

**MINUTES CITY OF DARIEN**  
**PLANNING & ZONING COMMISSION MEETING**  
**Wednesday, December 6, 2023**

**PRESENT:** Lou Mallers – Chairperson, Bryan Gay, Chris Jackson, Chris Green, John Johnson

**ABSENT:** Robert Erickson, Shari Gillespie, Hilda Gonzales, Julie Kasprovicz

**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.

**Regular Meeting – New Business**

There was no new business.

**Regular Meeting – Old Business**

- a. **Public Hearing – PZC2023-06 – CONTINUED FROM 11/15/2023  
Mixed-Use District Text Amendment Petition from the City of Darien  
to amend the Zoning Ordinance (i.e., Text Amendment) to create a  
Mixed-Use Zoning.**

Mr. Jordan Yanke, City Planner reported that this discussion was continued from 11/15/2023 regarding the Mixed-Use District Text Amendment. He reported that he would like to continue the discussion and make final recommendations to forward to Municipal Services.

Mr. Yanke reported that the comments to date are those that have been forwarded. He reported that there is talk regarding Chestnut Court being sold.

Chairperson Lou Mallers stated that the commercial centers like Chestnut Court are being prioritized. He discussed Burr Ridge mixed uses and that they are better situated but the way they structured is a good mix and a nice downtown area.

Commissioner John Johnson questioned if there is an option for someone to come in and request if not listed. He stated that he did not want to discourage businesses if it is written not allowed.

Commissioner Bryan Gay suggested listing prohibited uses and special uses such as adult uses, cannabis, tobacco and vape shops, etc.

Commissioner Chris Jackson stated that there does not need to be designation of what they are but to put it under special uses as listed in the business district or restricted.

Chairperson Mallers stated that for mixed use we do not want to close the door for businesses to come in.

Commissioner Chris Green stated that special use leads to a lot of contention and that the verbiage should be in alignment with the B-2 district.

Commissioner Gay stated that Downers Grove did a special downtown restaurant liquor license that addresses no gaming.

There was much discussion regarding the prohibited and special uses. There was also discussion and a recommendation to have the building height 75 feet and no more than 6 stories.

Mr. Yanke stated that he would rewrite with the recommendations as discussed and approve to forward to Municipal Services.

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

**Commissioner Gay made a motion and it was seconded by Commissioner Jackson to recommend with the edits discussed amending the Zoning Ordinance (i.e., Text Amendment) to create a Mixed-Use Zoning District.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 5-0.**

### **Staff Updates & Correspondence**

Mr. Yanke reported that the townhomes were approved at the November 20<sup>th</sup> City Council meeting.

### **Next Meeting December 20, 2023**

Mr. Yanke announced that the next meeting scheduled for Wednesday, December 20, 2023, at 7:00 p.m. has been cancelled.

### **Public Comments (On any topic related to Planning and Zoning)**

Mr. Tom Palucek was in the audience and stated that he was present to discuss the 87<sup>th</sup> Street duplexes and the flooding in his area. Mr. Palucek stated that he has lived in Darien since 1977 and that there is flooding in the streets every year and that he is concerned when the 87<sup>th</sup> Street duplexes are completed.

Mr. Jordan Yanke, City Planner reported that the City Council approved the preliminary plan on November 20<sup>th</sup>. He reported that if new information is needed to reach out to him directly. He further reported that there will be steps from the developer to go for the final engineering.

Mr. Yanke encouraged the resident to contact public works regarding the flooding issue.

**Adjournment**

**With no further business before the Commission, Commissioner Gay made a motion, and it was seconded by Commissioner Jackson. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:24 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Lou Mallers  
Chairperson**