

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

PRESENT: Lou Mallers – Chairman, Michael Desmond, Robert Erickson, Brian Gay (7:05 pm), Brian Liedtke, Julie Kasprowicz, Ralph Stompanato, Steven Manning - City Planner

ABSENT: Hilda Gonzalez

OTHERS: Mayor Joe Marchese
Steve Hyatt, Darien, IL

Chairperson Lou Mallers called the meeting to order at 7:03 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. Comprehensive Plan

Chairperson Lou Mallers reported that the Comprehensive Plan was last updated in 2006. He stated that Mayor Joe Marchese is present to provide the Committee with an update.

Mayor Joe Marchese reported that Darien needs a vision and needs to look at ways to increase sales tax, entertainment tax and keep the property tax down. He reported that the Economic Development Committee is looking at goals. Mayor Marchese highlighted what the Economic Development Committee has been doing and how that are acting as the liaison between the Chestnut Court Shopping Center and the shopping center developer. Mayor Marchese also reported that he is working closely with Mr. John Mannos regarding the property at Plainfield and Cass. He reported that the City is working with the local businesses on possible economic development incentives.

Chairperson Mallers stated that it is important that both the PZC and the Economic Development Committee work together to have a better understanding of what needs to be accomplished. He stated that there have been some changes to Darien, but it has been a slow process and that Darien has not kept up with the surrounding communities. He further stated that the PZC needs to look at what is in the Comprehensive Plan and how to work with the Economic Development Committee.

Commissioner Desmond stated that the PZC's role is very narrow. He questioned if there is a bigger role that the PZC can play and that it is important to know the "big picture".

Mayor Marchese stated that the PZC's role is very critical to the City.

Commissioner Erickson stated that the decision criteria needs to be looked into. He used Sterigenics as an example and that the original language changes for Darien was very restrictive.

Commissioner Gay provided an overview on the IEDA and an economic development course. He stated that Darien has been given two scholarships but that the course is long. Commissioner

Gay stated that he is checking to see if a 3-4-hour workshop is available to offer to all City officers and elected officials.

Mr. Steve Manning, City Planner reported that the Comprehensive Plan is a boiler plate and was a typical plan done in the 80s. He stated that the document was a great value to inspire officials in Darien, but action was not taken. Mr. Manning stated that there needs to be a consensus of what is needed before a plan is put together. He stated that there was not much public input in the Comprehensive Plan.

Mr. Manning stated that the boiler plate format is out date and that the focus should be on “redevelopment” in Darien. He stated that plan revision is a big job and that there needs to be a commitment from the elected officials to make things happen.

Chairperson Mallers stated that there is a lack of participation from the elected officials and an issue of unfamiliarity.

Commissioner Gay stated that the Economic Development Committee needs to set priorities.

Commissioner Erickson stated Darien needs an emphasis. He questioned all the Commissioner’s and asked them why they moved into Darien.

Commissioner Stompanato stated that there is no commitment and that nothing has been done since 2006. He stated that there needs to be a financial commitment in order to get things done.

Chairperson Mallers stated that there is a concern about people moving to the area because of Sterigenics. He stated that all the groups need to work together.

Commissioner Desmond stated that public input from residents and business owners is needed.

Mr. Manning reported that a starting point is to look at the census and new trends and to update the existing land use map.

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

Mr. Steve Hyatt stated that the groups need to come together and that he cautioned public involvement until the Committee knows what to do.

Commissioner Liedtke stated that he would like to see ideas of how to influence the process with an end goal.

CORRESPONDENCE

None

OLD BUSINESS

None.

NEW BUSINESS

None.

APPROVAL OF MINUTES

None.

NEXT MEETING

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, October 2, 2019 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 Gay made a motion and it was seconded by Commissioner Desmond. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:51 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson