

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
July 20, 2022**

**PRESENT:** Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Hilda Gonzalez, Chris Jackson, Julie Kasproicz, Brian Liedtke, Ralph Stompanato

**ABSENT:** Bryan Gay

**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/OLD BUSINESS:**

- a. Public Hearing – PZC2022-04 Comprehensive Plan Amendment Amendment to the City of Darien Comprehensive Plan. The petition (city initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections within the 2006 Plan that are subject to proposed amendment are: - Chapter IV, Key Development Areas - Chapter V, Future Land Use (Non-Key Development Areas)**

Mr. Jordan Yanke, City Planner provided an overview of the history of the Comprehensive Plan. He reported that the committees and commission agreed on Attachment A in the agenda packet. Mr. Yanke reported that the purpose of the meeting is to review the Key Development Areas and have open discussion.

The PZC reviewed the Key Development Areas.

Chairperson Lou Mallers stated that he would like to see something happen at on 75<sup>th</sup> and Lemont and suggested putting something together to give to the management company. He also stated that he would like to see something near Home Depot. He asked that those two areas be moved to the top of the list.

Chairperson Mallers stated that he would like to have some feedback and involvement from the Municipal Services Committee.

There was some discussion regarding the Brookhaven Shopping Center and that Mr. Manos is on board with enhancing the area.

Commissioner Hilda Gonzalez stated that more business is better for the taxpayers and that she would like to see more commercial at Chestnut Court.

Commissioner Bob Erickson questioned the idea of monument signs at I55 and Cass and the 75<sup>th</sup> Street exits to define Darien.

After much discussion, the PZC agreed to have staff send out a survey to the Commissioners asking to rank their preferences.

Commissioner Brian Liedtke suggested a map showing what is vacant and what is not in Darien's jurisdiction.

Commissioner Julie Kasprovicz suggested a larger map.

Commissioner Hilda Gonzalez suggested a pamphlet to residents of what Darien offers.

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

**Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz to continue the Public Hearing to the next meeting.**

**Upon roll call vote, THE MOTION UNANIMOUSLY CARRIED 8-0.**

#### **STAFF UPDATES & CORRESPONDENCE**

Mr. Jordan Yanke, City Planner reported that the petitioner for the apartment proposal would like to return.

#### **APPROVAL OF MINUTES**

**Commissioner Erickson made a motion, and it was seconded by Commissioner Gillespie to approve the July 6, 2022, Regular Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED 8-0.**

#### **NEXT MEETING**

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, August 3, 2022.

#### **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 Liedtke made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:54 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
**Secretary**

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**Lou Mallers**  
**Chairperson**