

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 7, 2009

PRESENT: Beverly Meyer – Chairperson, Robert Erickson, Don Hickok, Gloria Jiskra, Ron Kiefer, John Lind, Ray Mielkus, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: Ken Ritzert

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois declared a quorum present and swore in the audience members wishing to present public testimony.

A. Public Hearing

PZC 2009-09: 6700 Route 83. Dr. Goers: Petitioner requests a variation to reduce the number of required parking stalls and to reduce the existing parking setback along Route 83 from 15 to 5 feet.

Mr. Michael Griffith, Senior Planner, presented the staff report. He stated that the petitioner is requesting a variation to reduce the number of required parking stalls and to reduce the parking setback along the east property line, along Route 83, from 15 feet to 5 feet.

Mr. Griffith reported that the proposed site is located on the southwest corner of Route 83 and 67th Street and is the former Hinsbrook Bank. He stated that the petitioner is proposing to open a dental clinic. Mr. Griffith reported that in 1987 the City Council granted variations to the bank, noted in the staff report. He further stated that the petitioner is asking to permit the parking lot to go closer than in the approved variations.

Mr. Griffith reported that the Zoning Ordinance requires 5 stalls per 1,000 square feet of gross building area. He stated that this includes everything under roof such as storage space. Mr. Griffith stated that the petitioner is asking to reduce to 4 stalls per 1,000. He stated that that this would bring the required parking from 28 to 23 stalls.

Mr. Griffith reported that the site currently provides screening, including evergreens along the west lot line. He stated the site and plan do not provide much more in landscaping, as there is not a lot of space for landscaping.

Mr. Griffith reported that the dumpster enclosure details are not noted on the plans and that the recommendation is for a masonry enclosure matching or coordinating with the exterior building materials. He stated that currently there is a fence around the dumpster and that it does appear to adequately screen the dumpster.

Mr. Griffith reported that the City Engineer looked at the site plan and detention is not required.

He reported that the Fire District reviewed the plan for access and that a letter dated September 16, 2009, states that the 12-foot wide drive aisle at the south end of the building is insufficient and that they would prefer a 21-foot wide drive isle. Mr. Griffith stated that staff does not support their recommendation and does not object to the driveway as shown on the proposed plan. He stated that the petitioner will actually be widening the driveway from what it is currently.

Mr. Griffith reported that the petitioner provided a sample floor plan and elevation drawings but that he should provide exterior building material details.

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

Ms Elaine Johnson, 6705 S. Crest Road stated that her property is located west of the subject property. She stated that she was concerned with landscaping and stated that the evergreens were planted in 1987 or 1988 and that they are a great buffer. She further stated that the residents are glad to have Dr. Goers but that her main concern is making sure the evergreens remain. She also stated that there were rumors that the parking would be extended.

Dr. Ron Goers, petitioner stated that he too would like to keep the evergreen trees and that he does not intend to increase the parking on the west. He stated that he is requesting a 7 foot setback to allow for two way traffic on the east side of the building.

Dr. Goers stated that staff asked that he reduce the building footprint. Dr. Goers stated that a smaller footprint would not allow proper for dental care. He stated that 9 treatment rooms are needed and that he wants to continue quality dental care with a quality building. He further stated that the goal is to continue a similar practice from his present location with major improvements.

Dr. Goers stated that the building materials will be brick with stone and that he has no objection to enclosing the dumpster with masonry if staff requests him to do so. He stated that he is reducing the impervious area from its present state and that he hopes that the footprint is acceptable and that he will work with staff to provide adequate landscaping.

Commissioner Kiefer stated that he was concerned with the number of rooms, employees, patients and having adequate parking. He stated that he was OK with the dumpster enclosure as is.

Dr. Goers stated that he has a full-time general dentist, and a part-time periodontist and three hygienists. He stated that there will only be 4-5 employees on site using 6-7 rooms. He further stated that the additional rooms are used for back up.

Chairperson Meyer questioned if there is parking along 67th Street.

Mr. Griffith stated that he did not believe there was parking. He stated that it was too close to the intersection and that any overflow parking would be more to the west.

Commissioner Lind stated that he was concerned if there was adequate parking for Dr. Goers' patients.

Dr. Goers stated that his designer recommended that 4 stalls per 1000 was sufficient for a dental practice. He stated that 1200 square feet of the building is storage and that 4400 square feet would allow for 22 spaces.

Commissioner Lind stated that 10 foot wide stalls allow for easier in and out. He suggested that the petitioner consider where the snow will be piled. He further suggested that the petitioner check with his designer to make sure the dumpster enclosure opening location works.

Commissioner Hickok asked if the curbs will remain on the west. He asked how sure the petitioner was that Route 83 is not going to be expanded.

Dr. Goers stated that the curbs will remain. He stated that he is taking a risk that Route 83 is not going to be expanded and that there were no guarantees.

Commissioner Lind asked if per the Sign Code if it makes sense to put the sign on the corner and add a stall.

Mr. Griffith stated that there are trees in that location which they would like to keep. He also stated that there are setback requirements in place.

Dr. Goers stated that there are also traffic boxes in that location and that he too would like to keep the trees.

Commissioner Hickok questioned if there was a concrete pad at the dumpster.

Dr. Goers stated that there was a concrete pad.

Commissioner Jiskra asked Commissioner Lind to discuss the snow removal issue again.

Commissioner Lind stated that he suggested that the snow be pushed into the corners.

Dr. Goers stated that he is concerned because the south side fills with water.

Chairperson Meyer stated that the invert is too high on the south east end.

Dr. Goers stated that the invert will be redone if it is on his site.

Commissioner Hickok asked for the top of foundation.

Dr. Goers stated that the top of foundation is the same as the existing building. He stated that he is keeping the basement.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:31 p.m.

Mr. Griffith stated that Dr. Goers' plan will improve the property.

Commissioner Hickok made a motion, and it was seconded by Commissioner Kiefer that based upon the information presented, the request associated with PZC 2009-09 is in conformance with the standards of the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.

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

Mr. Griffith reported that this would be forwarded to the Planning/Development Committee.

B. Public Hearing. 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 stated that the proposed site is located on the west side of Cass Avenue, one of the two new office building recently constructed across the street from the Darien Plaza shopping center. Mr. Griffith reported that a medical use is a special use requiring a public hearing and approval by the City Council. He reported that there are no site plan changes and that parking complies.

Mr. Robert Edwards, RWE Management Company, stated that he is the builder. He stated that the 4400 square foot area is a little more than one third of the building and that it will be occupied by a dermatology office.

Chairperson Meyer questioned if there was enough parking for the number of patients and staff.

Mr. Griffith reported that the required number of parking is not designated by the number of patients but is determined by the building square footage.

Dr. Dimotopoulos, one of the two dermatologists stated that they handle minor procedures and that most of their patients travel with someone. He stated that there are two partners and that there will be one full time doctor with a medical assistant and office employees or a total of five people on site.

Commissioner Jiskra questioned if they were affiliated with any hospitals in the area.

Dr. Clarence Brown, partner stated that they are presently affiliated with Rush and that they are in the process of expanding the network.

Commissioner Mielkus asked if they would be performing any surgery.

Dr. Brown stated that 80 percent of their practice is general dermatology including biopsies. He stated that nothing they do requires general anesthesia.

Chairperson Meyer asked how they would remove medical waste.

Dr. Brown stated that the medical waste disposal is handled by a private service.

Commissioner Lind questioned the signage.

Mr. Edwards stated that there is a monument sign and that their name will be on it. He stated that he would like to put something on the building and that they would be speaking to staff regarding this.

There was no one in the audience wishing to present public comment. Chairperson Meyer closed the public hearing at 7:41 p.m.

Commissioner Vonder Heide made a motion, and it was seconded by Commissioner Jiskra that based upon 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 and Zoning Commission recommend approval of the petition as presented,

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

MINUTES:

Commissioner Kiefer made a motion, and it was seconded by Commissioner Erickson to waive the reading of the August 19, 2009 and the September 16, 2009 Meeting Minutes.

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

Commissioner Erickson made a motion, and it was seconded by Commissioner Hickok to approve the August 19, 2009 and the September 16, 2009 Meeting Minutes.

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

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith reported that he would be on vacation and that due to his absence and lack of agenda items that the next meeting would not be scheduled until Wednesday, November 18, 2009 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Hickok made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:46 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman