

MINUTES CITY OF DARIEN

PLANNING & ZONING COMMISSION MEETING

Wednesday, January 15, 2025

PRESENT: Lou Mallers - Chairperson, Bryan Gay, Hilda Gonzalez, Chris Jackson, Jonathan Johnson, Julie Kasprowicz

ABSENT: Shari Gillespie, Chris Green, Mark Kazich

OTHERS: Ryan Murphy - 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 audience members wishing to present public testimony.

Regular Meeting – New Business

- a. **PZC2024-13 – 1033 N. Frontage Road – Mike Angileri c/o Coventry Gardeners, LLC – A request to rezone the subject property from the R-1 Single Family Residence District, to the B-3 General Business District, and for approval for a Special Use Permit for a contractor’s storage yard within the B-3 General Business District with variations from Section 5A-8-4-8(B)(1)(b)(2) of the City Zoning Code to allow for parking facilities to be located five feet from the west property line.**

Mr. Ryan Murphy, City Planner reported that the property consists of a 1,162 square foot home which had been zoned R-1 and later surrounded by industrial property with zoning including office, research and light industry, I-1 and R-1. He reported that the petitioner’s request to rezone would facilitate the development of the site as a contractor’s storage yard through Special Use Permit. He further reported that Staff found that the proposed zone change would be consistent with recent developments and surrounding zoning. Mr. Murphy reported that through the City’s comprehensive plan, the site would be developed as a non-key development area.

Mr. Murphy reported that upon approval, the site would be converted into a contractor’s storage yard through the construction of site improvements including a 6-foot perimeter fence, paved parking and landscape area with 20 parking stalls, trash enclosure and stormwater detention pond. He further reported that the existing residence is intended to be converted into an office space, however if it is unable to be converted, the petitioner would demolish the residence and construct a new office building under Staff review.

Mr. Murphy reported that the project complies with all required development standards except for parking facilities. He reported that the requested rezoning of the parking lot would allow the narrow lot to be developed and be consistent with surrounding developments. He further reported suggestions for conditions from Staff.

Mr. Murphy reported that he had not received public comment, however an industrial property owner had expressed concern for traffic flow and debris from materials.

Mr. Michael Angileri, 1450 Plainfield Rd, stated that he had visited the area in question and that it would be in line with the contractor's uses. He stated that the purchase of the property would be contingent on City approval of the rezone and variations. He stated that the contractor would operate well in the proposed property and that they would move forward quickly with the purchase after approval. He further stated that he would address concerns about ingress and egress.

Mr. Salvador Reyes, Coventry Gardeners LLC, stated that his company's materials would include mulch, compost and debris from gardens and that it would be utilized every day. He stated that he would use 9 pick up trucks and 3 dump trucks for everyday use, and that the 5-foot variance would be needed to have space to operate said vehicles.

Chairperson Lou Mallers questioned if the purchase of the property would be based on the conversation of the Commission.

Mr. Angileri confirmed that it would. He stated that if the petition was approved, they would close the purchase within 3 or 4 days and work with Staff moving forward. He stated that if the house would become too expensive to keep within City Code, they would knock it down.

Chairperson Mallers stated that there would be certain requirements needing to be met, including with the American Disabilities Association and the well and septic.

Mr. Angileri stated that they had intent to remove the well and septic due to the placement of the parking lot. He stated that he would seek Staff assistance to comply with ADA standards.

Chairperson Mallers questioned if the house is currently fully occupiable.

Mr. Angileri stated that with some renovating the house would be livable.

Commissioner Chris Jackson questioned if the house was currently held under a trust.

Mr. Angileri confirmed that it is under a trust and currently not occupied.

Commissioner Jonathan Johnson questioned if a professional inspection had been conducted on the house.

Mr. Angileri stated that there had not been a professional inspection.

Commissioner Jackson confirmed that the petitioner would fix up the existing property to adhere to Code and ADA standards and if it could not be done they would put in a brand-new structure.

Mr. Reyes stated that his intent for the house would not be for the public but solely for employee use as an office and storage space. He further stated that he would like to save the well in front of the house to water plants.

Commissioner Jackson questioned if Mr. Reyes would connect to municipal water supply and keep the well for irrigation.

Mr. Angileri stated that connecting to City water would be difficult from a cost perspective and its distance from the property. He stated that they would likely forego City water and connect to the sewer across the street.

Commissioner Jackson questioned if they would connect the structure to the well on property.

Mr. Angileri stated that would likely be the best option if a modular building went up.

Mr. Murphy reported that he had confirmed with Dan Gombac, Director that there is no requirement to connect to City water. He reported that if the well were to fail, they would be able to connect to IDOT right-of-way water across the street.

There was some discussion regarding the ease of putting a new structure up in place of the existing one.

Mr. Reyes stated that he would try his best to retain the current building, but if it became too expensive he would put a new one in its place.

Commissioner Jackson questioned if the new structure would be a prefab metal building on a slab or a building that would move.

Mr. Angileri stated it would likely be a prefab building.

Mr. Murphy stated that a solid foundation would be part of the motion and that the petitioner would work with Staff to meet commercial guidelines and zoning requirements.

Commissioner Johnson questioned if the foliage currently on the property would cause an issue with vehicles moving in and out.

Mr. Murphy stated that based on the site plan, very few of the trees would be able to be preserved.

