

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 7, 2016**

PRESENT: Beverly Meyer, Robert Cortez, Bryan Gay (7:10 pm), Andrew Kelly, Ron Kiefer, John Laratta, Lou Mallers, Ray Mielkus, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: Ken Ritzert

Chairperson Meyer called the meeting to order at 7:02 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.

A. PZC 2016-09: 1017 71st Street (Loughran) Petitioner Albert Loughran seeks approval of a variation to reduce the required setback distance from 5 feet to 1 foot in the interior side yard for the purpose of constructing a concrete paved storage pad for a recreational camper to be stored in the side yard of his house.

Mr. Steven Manning, City Planner reported the petitioner's plan shows a 9 foot wide concrete driveway extending into the west side yard from the existing concrete driveway in the front yard. He reported that the west side yard is 10.25 feet wide at the front of the attached garage and 11.36 feet wide at the rear of the attached garage leaving 0.5 feet of green space between the new driveway extension and the garage and 0.55 - 1.66 feet of green space between the new driveway and the side lot line.

Mr. Manning reported that the adjacent house side yard is about 10 feet wide and that the overhang of the roof is about 1.0 feet into the side yard and about 8.0 feet above grade. He reported that there is a storage shed in the side yard that will be removed.

Mr. Albert Loughran, petitioner stated that he provided multiple homes in his area with side driveways. He stated that there are 3 on 71st Street and 14 on 69th Street. Mr. Loughran stated that he is requesting the side driveway to store his RV.

Commissioner Mallers questioned the size of the RV.

Mr. Loughran stated that the RV is 19 feet long but that the box is 16'2" which is shorter than his garage. He stated that the RV will be well beyond the face of the home.

Chairperson Meyer questioned if the pad stays with the home when it is sold.

Mr. Manning reported that variations are granted to the property unless the homeowner agrees to remove it during the sale of the home. He reported that this is not something that the City requires.

Commissioner Laratta questioned if the neighbor to the west was contacted.

Mr. Loughran stated that the neighbors were notified.

Commissioner Kelly questioned if there would be any maintenance done and if there would be any noise.

Mr. Loughran stated that he did not intend to do any repairs. He further stated that the RV does not have a generator.

Commissioner Kelly asked if the neighbor was concerned since it is so close to his property.

Mr. Loughran reported that there is 10 feet to the home to the west.

At 7:10 p.m. Chairperson Meyer opened the public hearing to anyone wishing to present public comment.

Mr. Rich Venom, Darien questioned the sale of the home and if the driveway could be used as a patio.

Chairperson Meyer stated that they will consider this when making the motion and that it will be used for RV storage only.

Mr. Thomasz Natanek, the homeowner to the west stated that the petitioners are good neighbors and that his camper is new and nice. Mr. Natanek stated that he was concerned if new homeowners come in and park a truck.

Chairperson Meyer suggested limiting the parking to seasonal.

Mr. Natanek stated that there is less than a foot from his property and was concerned about hitting the RV with his lawn mower.

Commissioner Mallers stated that there is plenty of room and that the RV will be on concrete. He stated that there shouldn't be an issue.

Commissioner Kelly stated that presently it is not an eyesore but it may be an issue later.

Commissioner Mallers suggested limiting the size in the motion.

Commissioner Gay questioned why the petitioner left grass between the garage. He stated that it seems to make more sense to pave the area to the garage.

Mr. Loughran stated that he is going to work with contractor.

Commissioner Cortez questioned if the shed and shrubs will be removed.

Mr. Loughran stated that they will be removed.

Chairperson Meyer questioned if the storage will be year round.

Mr. Loughran stated that the purpose of the driveway is to store the RV year round. He stated that he has a cover for the winter but will probably not take it out after November.

Mr. Manning reported that he received correspondence from Mr. Bob Grember, 1009 71st Street stating that he was not in favor of the proposal. Mr. Manning reported that Mr. Grember stated that the lots were created intentionally with narrow side yards and not for storage.

Commissioner Kiefer stated that there are already a number of side pads that the City has granted.

There was no one else in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:25 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to recommend approval to the City Council of petition PZC 2016-09 at 1017 71st Street for side yard variation for storage of RV as presented based on our findings of fact in regards to the Variation Authority and Standards.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on Monday, September 26th at 6:30 p.m.

B. Public Hearing PZC 2016-10: 17W615 N. Frontage Road (R&R Motor Homes) Petitioners Arthur N. Dallner Trust (owner) and Zach Radovan (contract purchaser) seek approval to rezone the property to 8-3 (after annexation), grant a special use for motor home rental, maintenance, and sales in the 8-3 zoning district, and to grant variations to reduce lot area, reduce side yard for the principal building, exceed square foot size for accessory building, reduce side yards for parking lot, reduce driveway setback, reduce driveway width, reduce driveway turning radius, reduce parking stall depth, delete parking curb, and reduce landscaping.

Mr. Steven Manning, City Planner reported that R7R Motor Homes has a RV business primarily to rent large driving RV campers but also to sell used campers and do minor mechanical maintenance. He reported that the contract purchaser and petitioners Renata and Zach Radovan are proposing to convert the existing house into an office for the business and pave areas for parking and storage of approximately 12 RV's. Mr. Manning reported that no exterior lighting or signage has been proposed and that they are proposing to develop the business in phases.

