

MINUTES CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
Wednesday, April 3, 2024

PRESENT: Lou Mallers – Chairperson, Shari Gillespie, Hilda Gonzalez, Chris Jackson, Julie Kasprowicz

ABSENT: Robert Erikson, Bryan Gay, Chris Green, Jonathan Johnson

OTHERS: Jordan Yanke – City Planner, Dan Gombac – Director

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.

Regular Meeting – New Business

- a. PZC2024-02 (PAGE 7) 2941, 2963, and 2985 87th Street – Woodland Glen Development**
Petitioner requests final approval for a Planned Unit Development (PUD) and Final Plat of Subdivision. The petition specifically requests final 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.

Mr. Jordan Yanke, City Planner reported that the process for moving forward with a PUD requires a preliminary plan approval and a final plan approval. He reported that the City Council approved the preliminary plan for the petition and they would be moving forward to approval of the final plan. He reported that the ordinance approved a zoning change for a 17-lot subdivision with 34 total units, or 17 two-family dwellings (i.e., duplexes). He reported that the ordinance approved a set of waivers and variations from the subdivision regulations, as well as a setback road width and curve radius. He further reported that with the approval of the final plan by the Planning & Zoning Commission, the City Council will vote to approve the final plan given it is in substantial conformance with the preliminary plan.

Mr. Yanke called attention to the City Engineer’s letter in the packet which contained comments for the applicant to address, references to outside permitting, including sanitary lift station, which would be approved by an outside entity, road cuts, and ingress/egress for Woodland Lane, which would be approved by the DuPage County Division of Transportation. He recommended that if the petition is approved the Plan Commission includes a condition in reference to the City Engineer’s letter.

Mr. Yanke referenced information included in the packet, which included a traffic impact study, stormwater report, the final plan and plat, and preliminary architectural renderings. He reported that the fire district reviewed and offered comments for revision, and that the Traffic Engineer approved the traffic impact study during preliminary revision. He further reported that the staff finds the final project complies with preliminary plans and conditions have been

met. He reported that Declarations for Covenants were submitted by the applicant and would be finalized for the HOA, initiated with a development approval in the subdivision.

Mr. Dan Gombac, Director reported that the 2 conditions being referred to are DuPage County conditions for 87th Street. He reported that the City of Darien does not maintain or mandate any changes for 87th Street, it is strictly DuPage County Division of Transportation. He further reported that the sanitary district is its own entity and that the City of Darien along with DuPage County sanitary district would apply for EPA permits for proper infrastructure.

Chairperson Mallers swore in the audience members wishing to present public testimony.

Mr. James Healy, Attorney, Goldstine, Skrodski, Russian, Nemecek & Hoff, Burr Ridge reported that there were no significant changes from the preliminary approval and that the final plan was in substantial conformance with the preliminary approval. He stated that the final ordinance would be conditioned based on the final engineering letter and would abide by all things necessary to develop the property.

Mr. Gombac informed the landscape consultant that there would be fencing placed along the eastern wall and that would be addressed in the permit plans.

Chairperson Mallers opened the conversation to any questions from Commissioners.

Commissioner Chris Jackson questioned if Mr. Yanke could provide a brief history of the case.

Mr. Yanke provided a summary of the ordinance that had been approved by City Council, including each of the conditions provided.

Chairperson Mallers opened the discussion to public comment.

Ms. Donna Bicknese stated her strong opposition to the petition. She stated that her family has lived in the neighborhood for 60 years and that there is nothing as dense as this project anywhere close. She stated that there would be no ability to go anywhere except by vehicle and that there are too many variances. Ms. Bicknese further stated that this would be a density more like the inner city and that she would continue to strongly oppose.

Ms. Karla Twombly stated that she lives directly behind the proposed development. She stated that there are many water problems on Woodcrest Drive that had not been addressed by DuPage County. Ms. Twombly stated that she has lived there for 65 years, and that when she was younger they did not have a pond but now have 2.5 acres under water. She stated that if they get any more water, their house will be in extreme danger. Ms. Twombly further stated that she must replace her sump pumps every 2 years. She stated that there has been no plan for excess water and that she is very concerned for the wellbeing of her house and property. She stated that where the water would be sent is a swamp and that her and her husband remain extremely opposed to the petition.

Chairperson Mallers asked that the engineer from Woodland Glen Development address the concerns from audience members.

Mr. Steve Kranenborg, Project Manager, V3 Companies, Ltd., Woodridge stated that the stormwater management series is in full compliance with the DuPage County stormwater ordinance, and that as part of their project they would provide about 3.5 acres of stormwater retention. He stated that the existing property is steeply sloped and drains southeast of the proposed development and as part of the project, as required by DuPage County, they would capture all stormwater on property and reroute it to the facility to be slowly released offsite.

Commissioner Julie Kasprovicz questioned if this process would be better for the property.

Mr. Kranenborg stated that there would be a net benefit to everyone downstream of the property.

Commissioner Jackson questioned if any of the property drains to the north.

Mr. Kranenborg stated that a small portion of the property drains back to 87th Street, and that, as required by DuPage County, they would be required to over restrict the net release of water, and that their restrictions would be even stricter than what the county ordinance requires.

Chairperson Mallers questioned if the drainage moves away from any particular property.

Mr. Kranenborg stated that the property is primarily sloped north and drains southeast to the existing wetland.

Chairperson Mallers questioned if Mr. Kranenborg would anticipate any of the concerns brought up by public comment.

Mr. Kranenborg stated that he did not anticipate public concerns as a direct result of the development. He stated that there is a history of drainage issues within the Woodcrest subdivision, but as part of the redevelopment of the property there would be a net benefit to those downstream due to the retention of stormwater.

Commissioner Jackson clarified that the project would not exacerbate the current issues.

Mr. Kranenborg stated that it will improve current issues, but they would not be doing any work on the downstream properties. He stated that they are doing all they can within the development property limits and in accordance of county ordinances.

There was some conversation among the commissioners clarifying Mr. Kranenborg's statements.

Ms. Becknese questioned, in reference to Mr. Kranenborg, how water would move east to west.

Chairperson Mallers stated that that issue would need to be looked at in future meetings.

Commissioner Jackson brought the engineering letter back to the attention of the audience.

Mr. Tony Antiporek stated that he lives east of the proposed development and that the water drains north to southeast across his property. Mr. Antiporek questioned who would be liable if this project does not work. He further questioned if he would be taxed if his property is not usable.

There was no further conversation pertaining to the proposed petition.

Commissioner Jackson made a motion seconded by Commissioner Gillespie to approve PZC2024-02 (PAGE 7) 2941, 2963, and 2985 87th Street – Woodland Glen Development. Petitioner requests final approval for a Planned Unit Development (PUD) and Final Plat of Subdivision. The petition specifically requests final 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 with the following condition:

- 1. Applicant complies with comments per City Engineer letter.**

Upon roll call vote the MOTION CARRIED 5-0.

Mr. Gombac reported that the petition would be forwarded to the Municipal Services Committee on April 22, 2024 at 6:00 p.m.

Staff Updates & Correspondence

Mr. Yanke reported that there are 2 economic interest statements, one with the City and one with the County, and the Commission should have received an email regarding this.

Mr. Yanke reported that there would be a tentative meeting June 19 as well as a PZC training for staff and Commissioners.

Mr. Gombac stated that the training would be segment of DePaul University and would be hosted by a zoning attorney providing context to different planning and zoning cases.

There was some conversation regarding the training.

Approval of Minutes

Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz to approve the February 7, 2024 Regular Meeting Minutes.

Upon roll call vote the MOTION CARRIED 5-0.

Next Meeting

Chairperson Mallers announced that the next meeting will be held on April 17, 2024, 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 Gillespie made a motion, and it was seconded by Commissioner Gonzalez. Upon voice vote, the MOTION CARRIED unanimously, and the meeting adjourned at 7:31 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson