

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 18, 2019**

PRESENT: Lou Mallers-Chairperson, Robert Erickson, Steve Hiatt, Julie Kasprovicz, Brian Gay, Hilda Gonzalez, Brian Liedtke, Ralph Stompanato

ABSENT: Michael Desmond

OTHERS: Joseph Hennerfeind-City Planner, Dan Gombac-Community Development Director, Mayor Joseph Marchese

Chairperson Lou 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 PZC 2019-03 - Continued Case: PZC 2019-03 7710 South Cass Avenue (Modell - Crematory) Petitioner Modell Funeral Home, as owner of property at 7710 South Cass Avenue, seeks approval of a special use amendment for the construction of a building addition to operate a crematory as a secondary use.

Chairperson Mallers reported that the application has been withdrawn by the petitioner.

B. Public Hearing PZC 2019-04 Case: PZC 2019-04 7532 South Cass Avenue (Redevelopment) Petitioner 7532 CASS AVE LLC (John Manos), as owner of property at 7532 South Cass Avenue, seeks approval to permit the redevelopment of a vacant lot (former Phillips 66 service station) into a retail center with one multi-tenant building and one drive through facility, located within the B-2 Community Shopping Center Business District.

Mr. Joe Hennerfeind, City Planner reported that the subject property is located on the west side of Cass Avenue, north of Plainfield Road. He reported that currently the property is vacant, but in the past has operated as a Phillips 66 service station. Mr. Hennerfeind reported that adjacent to and with access to Brookhaven Plaza, the property has a total of four access points between Cass Avenue and Plainfield Road. He reported that the petitioner proposes to construct a single building of 3,506 square feet for a two-tenant space with Dunkin' Donuts occupying most of the building and a drive-through service lane that wraps the building with the parcel 24,974 square feet in area.

Mr. Hennerfeind reported that given the size of the parcel, which does not meet current minimum size requirements for a B-2 property, several variations are required. He stated that the small size of the property has limited redevelopment without needing such variations and has economically hindered previous interest and investment.

Mr. Hennerfeind reported that the petitioner has worked with staff to optimize site design including a revision of existing curb-cuts to be reduced with no access on Plainfield Road other than the shared Brookhaven Plaza entrance, and one remaining entrance on Cass Avenue. He reported that the proposal includes special use requests and variations which are noted in the staff agenda memo.

Mr. Hennerfeind reported that the petitioner has drafted a Cross-Access Agreement that has been included with the application materials for any traffic or pedestrians. He reported that two elevation options have been presented, one consisting of primary EIFS (Dryvit) that would match the construction of the existing plaza, and one constructed in higher quality materials of brick and stone, with additional lighting and awnings. He further reported that the Code does not require the higher quality materials, but the petitioner has presented both as there may be the opportunity to partner with the City economically to improve the presence of the building and monument signage to the corner which is currently being discussed with the Council.

Mr. John Manos, petitioner presented plans for the redevelopment and explained the efforts taken to both find preferred tenants and maximize optimize site design. He stated that he was pleased with the outcome.

There was some discussion from the PZC regarding curb cuts and traffic. They requested that staff work with the petitioner and the County to limit access on Cass Avenue to a right in/right-out to address traffic on the busy intersection.

There was also discussion regarding the dumpster and screening. There was concern regarding traffic and sight lines.

Mr. Hennerfeind reported that staff will work with the petitioner regarding the location and screening and reported that a masonry enclosure would be required as a condition of approval.

Mr. Manos stated that he would provide whatever is necessary.

Mr. Dan Gombac, Director reported that staff is working with the City Council on façade improvements as well as marquee signage.

Chairperson Mallers opened the meeting to anyone wishing to present public comment.

A resident in the audience expressed his concern regarding increased traffic at the busy intersection and the impact to the local side streets.

Mr. Gombac, Director reported that Cass and Plainfield Road was under the County and that that he would contact them.

Chairperson Mallers closed the public hearing.

The PZC discussed the special use standards and variation justifications.

Commissioner Hiatt made a motion and is was seconded by Commissioner Erickson to permit the redevelopment of a vacant lot (former Phillips 66 service station) into a retail center with one multi-tenant building and one drive through facility, located within the B-2 Community Shopping Center Business District.

Upon voice vote, THE MOTION CARRIED 8-0.

CORRESPONDENCE

None

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

APPROVAL OF MINUTES

Commissioner Erickson made a motion and is was seconded by Commissioner Hiatt to approve the December 4, 2019 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 8-0.

NEXT MEETING

Chairperson Mallers announced that the next meeting January 1, 2020 is cancelled and that the January 15, 2020 may be as well.

PUBLIC COMMENTS (On any topic related to planning and zoning)

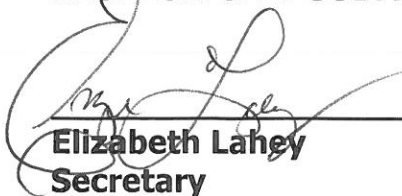
There was no one in the audience wishing to present public comment.

ADJOURNMENT

With no further business before the Commission, Commissioner Kasprowitz made a motion and it was seconded by Commissioner Stompanato. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:


Elizabeth Lahey
Secretary


Lou Mallers
Chairperson