

**MINUTES
CITY OF DARIEN
PLANNING/DEVELOPMENT COMMITTEE MEETING
October 20, 2009**

PRESENT: Alderman Sylvia McIvor, Alderman John Poteraske, Alderman Joseph Marchese, Dan Gombac-Director, Michael Griffith – Senior Planner

ABSENT: Elizabeth Lahey-Secretary

Chairperson McIvor called the Planning/Development Committee Meeting to order at 6:30 p.m. at City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

MEETING:

A. PZC 2009-10: 8110 Cass Avenue: Petitioner requests a special use to establish a medical clinic within the O Office zoning district.

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the request is for a special use for a medical clinic and that under the Zoning Ordinance, special use approval is required for a medical use within the O Office zoning district. Mr. Griffith stated that the City recently amended the City Code to allow the animal clinic in the building to the south.

Mr. Griffith reported that the PZC held a public hearing and recommended approval of the request.

Chairperson McIvor questioned if there were any objections from residents.

Mr. Griffith stated that there were no residents present but that he did receive a few phone calls when the sign was displayed and that once explained there were no objections.

Chairperson McIvor questioned the type of medical clinic.

Mr. Griffith stated that the use is for a Dermatology Clinic. He stated that there were no site plan changes and the site has been developed per the approved plans.

Mr. Robert Edwards, RW Management and Mr. Bill Dimotopoulos one of the practicing doctors were present.

There was no one wishing to present public comment.

Alderman Marchese a motion and it was seconded by Alderman Poterasko that based upon the submitted petition and the information presented, the request associated with PZC 2009-10 is in conformance with the standards of the Darien City Code and move that the Planning/Development Committee recommend to the City Council approval of the petition as presented.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Chairperson McIvor announced that this would be forwarded to the City Council on Monday, November 2, 2009 at 7:30 p.m.

B. PZC 2009-09: 6700 Route 83, Dr. Goers: Petitioner requests a variation to reduce the number of required parking stalls from 5 stalls per 1,000 to 4/1,000 of gross square footage and to reduce the existing parking setback along Route 83 from 15 to 5 feet.

Mr. Michael Griffith presented the staff report and stated that the petitioner is requesting to build a dental office at 67th and Route 83. He stated that there was a bank there previously. Mr. Griffith reported that in 1987 the City Council granted several variations, mostly related to the parking lot setback, the distance the parking lot can be from the lot lines.

Mr. Griffith reported that the petitioner is asking for a couple of additional variations. He stated that he is asking to reduce the parking setback along Route 83 from 15 feet to 5 feet and reduce the amount of required parking of the site. Mr. Griffith reported that the Code requires 5 spaces per 1000 feet of gross square feet of the building and that the petitioner is requesting 4 spaces per 1000 feet of gross square feet.

Alderman Marchese stated that the petitioner also has a significant portion for storage.

Mr. Griffith reported that the basement will be storage. He reported that the PZC held a public hearing and recommended approval. He stated that they did not have any issues with either variation.

Mr. Griffith noted that the site plan exceeds the zone request and it can be kept as is or when the draft the Ordinance to reflect the plan.

Chairperson McIvor asked if there were any issues regarding the setback and obstruction of views.

Mr. Griffith stated that there were none and that there is a very wide parkway along Route 83.

Alderman Poterasko asked how many parking spaces there are if it remains as is.

Mr. Griffith reported that the petitioner's plan shows 25 spaces.

Mr. Dan Gombac, Director stated that there are currently 27 spaces.

Mr. Griffith reported that if the petitioner complied with the Code there would have to be 28 spaces. He stated that he would go from 28 to 25 spaces.

Mr. Griffith stated that the petitioner is complying with the parking stall width but he is asking to reduce the number of stalls required. He stated that based on the footprint he is required to have 28 parking stalls but he is requesting to have 25 parking stalls.

Mr. Gombac stated that the petitioner is requesting 23 parking stalls but the plans show 25 stalls.

The petitioner, Dr. Ronald Goers stated that the petition states 15 feet to 5 feet as the setback but it is actually 7 feet.

Alderman Poteraske stated that the documents noted that the petitioner's consultant stated that 25 parking stalls should be adequate.

Mr. Griffith stated that the Ordinance should be written to have 25 parking stalls.

Alderman Poteraske asked how many stalls would be designated as handicapped.

Mr. Griffith reported that the Ordinance requires that there be one handicapped and one shown to be handicapped.

Chairperson McIvor asked if the plan that shows the 25 stalls is the final plan.

Dr. Goers stated that this would be the final site plan.

Chairperson McIvor stated that it should be in accordance with the plan because it shows the proper setback and the number of parking spots.

Chairperson McIvor asked how many dentists would be on site.

Dr. Goers stated that there will be 2.25 dentists (one part time one day a week).

Chairperson McIvor stated that there will probably not be a full parking lot.

Alderman Poteraske asked if there was a fire district requirement.

Mr. Griffith reported that the fire district reviewed the site plan and stated that they did not like the driveway along the south property line. He stated that they requested 21 feet. Mr. Griffith stated that staff cannot find anything in the fire code that requires this and that requires a building to have a fire lane completely surrounding a building.

Mr. Griffith stated that there is adequate room on three sides of the building and a fire truck can get in and out.

Mr. Gombac stated that the businesses to the south have a tighter configuration and less room on the southern portion. He stated that all the buildings are fairly newer buildings and that the fire district did not object to the others and therefore staff does not object.

Chairperson McIvor asked if the petitioner addressed the issues of staff noted on page 5 of the staff report.

Mr. Griffith reported that at the PZC meeting the petitioner explained the need for a variation and noted that the building materials will be brick and stone and that a material board could be written into the Ordinance. He reported that the PZC discussed the dumpster enclosure and that although new developments require masonry enclosures that the PZC felt the existing enclosure was adequate.

Alderman Poteraske asked why the City would not ask them to upgrade.

Mr. Gombac stated that staff did ask for an upgrade and that the PZC approved it as is

Alderman Poteraske stated that he prefers masonry. He stated that the City required Brookhaven Plaza to provide masonry and it looks a lot cleaner.

Mr. Gombac stated that staff concurs with Alderman Poteraske.

Dr. Goers stated that he would agree to whatever is required as was stated in the minutes.

Alderman Poteraske asked if the lot coverage calculations meet all of the requirements.

Mr. Gombac stated that stormwater requirements have all been met.

Alderman Marchese asked when Dr. Goers plans on occupying the building.

Dr. Goers stated that next year at this time. He stated that he currently has a year left on his lease.

Mr. Gombac asked if the architect was present.

Dr. Goers stated that he was not. He stated that he is still working on picking out a local architect and that he is working with a dentist designer out of Lincoln, Nebraska.

Mr. Gombac stated that staff is concerned with the existing building tipping off walls. He stated that it is his understanding that the walls will come down and once they come down there will be an addition to the south and that the building will not be demised.

Dr. Goers stated that the building will not be demised and that every architect that he has talked to knows that. He stated that the roof will stay, the beams and internal structures as they are. He further stated that he does not want to go through stormwater detention.

Mr. Gombac stated that if the building goes down then there will be a whole set of different rules.

Dr. Goers stated that he totally understood and that he did not want to go that route.

Alderman Poteraske asked if there needed to be anything added on regarding the look of the exterior.

Mr. Gombac stated that it will be brick and mortar.

Dr. Goers stated that he provided the PZC with pictures of the exterior showing it to be brick on the bottom and stone on top.

Mr. Griffith stated that there could be a condition of the Ordinance that the exterior is brick and stone.

Mr. Gombac noted that the façade will have to be some type of siding because brick cannot be put on the upper portion.

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

Alderman Marchese a motion and it was seconded by Alderman Poteraske that based upon the submitted petition and the information presented, the request associated with PZC 2009-09 is in conformance with the standards of the Darien City Code and move that the Planning/Development Committee recommend to the City Council approval of the petition as presented and subject to the following per the site plan dated August 9, 2009:

- 1. Masonry enclosure required for the dumpster.**
- 2. Exterior constructed on brick and stone.**

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Chairperson McIvor announced that this would be forwarded to the City Council on Monday, November 2, 2009 at 7:30 p.m.

PUBLIC COMMENT:

There was no one wishing to present public comment.

MINUTES:

Alderman Poteraske made a motion and it was seconded by Alderman Marchese to approve the August 24, 2009 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Marchese abstained.

Alderman Poteraske made a motion and it was seconded by Alderman Marchese to approve the September 28, 2009 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Poteraske abstained.

CORRESPONDENCE:

Alderman Poteraske distributed information regarding Downers Grove and how they created an Economic Development Corporation that is not funded by the City that was created in 2006 and is supported by the Downers Grove private sector businesses.

Chairperson McIvor suggested that staff look into this further.

OLD BUSINESS:

None.

DIRECTOR'S REPORT:

Mr. Gombac reported that staff will be pulling the letter of credit for the subdivision at 67th and Bentley. He reported that 8 trees need to be replaced and a ditch concern for a total of 7500. Mr. Gombac stated that staff is trying to work with the developer.

Mr. Gombac reported that Speedway is still targeted for Spring.

NEXT MEETING:

Chairperson McIvor announced that the next meeting is scheduled for Tuesday, November 24, 2009 at 6:30 p.m.

ADJOURNMENT:

With no further business before the Committee, Alderman Marchese made a motion and it was seconded by Alderman Poteraske to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at _____ p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Michael Griffith
Senior Planner**

**Sylvia McIvor
Chairperson**

**John Poteraske
Alderman**

**Joseph Marchese
Alderman**