

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 16, 2019**

PRESENT: Lou Mallers – Chairman, Michael Desmond, Robert Erickson, Hilda Gonzalez, Brian Liedtke, Julie Kasprowicz, Ralph Stompanato, Steven Manning - City Planner

ABSENT: Bryan Gay, Liz Lahey

OTHERS: Dan Gombac, Director of Municipal Services and Community Development
Eric Gustafson, Alderman, Ward 6

Chairperson Lou Mallers called the meeting to order at 7:05 PM and declared a quorum present. Planner Steve Manning is retiring October 18. Those present thanked Steve for his service.

REGULAR MEETING:

A. Comprehensive Plan

Chairperson Lou Mallers reported that the Economic Development Committee meets the 2nd and 4th Mondays and everyone is invited. So far they have discussed doing a community survey, ways to work with Chestnut Court to fill empty store spaces, and heard from owner of Brookhaven Plaza John Manos on his plans.

As agreed at the last PZC meeting, the PZC will review each chapter of the Comprehensive Plan.

Chapter 1: Community Assessment

Lou Mallers summarized this chapter as data on existing conditions. Demographic profile is changing in terms of age and size of households. A prevalent theme is the lack of community identity and a downtown. Steve Manning noted that a market study and the decennial census data we will be getting next year could be invaluable inputs to a planning process.

Chapter 2: Planning Issues

Bob Erickson summarized this chapter as the identification of issues and opportunities that were highlighted in 2002, such as gateway signage, senior housing, and a central community activity core space. Redevelopment of the apartment complexes east and west of the Sportsplex, Darien Plaza around Q-Bar, and the Sears store site may be an appropriate priorities for re-development.

Chapter 3: Policies

Ralph Stompanato summarized this chapter as a series of goal statements for future development that were based on the Community Assessment and Issues identified. He said the statements are very general and desirable, but could be more specific. Steve Manning said that a rigorous outreach campaign should be an important part of the planning research and a way to generate interest and support of the plan.

Chapter 4: Key Development Areas

Mike Desmond summarized this chapter as a more in-depth evaluation of 7 sub-areas and ideas for re-development. He highlighted the design concepts presented for Area #1 (75th and Cass)

that the City may want to promote. Steve Manning said that public/private partnerships can take many forms and can be an affordable way to implement those design concepts

Chapter 5: Future Land Use

Julie Kasprovicz summarized this chapter as color-coded mapping of planned land use categories. She noted the maps are small and difficult to read. Steve Manning noted that the future land use map has traditionally been an important basis for the zoning district map and the re-zoning review findings-of-fact.

Chapter 6: Corridor Enhancement

Brian Liedtke summarized this chapter as identifying the main traffic corridors and ideas for beautification. He suggested the next step would be specific design guidelines for each especially the Key Area #1 (75th and Cass). He also suggested the entry monument signs for each subdivision would be beneficial.

Chapter 7: Implementation

Steve Manning summarized this chapter as a generic description of tools that may be useful such as code revisions, site plan review standards, intergovernmental agreements, and developer incentives such as infrastructure, density bonuses, and rebates. He said specific action steps for each prioritized goal in the plan can lead to successful implementation. He said to complete the planning cycle implementation is evaluated every few years to feed into the next plan update.

Lou Mallers recommended attending the Economic Development Committee and the City Council Goals meeting October 29. Discussion on how to proceed will be scheduled for the next PZC meeting.

B. Site Plan Review

Due to the latest of this evening, it was decided to discuss this item at the next PZC meeting.

Old Business: none

New Business: none

Approval of Minutes: none

Next Meeting: November 6 – Public hearing on cannabis zoning text amendment

Public Comments: none

ADJOURNMENT

With no further business before the Commission, Commissioner Erickson made a motion to adjourn and it was seconded by Commissioner Desmond. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 9:15 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Steven Manning
Acting Secretary

Lou Mallers
Chairperson