

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 2, 2015**

PRESENT: Beverly Meyer – Chairperson, Andrew Kelly, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: None

Chairperson Meyer called the meeting to order at 7:00 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. Public Hearing - PZC 2015-17: Republic Bank - Kiddie Academy, 1502-1510 75th Street: Petitioner requests final plat of subdivision approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway is located from a street intersection from 50 feet to 33.5 feet.

Mr. Michael Griffith - Senior Planner presented the staff report. He reported that the plan provides a shared parking lot between the Republic Bank and the proposed Kiddie Academy with a cross-access between the properties. He further reported that the building setbacks, parking setbacks, lot coverage, required landscaping, parking stalls and building height and sign comply.

Mr. Griffith reported that the variation relates to the driveway off of Park Avenue. He reported that the driveways are required to be located at least 50 feet from a street intersections, measured from the intersection of the street right-of-way and nearest end of the curb cut. He further reported that the petitioner is proposing a 33.5 feet setback and that staff supports this variation.

Mr. Griffith reported that altering the driveway to comply with the code results in the driveway centerline being at an awkward angle off of Park Avenue, which staff finds does not meet the intent of the Zoning Ordinance nor is good site planning.

Ms. Laura Novick, Architect for the petitioner provided a floor plan and plat of subdivision. She reported that the curb cut requirement is 50 feet from the property line in order to make it straight.

Commissioner Laratta stated that the location of the driveway to the Eisenhower School driveway could be dangerous. He suggested staggering the driveway a few feet more.

Ms. Novick reported that the driveways are across the street and the distance should not cause any traffic issues. She stated that staggering makes it more complicated.

Commissioner Oberland stated that the hours of the school and the daycare are not the same and that there shouldn't be any issues.

Mr. Griffith reported that there is better traffic flow when both drives are lined up. He stated that shifting creates more confusion.

Commissioner Mallers suggested adding in stop signs at both driveways.

Ms. Katie Moore, petitioner stated that the hours of operation will be Monday through Friday from 6:15 a.m. - 6:15 p.m. and that times are staggered. She stated that the majority of drop offs occurs between 8:00 a.m. - 8:30 a.m. and that they never experience any back-ups.

Commissioner Lind questioned the monument sign location.

Ms. Novick stated that the idea is to put it in the middle of the lot for increased visibility.

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

Mr. Mario Christofero stated that he lives on Shelly Court and that he was present to just make sure the zoning fits in. He stated that Park Avenue is very narrow and that there is a lot of school parking on the east side of the street. He further stated that this is going to be a problem.

Mr. Griffith distributed a district map of the no parking areas. He reported that he went out to the site and that cars are parked on the east side and buses were exiting with no issues. He further reported that if there are traffic issues that they will be addressed with the City Council.

Commissioner Mallers questioned when the petitioner plans to open.

Ms. Moore stated that construction is usually 9 months and that she would like to open by next July or August.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:27 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer that based upon the information presented, the request associated with PZC 2015-07 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented subject to:

- 1. Address City Engineer's comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated June 19, 2015.**
- 2. Dumpster enclosure to be screened by masonry enclosure at least 6 feet tall.**
- 3. Privacy fence on north side of play area to be at least 6 feet tall.**

Upon roll call vote, THE MOTION CARRIED 8-1. Commissioner Laratta abstained.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, September 28, 2015 at 6:30 p.m.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Ritzert to waive the reading of the August 19, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 9-0.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to approve the August 19, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 16, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Ritzert. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:45 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**