

**CITY OF DARIEN TEMPORARY AMENDMENT TO PLANNING AND ZONING COMMISSION
MEETING RULES FOR COMPLIANCE WITH ILLINOIS OPEN MEETINGS ACT:**

- In person attendance at Planning and Zoning Commission meetings is allowed.
- The public will be permitted to attend a Planning and Zoning Commission meeting but the meeting room will be limited to 20 members of the public at one time. The public will be required to maintain social distancing rules and are required to wear a mask while in the building.
- The public is encouraged to participate in the Planning and Zoning Commission meeting by submitting questions and comments via email to the City Planner Jordan Yanke at jyanke@darien.il.gov.
- Emails providing public comment shall be submitted prior to the start of the Planning and Zoning Commission meeting.

**CITY OF DARIEN
PLANNING AND ZONING COMMISSION**

Wednesday, April 7, 2021

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting

A. Public Hearing – PZC2021-01

7409/7417 Cass Avenue – Special Use Permit Amendment and Variations

Petitioner Joey Buonavolanto (Buona Beef) seeks approval for a Special Use Permit Amendment pursuant to City Code Section 5A-8-3-4 to allow for site modifications to an existing eating establishment, including a patio cover addition and outdoor eating area, on property zoned B-2 (Community Shopping Center Business District) located at 7409 and 7417 Cass Avenue in Darien, Illinois. This case involves Variation requests to the following standards in the B-2 Zoning District:

1. Section 5A-8-3-8(A)(1)(a):
Variation request to reduce the required front setback.
2. Section 5A-11-5:
Variation request to reduce the minimum off-street parking requirements.
3. Section 4-3-10(B):
Variation request to Business District signage regulations.

B. Public Hearing – PZC2021-02

2305 Sokol Court & 2345 S Frontage Road – Major PUD Amendment, Annexation Agreement Amendment, and Plat of Consolidation

Petitioner Shipper Columbus, LLC c/o Paul Swanson Associates, Inc. seeks approval for a Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation in order to construct a multi-family apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3), located at 2305 Sokol Court and 2345 S Frontage Road in Darien, Illinois. This petition includes Waiver requests to the following standards in the Planned Unit Development (PUD) District:

1. Section 5A-3-3-4: Waiver request to increase allowed residential density.
2. Section 5A-3-3-5: Waiver request to off-street parking requirements.
3. Section 5A-3-3-9(B): Waiver request to minimum setback requirement.
4. Section 5A-3-3-10: Waiver request to increase maximum building height.

C. Public Hearing – PZC2021-03

2019 75TH Street – Zoning Text Amendment (City-Initiated)

Petition involves a Zoning Text Amendment submitted by the City of Darien. The petition is for a Zoning Text Amendment to City Code Section 5A-9A-5(A) to add an additional property/address to the List of Permitted Locations for a Cannabis Dispensing Organization. Petition site is located at 2019 75TH Street and is within the B-2 Community Shopping Center Business District.

- 4) Correspondence
- 5) Old Business
- 6) New Business
- 7) Approval of Minutes November 4, 2020
- 8) Next Meeting April 21, 2021
- 9) Public Comments [On Any Topic Related to Planning and Zoning]
- 10) Adjournment