Mr. Manning reported that he received correspondence from the Tri-State Fire Protection District Fire Marshall stating that the Fire District has an issue with the driveway and that it is too small and that they would like one fire hydrant on the property.

Ms. Renatta Zach, petitioner and Mr. Steven Daul, Morris Engineering were present.

Mr. Daul stated that the Committee received the plans in the packet. He stated that they agree with the City's recommendations and fire review.

Mr. Daul stated that they are near a wetland buffer and that they are trying to extend the turning radius and keep the drive narrow to minimize the wetlands. He stated that this approval will come from IDOT.

Mr. Manning reported that there is a daycare center across the street with one drive in and one out. He stated that there is some traffic early and late in the day but no visible traffic congestion

Mr. Manning stated that he did not ask for a traffic study. He stated that staff is concerned if the RVs will be able to go in and out.

Mr. Daul stated that they have tested the largest RV and that they had no difficulty. He further stated that there will be full access around the building and that the RVs are shorter wheel based and easier to turn.

Commissioner Cortez stated that the street is curved and suggested some type of signage or there will be issues.

Mr. Daul stated that they did not have jurisdiction regarding signage on the road.

Commissioner Mallers stated that there are presently a lot of vehicles that use the street now and a landscaping company there as well with a lot of larger vehicles. He questioned what type of business they are proposing.

The petitioner stated that they will be selling old RV units and rentals. She stated that there will be no repairs on site and that they will be open spring to fall from 9-5 Monday through Saturday and closed on Sunday. She further stated that they will be using the building for office space but updating the interior.

Chairperson Meyer questioned if there will be a mechanic on site.

The petitioner stated that they have a mechanic in Romeoville and that they will only be doing minor things like changing carpeting, repairing appliances, etc. and that they will use the building during the winter months.

Chairperson Meyer questioned if the 38 foot RV will make the turn.

Mr. Manning stated that there is room for a 37.5 feet. He stated that the street is under IDOT and that they will ask to widen it.

Commissioner Laratta stated that there are a lot of variations and maybes. He questioned if there would be refueling on site.

Mr. Daul stated that there will be no refueling on site and that the petitioner will operate as is. He stated that they wanted to show the City the phases and put up a wish list that is reasonable and respectful of Darien. He further stated that they wanted to layout all of the variations for the ultimate build out.

Commissioner Mallers stated that the motion could include "subject to approval".

Commissioner Kiefer stated that there is not a lot that can be done with that piece of property and that some of the variations are reasonable requests. He also stated that the pickup and drop off would not conflict too much with traffic.

Commissioner Mallers questioned the timing of the proposal.

Mr. Daul stated that they are setting the ultimate build out 5-15 years but that the owners would like to accelerate it.

Commissioner Mallers questioned the number of employees. The petitioner stated that presently she is working by herself but that she is anticipating one or two more employees.

Commissioner Gay questioned signage and the asphalt parking lot.

Mr. Daul stated that they are complying with the signage requirements and that the parking will be bituminous.

Commissioner Laratta stated that he was still uncomfortable with the variations.

Mr. Daul stated that they looked at the existing use of the parcel and that you take the good with the bad. He stated that they will end up with a very small parcel and will be in full compliance and feel that aesthetically it will work.

At 7:53 pm Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Mr. Rich Venom stated that he lives in the Mystic Trace townhomes. He stated that with the hotel there is unbelievable traffic on Frontage Road. He suggested that the City and petitioner look into an activated stop light.

Mr. Manning stated that IDOT places stop lights where warranted.

Mr. Paul Schoenbeck, 1000 N. Frontage Road stated that he owns the business in the NW corner and that this proposal will be better than what is there now. Mr. Schoenbeck stated that he worked with IDOT and suggested adding curb and gutter. He further stated that there is a lot of traffic mostly on the weekend and suggested a three-way stop sign.

Mr. Schoenbeck stated that there is public storage in the area and that there are semi-trucks and contract vehicles constantly backing out.

Mr. Manning reported that the packet included a letter from the City Engineer Dan Lynch regarding the preliminary meeting with DuPage with regard to the wetlands. He stated that the County provided a verbal and that they will most likely approve and then adjust to widen the driveway.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 8:03 p.m.

Commissioner Laratta stated that there are three governing bodies that need to approve this proposal and adding more conditions adds more of a road block.

Commissioner Laratta made a motion and it was seconded by Commissioner Mielkus to approve petition PZC 2016-10 for B-3 zoning, special use, and variations as presented based on findings of fact in regards to the Zoning Map Amendment Standards, the Special Use Standards, and the Variation Authority and Standards; subject to:

- 1. Conditional re-design of the site plan to widen the driveway to 24 feet**
- 2. Conditional increase the turning radius of the driveway at the street to at least 27.6 feet pending review and approval by IDOT**
- 3. Conditional lengthening the RV parking stalls to 38 feet**
- 4. Conditional pending review and approval of storm water and wetland plans by DuPage County**
- 5. Conditional pending review and approval of the well and septic plans by DuPage County**
- 6. Conditional pending review and approval of final engineering plans by the City**

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on Monday, September 26th at 6:30 p.m.

CORRESPONDENCE

None.

NEW BUSINESS

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the June 15, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to approve the June 15, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, September 21, 2016 at 7:00 p.m.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman