

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
December 1, 2010**

PRESENT: Don Hickok, Ron Kiefer, John Lind, Ray Mielkus, Ken Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Robert Erickson, Gloria Jiskra, Beverly Meyer

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

A. Public Hearing: PZC 2010-14: 6818 Route 83: Petitioner seeks approval of a special use for a tire and battery establishment within the B-2 zoning district, along with variations from the Zoning Ordinance and Sign Code Related to site alterations.

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that the subject property is located at the northwest corner of Route 83 and 69th Street, formerly the Butternut Bakery building. He further stated that currently the building is vacant.

Mr. Griffith reported that the property is zoned B-2 and the petitioner proposes to establish a tire and battery and accessory installation store which requires a special use approval in the B-2 zoning district. Mr. Griffith reported that the petitioner stated that the business will not include body work or heavy repair business. He stated the building will accommodate three other retail spaces.

Mr. Griffith reported that the variations mostly relate to parking. He stated the variations, to reduce the required number of parking stalls from 39 to 29, a variation to reduce the required parking stall depth from 18 feet to 16 feet, a variation to reduce the required parking setback from 30 feet to 10 feet along the south lot line and from 30 feet to 2 feet along the west lot line, a variation to reduce the required setback for a free-standing sign from 4 feet to zero feet and a variation to increase the maximum permitted total lot coverage from 75 percent to 82 percent.

Mr. Griffith reported that the petitioner is proposing to remodel the building and to redo the parking lot. He stated there will be a new 6-foot tall privacy fence along the west lot line to screen the homes to the west and a masonry trash enclosure. He further reported that he received a couple of inquiry calls but that there were no objections.

Commissioner Kiefer questioned if the 16 ft. stalls were a safety concern.

Commissioner Vonder Heide asked if there will be enough room to park a van.

Mr. Griffith stated that he did not believe they would be a safety concern. He stated the 16-foot long stalls, along the front of the building, are due to a 7-foot wide sidewalk to extend across the front of the building to provide access to the retail shops. He stated that he thought the parking stalls would still accommodate vehicles, since the plan would allow vehicles to overhang onto the sidewalk 2 feet. He stated having a 5-foot wide sidewalk may be tight, visually, for a walker.

Commissioner Ritzert also questioned if the business would be servicing any trucks.

Mr. Henry Stillwell, attorney for the petitioner presented Exhibit 1, Aerial Photo of the site; Exhibit 2, Site Plan for the proposed redevelopment; Exhibit 3, Proposed Landscaping Plan; Exhibit 4, Floor Plan; Exhibit 5, Exterior Building Elevations with photo; Exhibit 6, Photo of existing building next to the proposed site; Exhibit 7, Engineering Plan; Exhibit 8, Free standing sign detail; and Exhibit 9, Photo of the Public Notice.

Mr. Stillwell stated that the proposed site is over 7/10 of an acre and that it fronts Route 83. He stated that the sign still remains and that the site is overgrown and the asphalt deteriorated. He further stated that the petitioner is proposing a battery and tire store with accessory items.

Mr. Stillwell explained that the proposal is consistent with the B-2 zoning. He stated there is a gas station to the south, and retail strip center to the north, and across the street, in Willowbrook, and a Super K on the corner. He reported that the area is busy and developed for commercial uses, and although there is residential to the west, there is a substantial set back from the building. He further reported that 69th Street is not a thru street and that there is a 6 ft. fence which will remain in place along the west side of the property.

Mr. David Mangurten, Architect, KMA & Associates, Deerfield, IL, stated that his client is Etna Development and that he is fortunate to have worked with them for almost 30 years. He stated that their projects are in Illinois, Indiana, Wisconsin and Michigan.

Mr. Mangurten reported that the auto use will use approximately 6,000 square feet of the 9,700 square feet with service bays on the north side. He stated that the building is all masonry and that they will be renovating the building to accommodate the proposed uses, including the retail spaces. He stated they will maintain the brick façade where they can.

Commissioner Hickok questioned if the west wall will be kept solid.

Mr. Mangurten stated that the west wall will be left solid with no windows or doors. He stated that because of the existing nonconformities to the site that there are a lot of variations.

Commissioner Kiefer questioned what was going in the other spaces.

Mr. Mangurten stated that he was unaware but that the main tenant is a New York Stock Exchange Company but that he could not expose the name presently.

Commissioner Kiefer stated that he was concerned about the 29 spaces and depending on what other businesses occupy the space if there will be enough parking.

Mr. Mangurten stated that the tenant only needs 10-15 spaces and that there are 29 spaces provided. He stated that there will be 5-7 employees in a shift and approximately 15 customers for service per day with the hours of 8:00 a.m. – 6:00 p.m. Monday-Friday, 8:00 a.m. – 4:00 p.m. on Saturdays and Sundays. He further stated that there will be a small retail space with a waiting room.

Commissioner Hickok asked if appointments were made. He stated that two or three people could be waiting at one time.

Commissioner Ritzert stated that there might be an issue with parking.

Mr. Mangurten stated that the most customers have appointments, but there could be a few drop-ins. He stated that if you subtract the 15 spaces needed by the auto shop, the retail uses meet the required parking count for the remaining parking on the property.

Commissioner Ritzert questioned if there would be any air hammering.

Mr. Mangurten stated that there would be air hammering.

Commissioner Kiefer stated that the solid back wall will help buffer the noise.

Commissioner Hickok stated that he was concerned with the noise and that the sound carries a long way.

Commissioner Ritzert asked if there would be any insulation installed.

Mr. Mangurten stated that the 10-12” masonry wall is a good sound buffer.

Mr. Mangurten stated that they are proposing to add landscaping along the west side of the building and along 69th Street. He stated that the setback variation is an attempt to create additional parking.

Mr. Mangurten explained that there is no good place to put a sign and they are requesting a variation on the setback.

He commented on the parking stall length, stating the 7-foot wide sidewalk would permit a 2-foot overhang for vehicles.

Mr. Mangurten reported that their traffic consultant Metro Transportation Group reported that other municipalities allow a 1-foot. He stated that they are not proposing a 16-foot long parking stall, but that the 2-foot overhang is included in the parking space.

Mr. Mangurten stated that with the additional parking they are asking for a variation on lot coverage from 75% to 82%. He stated that their civil engineer met with staff to discuss drainage issues.

Commissioner Hickok questioned the drainage.

Mr. Mangurten reported that the drainage runs toward Route 83.

Commissioner Hickok questioned the relative elevations and questioned if the parking lot was going to be raised.

Mr. Griffith reported that the City Engineer met with the petitioner's engineer on-site to discuss drainage. He stated that there was some talk to make sure storm inlets and pipes were working properly, and then how to direct the water back to the west side of the building and then south. Mr. Griffith stated that the City Engineer felt that there were no major concerns.

Mr. Mangurten stated that there is an existing swale along the west side of the building and that his client is working with the City to address the drainage issues, and that they will work with staff to coordinate landscaping in this area.

Mr. Griffith stated that some of the proposed landscaping along the west side may not provide much benefit since there will be a 6-foot tall fence. He suggested relocating shrubs to other areas of the site if there is room.

Commissioner Ritzert questioned the size of the service bays and if the bays would accommodate tucks.

Mr. Mangurten stated the lifts will accommodate trucks.

Mr. Mangurten stated that the business will include tune ups brakes, oil changes, tires, and muffler work and that the tenant has a huge green national recycling program of all products.

Acting Chairperson Mielkus asked where the tanks for oil disposal, etc. will be stored.

Commissioner Lind questioned if there will be a sign on the existing wall.

Mr. Mangurten stated that they are not sure about the tenant signage.

Commissioner Hickok stated that the City likes to standby with 10 ft wide parking stalls. He stated that he trusts that the petitioner understands the use of the stalls. Commissioner Lind stated that he was confused about the ingress and egress inlet.

Mr. Griffith reported ingress/egress will remain the same. He stated there is an easement in place that allows access between this property and the one to the north. He stated this easement will remain.

Commissioner Lind questioned the lighting.

Mr. Mangurten stated that there are two existing poles on the east side of the property and existing wall packs on the north and south sides of the building.

Commissioner Hickok asked if the HVAC system will be on the roof and if there was any thought to providing a wall around it.

Acting Chairperson Mielkus questioned the location on the roof.

Mr. Mangurten stated that he thought the HVAC system would be in the center.

Commissioner Lind stated the newer HVAC units would be quiet and this should not be a concern.

Commissioner Kiefer commended the petitioner for taking on an eyesore and working with the City to try to make it work.

Commissioner Ritzert asked if the tenant has done any research regarding competition in the area.

Mr. Mangurten stated that the tenant has done demographics and is fully aware of the competition.

Acting Chairperson Mielkus questioned if Willowbrook had to be notified regarding signage.

Mr. Griffith stated there is an agreement that we notify Willowbrook of proposals that are not consistent with the Comprehensive Plan, but he would double check regarding signage.

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

Acting Chairperson Mielkus closed the public hearing.

Mr. Stillwell asked if the PZC wished to hear the standards. The PZC agreed that it was not necessary.

Commissioner Lind made a motion, and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2010-14 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Erickson and Commissioner Jiskra and Commissioner Meyer were not present.

Mr. Griffith reported that this would be forwarded to the Municipal Services Committee Meeting on Monday, December 27, 2010 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Vonder Heide to waive the reading of the September 15, 2010 Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Erickson, Commissioner Jiskra and Commissioner Meyer were not present.

Commissioner Hickok made a motion and it was seconded by Commissioner Ritzert to approve the September 15, 2010 Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED unanimously 6-0. Commissioner Erickson, Commissioner Vonder Heide and Commissioner Meyer were not present.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

None.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, December 15, 2010 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:10 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Ray Mielkus
Acting Chairman