Mr. Reyes stated that the trees would be removed.

Mr. Murphy stated that Dan Lynch, Christopher Burke Engineering, would make sure there would be no motorist obstructions.

Commissioner Julie Kasprovicz questioned if the modular option were to be utilized would it eliminate the need for a variance with the lot.

Mr. Murphy reported that the typical Code requirements with such a lot would provide 30 feet from the west property line and 20 feet from the east property line. He reported that with trucks moving in and out the petitioner would likely need the variance still.

Mr. Angileri stated that the current house is not very big and even with a new structure there would still not be much square footage to allow for space for trucks and trailers.

Commissioner Kasprovicz questioned if the petitioner had a blank slate if the property would be set up differently.

Mr. Reyes stated that we would like to try and maintain the current structure.

There was some discussion regarding the square footage of the property and structure.

Commissioner Jackson stated that the petitioner requested 18 parking spaces for all his vehicles.

Mr. Reyes stated that the parking spaces would be for employees' personal vehicles seeing as they use the company vehicles during the work day.

Commissioner Jackson questioned what kind of landscaping the company would do.

Mr. Reyes stated that they do only flower bed installations.

Commissioner Jackson questioned if their business would be residential or commercial.

Mr. Reyes stated that they have both residential and commercial clients, but about 90% being residential. He further stated that they work from March until November and during off months the property would only be used to store vehicles and equipment.

There was some discussion regarding construction on Frontage Road.

There was further discussion regarding the layout of the lot.

Commissioner Bryan Gay questioned if the compost and mulch would be contained.

Mr. Reyes confirmed that the compost and mulch would be covered.

There was some discussion regarding the placement of mulch and compost on the lot.

Mr. Murphy clarified for the Commission that they would provide the preliminary approval and following that Staff would work with the petitioner.

Commissioner Gay questioned if there would be a gutter or barrier that would focus run-off to a particular area.

Mr. Murphy stated that the run-off would be required to be treated.

Commissioner Gay questioned if there would be a dumpster enclosure.

Mr. Murphy confirmed there would be a dumpster enclosure.

Commissioner Johnson questioned if there were any complaints from the neighbor to the west.

Mr. Murphy reported that they had received a mail notice but had no comments.

Commissioner Jackson questioned if they should include the west side of the property in the setback.

Mr. Murphy suggested they include the setback for the whole property in their conditions.

Commissioner Jackson stated that the amount of parking would be necessary for their operations and would allow flexibility for building a new structure.

Commissioner Johnson stated that the foliage would have to go to be visible by the street.

Commissioner Jackson stated that foliage would fall under the Special Use.

There was some discussion of the businesses surrounding the property.

Commissioner Jackson questioned if there would be a concern with traffic.

Mr. Murphy reported that a traffic study had not been conducted but could be requested upon concern.

There was some discussion regarding traffic flow and right-of-way.

There was further discussion of the view of the property on Google Maps.

There was further discussion regarding IDOT versus City-owned right-of-way.

Commissioner Jackson suggested reviewing any right-of-way work with IDOT.

Commissioner Jackson questioned the petitioner's preference with the existing building.

Mr. Reyes stated that he would like to try and salvage the existing building and evaluate the cost of renovating versus putting up a new structure.

There was discussion amongst the Commission regarding the specifications of their conditions.

Commissioner Jackson made a motion and it was seconded by Commissioner Gay to approve PZC2024-13 – 1033 N. Frontage Road – Mike Angileri c/o Coventry Gardeners, LLC – A request to rezone the subject property from the R-1 Single Family Residence District, to the B-3 General Business District, and for approval for a Special Use Permit for a contractor’s storage yard within the B-3 General Business District with variations from Section 5A-8-4-8(B)(1)(b)(2) of the City Zoning Code to allow for parking facilities to be located five feet from the west property line with the following conditions:

- 1. No residential uses would be allowed.**
- 2. Pending evaluation, the building would be converted to commercial use, including all state, municipal and federal laws and codes, or otherwise replaced with a one-story building with the following setbacks:**
 - a. Existing front and East side,**
 - b. And Ordinance permitted West and rear.**
- 3. Exiting and entering the driveway from only a forward direction with no multi-turns in the right-of-way.**
- 4. Cover and enclose with a three-sided structure with size as approved by Staff all organic materials and store them in the rear of the property.**
- 5. Coordinate the removal of overgrowth for traffic visibility as reviewed by Christopher Burke to comply with City standards and IDOT.**

Additionally, approval of variances for either side of the parking structure within five-feet of the property line.

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 6-0.

Mr. Murphy reported that the petition would be forwarded to the Municipal Services Committee on January 27, 2025 at 5:30 p.m.

Regular Meeting – Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that on January 20, 2025 the City Council would be considering the restructuring and appointing of the new Planning and Zoning and Economic Development Commission.

Mr. Murphy reported that on February 5, 2025 there would be a Special Use Amendment for the Smoke Bank on 75th Street which would be for a small LED sign to be placed in the drive-thru window.

Approval of Minutes

Commissioner Kasprovicz made a motion, and it was seconded by Commissioner Johnson to approve the January 8, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED with 4 in favor and 2 abstaining due to absence.

Next Meeting

Mr. Murphy announced that the next meeting will be held on February 5, 2025 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 Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:24 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson