brick similar to the existing chapel with stone elements and a metal roof.

Commissioner Ritzert questioned the location of the HVAC units.

The architect stated that the HVAC will be behind a wall and hidden.

Commissioner Mallers questioned the hours.

Fr. Colarisi stated that the hours will be 10:00 a.m. - 4:00 p.m.

Chairperson Meyer questioned if there is sufficient drainage.

Mr. Bruce Aderman, Engineer for the project reported that they will be utilizing the large pond that was a borrow pit. He stated they will be lowering the water level to create more volume for stormwater management. Mr. Aderman stated that they are following the County ordinances and that they are using the existing drainage plus adding new drainage providing volume for the project.

Mr. Aderman stated that they will be adding wetland plantings creating a buffer and filter. He stated that water from the pond will flow through an outlet that will control the water.

Chairperson Meyer questioned the water level of the pond.

Mr. Aderman stated that they are lowering the water level 10".

Chairperson Meyer questioned if there will be any buffering to keep children away.

Mr. Aderman stated that the lawn will not be all manicured but more prairie with no fencing.

Commissioner Mallers questioned the water depth.

Mr. Aderman stated that the water depth is currently 10 feet and will be changed to 8-9 feet.

Mr. Griffith reported that there is nothing in the ordinance requiring fencing. He stated that an additional detention basin was constructed due to the enlarged parking lot for the spiritual center which has already been done.

Chairperson Meyer questioned if there was a traffic study done.

Mr. Aderman stated that they sat down with IDOT and they were the ones who suggested the right in and right out limited access. He stated that a traffic study was not done.

Chairperson Meyer questioned if the right in and right out will have a stop sign.

Mr. Aderman stated that Frontage Road will remain a thru street.

Commissioner Ritzert questioned if there will be curbing on the driveway.

Mr. Aderman stated that there will be curbing on the driveway and center island and on the radius.

Commissioner Ritzert questioned the revisions on Bailey Road.

Mr. Aderman stated that they are adjusting the south driveway and lining it up with the opposite roadway.

Chairperson Meyer questioned if the airport was concerned with the tower and cross.

Fr. Colarisi stated that they are not concerned and that they actually use the light as guidance.

Commissioner Ritzert questioned if the parking lot was asphalt.

The petitioner's architect reported that the parking lot will be asphalt, the pathways crushed limestone and the plaza stamped concrete.

Commissioner Ritzert questioned the parking stall width.

Mr. Griffith reported that the parking stall width is the standard 9 foot wide stall and that a couple of years ago the Code was amended to 9 feet.

Commissioner Ritzert questioned if the petitioner addressed the Fire Department concerns.

Mr. Aderman stated that they are reviewing the concerns and that they will come into compliance.

Commissioner Mallers questioned when the project will be completed.

Fr. Colarisi stated that they anticipate the project being completed within one year.

Commissioner Ritzert questioned the signage and that it is not in conformance.

Fr. Colarisi stated that the Spiritual Center sign is a big one and every sign will be redone to match. He stated that they would like to advertise the events on the electronic message board.

Mr. Griffith stated that electronic message boards are not permitted in the Code but that it can be included in the approval process. He stated that a couple of the signs are larger but not excessively larger and that if the signs were condensed, the petitioner may want more. He further stated that staff does not have any concerns because the signs are not excessive.

Commissioner Mallers questioned if the signs will be illuminated.

Fr. Colarisi stated that the signs will not be different from what is there now and that they will not be on beyond midnight.

Commissioner Ritzert questioned if the electrical will be buried.

The petitioner reported that all electrical will be buried.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:33 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-20 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition, subject to the following:

- 1. Dimensions on site plan.**
- 2. Sign locations to comply with the Sign Code.**
- 3. The following waivers from the Sign Code:**
 - a. To increase the permitted ground sign area for a religious institution from 32 to 48 square feet.**
 - b. To increase the permitted directional sign area from 4 square feet to 6 square feet and 15 square feet.**
- 4. Address comments in the letter from Dan Lynch, City Engineer, dated January 28, 2016.**
- 5. Address comments in the letter from Darien-Woodridge Fire Protection District.**
- 6. Allow Electronic Message Board.**

Upon roll call vote, THE MOTION CARRIED 6-0. Commissioner Kiefer and Commissioner Laratta were not present.

MINUTES

Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus to waive the reading of the January 6, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0. Commissioner Kiefer and Commissioner Laratta were not present.

Commissioner Mallers made a motion and it was seconded by Commissioner Kelly to approve the January 6, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0. Commissioner Kiefer and Commissioner Laratta were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 17, 2016 at 7:00 p.m.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**