

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
October 3, 2018**

**PRESENT:** Lou Mallers- Chairperson, Robert Cortez, Michael Desmond, Robert Erickson, John Laratta, Ralph Stompanato, Steven Manning - City Planner

**ABSENT:** Brian Gay, Brian Liedtke Mary Sullivan

Chairperson Mallers 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.

**REGULAR MEETING:**

- A. Public Hearing Case: PZC 2018-07 7879 Lemont Road (Club Fusion) Petitioner Club Fusion, as lessee of a portion of the building at 7879 Lemont Road, seeks approval of a special use zoning permit to operate an indoor volleyball recreation business.**

Mr. Steve Manning, City Planner reported that Club Fusion is looking to find an adequate facility and currently has a practice facility in Darien providing volleyball training to youth grades 4-12 and sponsor AAU teams traveling to national tournaments. Mr. Manning reported that Club Fusion has a lease pending for 30,960 square feet with plans to include two sand volleyball courts, four hard surface volleyball courts, a fitness training room, showers, concessions and offices. He further reported that they will provide practice and training sessions after school between 4:30 - 9:30 pm with up to four coaches and four employees. Mr. Manning reported that most of the youth would be dropped off and picked up by parents.

The petitioner, Mr. William Milborn stated that he along with Steve Dowjotas - NuWave Volleyball, Brian McDermand - Progression Volleyball Consulting, and Adam Kamuda - MFC Sports Performance are looking to make the Darien facility the home of Club Fusion. He reported that practices will be held after school between the hours of 4:30 and 9:30 pm to Middle School and High School athletes.

Mr. Steve Dowjotas, NuWave Volleyball stated that they have outgrown the space they lease from Perfect Swing at 8251 Lemont Road and that they would like to make the program better and provide a better facility. Mr. Dowjotas stated that presently there are 25 youths from Darien and hope to expand and open the facility offering a lot with the goal of practicing and training.

Mr. Milborn stated that they are planning on providing concessions offering drinks, and snacks and that there are at least 200 parking spaces with room for additional spaces if needed.

Commissioner Laratta stated that the lighting may have not been set up for large pedestrian crowds at night and that it was a safety issue.

Mr. Milborn stated that the pick-up and drop-off will be located in the front of the building where there is lighting.

Chairperson Mallers questioned if there is any possibility for expansion.

Mr. Dowjotas stated that they took off as a club and that for the first time NuWave will have a home.

Commissioner Cortez questioned what partnering has been done with the other locations.

Mr. Dowjotas stated that they have partnered with the middle and high schools providing clinics.

Commissioner Laratta questioned how many will be in the building at one time.

Mr. Milborn stated that there will be approximately 30-50 kids from age 10-14 years that will be dropped off and picked up. He further stated that some of the 15-18 year olds will drive but mostly dropped off and picked up.

Commissioner Laratta questioned what type of strength training is offered.

Mr. Adam Kamuda - MFC Sports Performance stated that strength training will be similar to a fitness club but that they do not offer a typical gym like membership.

Commissioner Cortez questioned the beach volleyball.

Mr. Brian McDermand - Progression Volleyball Consulting stated that they are creating courts exclusively for doubles. He stated that presently there are only four in the Chicagoland area. Mr. McDermand stated that they are not looking for big leagues only four on a court so the numbers will be minimal. He further stated that most groups will be a maximum of 8 and that they are going to provide two of the nicest sand courts in the country.

Commissioner Desmond stated that his daughter played for NuWave and Steve Dowjotas coached her and that he is familiar with the Club. He questioned the length of the lease.

Mr. Milborn stated that they have not finalized the lease but it is seven years.

Commissioner Stompanato asked about a typical busiest day.

Mr. Dowjotas stated that there will be 16 teams at the same time with 150 players and spectators. He stated that this sport does not attract many spectators, and usually only parents.

Mr. Manning reported that this type of facility will be treated like other health clubs in Darien and that they will pay an amusement tax. He further reported that they will also have concessions and a pro shop and therefore will be some sales tax. He reported that staff received a letter from the Forest Preserve stating that they had no issues.

Chairperson Mellers stated that this is a useful use in a big space.

At 7:31 p.m. Chairperson Mellers opened the meeting to anyone wishing to present public comment.

Mrs. Gia Gaetto and Mr. Jonathan Tan stated that their children are players with NuWave and that they support them. They both stated that the coaching is exceptional and that they are great with the kids and that this facility will be a great addition to Darien.

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

Commissioner Laratta expressed his concern for lighting and stated that the lighting has typical warehouse lighting.

Commissioner Erickson noted the special use criteria.

Commissioner Desmond stated that this will be a significant value to Darien and that it will bring people to our restaurants, stores, etc.

**Commissioner Desmond made a motion and it was seconded by Commissioner Erickson approval of a special use zoning permit to operate an indoor volleyball recreation business and that the petition satisfies the Special Use Standards 1-8 of the Zoning Code Section 5A-2-2-6(G) subject to the Municipal Services Committee reviewing the plan for adequate lighting.**

**Upon roll call vote, THE MOTION CARRIED 6-0.**

Mr. Manning reported that this would forward to the Municipal Services Committee on October 22, 2018 and to the City Council on November 5, 2018.

#### **CORRESPONDENCE**

None

#### **OLD BUSINESS**

Mr. Steve Manning, City Planner reported that the Salverredy family petition for a variation for an attached garage withdrew their petition. He further reported that the Municipal Services Committee and the City Council gave their go ahead for the PZC to have a hearing on amending the code regarding variance criteria and that the City Attorney was very encouraging.

Chairperson Mallers reported that he provided an overview to the Municipal Services Committee and encouraged them to consider more Aldermen participation attendance at PZC meetings.

There was some discussion regarding having Aldermen at the meetings.

Chairperson Mallers stated that his intention was to enhance the relationship between the PZC and the MSC.

Mr. Manning reported that the MSC had a few comments regarding variation criteria language being general or specific, how it compared to other communities, and whether it was weighted or biased. They also were encouraging about upgrading other criteria in the City Code.

#### **NEW BUSINESS**

None

#### **APPROVAL OF MINUTES**

**Commissioner Erickson made a motion and it was seconded by Commissioner Laratta to approve the August 1, 2018 Regular Meeting Minutes.**

**Upon roll call vote, THE MOTION CARRIED 6-0.**

**NEXT MEETING**

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, October 17, 2018 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 Cortez made a motion and it was seconded by Commissioner Stompanato. 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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**Lou Mallers**  
**President**