

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
SPECIAL MEETING
November 1, 2023**

PRESENT: Alderman Thomas Belczak-Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: None

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

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:01 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

**a. PZC2023-09 2941, 2963, and 2985 87TH Street – Woodland Glen
Development**

Mr. Jordan Yanke, City Planner, reported that the petitioner requests approval of a Rezone, Special Use Planned Unit Development (PUD), Preliminary Plat, and Variations/Waivers. He reported that the petition specifically requests approval for a 17-lot subdivision with 34 total dwelling units, or 17 two-family dwellings (i.e., duplexes).

Mr. Yanke reported that this is currently zoned Single-Family Residence District (R-1) and the proposed zoning is Multi-Family Residence District (R-3). He reviewed the waiver requests and noted that the PZC made a favorable recommendation with conditions.

Mr. Yanke reported that the petitioner submitted a traffic study and a letter was received from the Fire District and response from DUDOT regarding the sidewalk along 87th Street and if a traffic light is warranted. He further reported that there were a lot of concerns from the PZC meeting regarding stormwater, drainage, traffic impacts and landscaping and proximity of structures.

Mr. Yanke reported that the 2006 Comprehensive Plan had this area of land as a Key Development Area and an update to plan was done last year keeping this area as Key Development Area commercial in a cohesive nature or subdivision that City would be

interested in. He reported that this proposal meets gross density residential requirements in the PUD.

Mr. Dan Gombac, Director reported that the City will look at the fire hydrants and the fire district does not use cul-de-sacs. He reported that fire alarms and sprinklers are not required and if approved, the process will start again with final plat, engineering, etc. He further reported that at that time landscaping will be addressed.

Mr. Jim Healy, Attorney representing Woodland Glen Subdivision gave a brief overview of the proposal. He stated that the water will come from the City of Darien and sewers from DuPage County and that the development has a negligible impact. Mr. Healy stated that the area is commercial and high density and that this development offers transitional zoning with Woodridge nearby. He stated that this proposal will be positive to the City for 55 plus allowing residents to sell their home and move into a one level ranch with no maintenance.

Mr. Healy stated that they moved the homes two feet on east and west towards the street to have site lines in terms of safety and that they will need the variance to reflect 23 feet in the front to 20 feet and 23 in the rear.

Mr. Healy stated that they addressed the concerns of the PZC and are collaborating with staff and the Fire District. He stated that the Feedback from City residents is that they are looking for this specific type of residential living.

Mr. Scott Stevens, Vice President Donovan Homes stated that they are proposing ranch duplex homes which are two attached single level single family residences. He stated that the homes will be 2200 square feet with brick exterior and full basements, concrete driveway and an upscale interior with pricing beginning in the upper \$500,000 range.

Mr. Stevens shared slides from Woodglen located in the Village of Lemont and representative of the architecture proposed for Darien. He stated that there is significant grade change in the topography and that they designed site plan is to allow for standard and lookout basements.

Mr. Steve Kranenborg, Project Manager, V3 Companies presented information on the site engineering and stormwater management. He highlighted some of the design features and constraints and noted that there is a considerable amount of grade change in the southern half of the property and a 30-foot elevation difference.

Mr. Kranenborg stated that they investigated the existing wetland delineation and reported that there are no wetlands on site. He stated that they worked with the existing topography and designed the stormwater based on volume and best management practices and that

the design will be a significant improvement to the adjacent properties slowing the downstream discharge and slowly releasing it to the south.

Mr. Kranenborg stated that there will be naturalized native landscape and stormwater overflow routes to the detention basin for larger storm events and utilities in the rear yard. He stated that the sanitary sewer is not in the immediate vicinity so a lift station will be installed along with a 12" water main to the west.

Alderman Ted Schauer questioned if the development was in a flood zone and Mr. Kranenborg stated that it was not.

Chairperson Belczak questioned if any of the water flow will go from east to west.

Mr. Kranenborg stated that the flow is to the south and that each property line will have a swale to reroute to the catch basin. He stated that they will be matching the grade at the property line and basin will slope down.

Alderman Ralph Stompanato questioned the lift station.

Mr. Kranenborg stated that the development cannot be served by a gravity sewer system and the pump station will route through the main to the sewer. He stated that the electrical and pump has not been designed yet but that they will work with the lift station company to meet all the requirements.

Mr. Gombac asked the petitioner for an explanation of how the water sheet flows.

Mr. Kranenborg stated that the release rate is .7 cubic feet per second which is a significant reduction versus what is there presently. He stated that the strict stormwater management requirements do not allow any discharge onto the adjacent properties. He further stated that the water is captured and retained in the pond and released versus sheet draining.

Alderman Stompanato questioned if there is any consideration for an emergency type generator.

Mr. Stevens stated that there will be a generator.

Chairperson Belczak opened the meeting to anyone in the audience wishing to present public comment.

Mr. Tony Antiporek stated that the grading on the east is problematic and asked if it will be resolved as far as grades. He also questioned the retaining wall maintenance.

Ms. Donna Bicknesey stated that her family purchased her home 60 years ago it is a wetland and a swamp. She stated that once the retaining wall is built east and west it is going to be too wet to walk on. Ms. Bicknesey stated that the petitioner is pushing 6 units per acre and there is not graduated housing with what is going around the area. She stated that there are too many houses for the area and that Farmingdale Condominiums are nearby and nothing resembling this.

Ms. Karla Trombly stated that her home is behind the proposed development. She stated that the swamp is 2' deep and that they are putting in a subdivision in a water and grassy area. Ms. Trombly stated that the proposal is adding houses and cement and more water draining into the swamp and that she is concerned for her home and land. She stated that there is nowhere for the water to go and there is no way that Woodcrest can manage the water.

Ms. Jeanine Antiporek stated that this is a Key Development Area but that she was concerned that the City did not speak to all the residents. She stated that she purchased her home 27 years ago because it was special and that she disagreed that the traffic will not be impacted and that there are no wetlands. She further stated that this proposal will negatively affect the wildlife.

Mr. Tony Antiporek stated that he does not see any hardship and that the neighborhood does not want this. He stated that 53 people signed a petition against the proposal. Mr. Antiporek stated that it is a bad idea to let this go through and that they should build somewhere else.

A resident stated that the residents were never asked if they wanted this rezoned. She stated that this area is a gem of Darien and this is not right.

Chairperson Belczak asked for a definition of a wetland.

Mr. Kranenborg stated that a wetland has certain criteria soil and vegetation perspective. He stated that this is part of their due diligence on the property and just offsite the swamp area is classified as a wetland area and considered and in accordance with the DuPage County regulations.

There was more discussion regarding the stormwater drainage.

Mr. Kranenborg stated that the stormwater will go southeast to the wetland drainage where it is today. He stated that today it sheet drains off onto the residences and the basin will be captured and retained and slowly released.

Mr. Gombac displayed the GIS showing two major areas on the Woodcrest properties and none on the proposal.

Mr. Yanke referenced the wetland areas in the packet on page 19.

Chairperson Belczak questioned if any residents would have the opportunity to get City water and storm drainage.

Mr. Gombac reported that it could be a consideration Mr. Antiporek's property.

A resident questioned the snow removal from DuPage County and where the snow will be pushed.

Mr. Gombac reported that there is an excellent snow plowing system in place and that the City will haul or push to another area.

There were several residents in the area concerned about the salt going into the swamp and who is responsible for the retention pond.

Mr. Gombac reported that the Homeowners Association will be responsible but the first 3-5 years. He reported that the City holds funds with the developer to make sure it done within County standards.

A resident questioned who is responsible if their homes get flooded.

Mr. Gombac reported that the petitioner must follow the best practices and that the water will be released at a slower rate. He stated that he cannot predict what would happen in a 500-year storm.

Mr. Healy stated that DuPage County has the strictest stormwater in the nation. He stated that salt goes into the retention pond and there are strict regulations regarding the plantings.

Mr. Yanke reported that there are seven conditions that the PZC recommended and that one will need to be modified which directly impacts the neighbors to the east and west.

Mr. Kranenborg reported that after further analysis at a maximum they can push 6 units two feet to provide for additional buffer and landscaping along the lot line. He stated that once the two feet overlaps it goes beyond the sidewalk.

He stated that a shift in the front will be from 23 to 20 feet on the 6 lots.

Chairperson Belczak announced that this would be forwarded to the City Council on November 20th.

There was no one else wishing to present public comment.

- a. **Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a PZC2023-09 2941, 2963, and 2985 87TH Street subject to the following conditions:**
- 1) **Applicant revise the preliminary plan in regards to the location of duplexes on Lots 1, 2, 3, 9, 10, and 11. The structures on said lots shall be shifted two (2) feet towards Woodland Lane, resulting in a front yard setback of twenty-three (23) feet and rear yard setback of twenty (20) feet for each lot/duplex.**
 - 2) **Fire District Approval.**
 - 3) **Submittal of a Geotechnical Report.**
 - 4) **Submittal of Best Management Practices (BMPs).**
 - 5) **Submittal of Homeowners Association (HOA) covenants and restrictions.**
 - 6) **Response be obtained from DuPage County regarding sidewalk feasibility along 87TH Street.**
 - 7) **Traffic light feasibility study be submitted by the applicant to DuPage County.**

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

Chairperson Belczak announced that this would be forwarded to the City Council on Nov 6th at 7:30 pm.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:13 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Chairperson

Ted Schauer
Alderman

Ralph Stompanato
Alderman