

**SPECIAL MEETING MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
June 26, 2014**

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

ABSENT: Susan Vonder Heide

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 2014-04: Darien Pointe, 7517-7533 Cass Avenue: Petitioner seeks approval of a plat of subdivision and the following special uses and variations for a retail development:

- a. Section 5A-8-3-4: Special use approval for 4 drive-thru facilities.**
- b. Section 5A-8-3-4: Special use approval to permit eating establishments as a right.**
- c. Section 5A-11.5: Variation to reduce the required vehicle stacking spaces for drive-thru facilities from 20 to 6.**
- d. Section 5A-8-3-8: Variation to reduce required parking setbacks:**
 - 1. Front yard from 30 feet to 2 feet.**
 - 2. Interior side yard from 20 feet to zero feet.**
 - 3. Rear yard from 30 feet to 3.6 feet.**
- e. Section 5A-11-3(B)(1)(c): Variation to reduce the required distance a driveway is from the rear lot line that is adjacent to a residential property from 30 feet to 16 feet.**
- f. Section 5A-10-6(D): Variation to reduce the required intermediate landscape islands from 5 to zero.**
- g. Section 5A-10-5 and 5A-10-6: Variation to eliminate the required perimeter yard and parking lot landscaping.**
- h. Section 5A-10-7: Variation to eliminate the required 10-foot wide building foundation landscape strip.**
- i. Section 5A-8-3-8(B)(1)(c): Variation to eliminate the required screening fence along the rear lot line.**
- j. Section 5A-8-3-9: Variation to exceed the maximum permitted lot coverage of 75 percent for buildings and all impervious surfaces.**

Mr. Dan Gombac, Director reported that the subject property is located on the east side of Cass Avenue, north of Plainfield Road. He reported that the lot contains Heritage Plaza Shopping Center and a vacant lot, the former BP Amoco Service Station and that the City of Darien is the petitioner.

Mr. Gombac reported that a portion of the property is required to be capped and completely covered due to environmental issues from the dry cleaners that was there. He reported that the City is coordinating efforts with Chase Bank and that they are proposing to pay for the curb cuts and signage.

Mr. Gombac reported that staff is looking at the opportunity to create theme lighting through a grant and that Chase has also agreed to provide theme lighting at their expense.

Mr. Gombac reported that Jim's Meat Market is willing to assist in moving to a temporary facility so that the property can be developed at once instead of the original plan to develop the lots separately. He reported that staff is working with Jim's Meat Market to assist in possibly providing a temporary trailer. He further reported that staff is also reaching out to Brookhaven for a temporary site.

Mr. Gombac reported that Commissioner Lind contacted him and suggested some good ideas regarding the trash enclosures to be relocated to the middle and also to provide handicapped stalls in the front next to each other. He reported that staff agreed with Commissioner Lind's suggestions and made the changes.

Mr. Michael Griffith, Senior Planner reported on the variations listed in the staff agenda memo. He reported that most of the variations are existing conditions and that there is not much drastically different.

Mr. Gombac reported that the goal of the variation for a drive-thru is designed for a Starbuck's type of business or possibly utilized for Jim's to have a pick up window and not intended for a McDonald's or fast food type business. He stated that the City Council has set a list of users.

Commissioner Kiefer stated that Mr. Gombac referenced LED theme lighting. He questioned why the County would not allow it.

Mr. Gombac stated that he was unclear about the LED lighting because he is unaware of what the grant requirements are.

There was some discussion about the drive-thru stacking.

Commissioner Lind stated that there will not be an issue with stacking because the stacking length from the window is not an issue.

Chairperson Meyer questioned if the trash enclosures will be accessible to the haulers.

Mr. Gombac reported that the trash enclosures will be right down the middle and easily accessible.

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

Mr. Steve Satay, representing Jim's Meat Market, stated that he has been an employee for ten years. He questioned the early morning deliveries and if there would be interference with the drive-thru.

Mr. Gombac reported that he spoke with Ed of Jim's and that he is not requesting a drive-thru at this time. He reported that the stacking is controlled and that the purpose of the drive-thru is for convenience.

Mr. Satay stated that he was concerned about parking and that sometimes they have 20-30 cars in the lot.

Mr. Gombac reported that parking should not be an issue because there is proposed parking on the southeast side which will be for employee parking. He stated that the owners are experienced developers and they are aware of what type of businesses to have there to avoid the same peak hours of business.

Commissioner Mallers questioned if there will be more or less parking spaces.

Mr. Gombac reported that there will be additional parking spaces and that there should not be an issue with parking. He also reported that staff also supports diagonal parking. He stated that the drive-thru is only an option if needed.

Mr. Keven Madsen, 1312 Darien Path Way, Darien stated that this project has been ongoing for the last ten years. He stated that he was concerned that the town center looks nice and that it is not just going to be torn down and rebuilt as another strip mall. Mr. Madsen stated that the area has been an eyesore for a very long time.

Mr. Gombac stated that the City Council has looked at different conceptual plans for the area. He stated that the architect provided options for one building or two and that the Council chose two buildings for more flexibility. He stated that there will be five or six storefronts per building.

Mr. Gombac also reported that the architect chose high quality/more solid materials. He stated that awnings, rooflines, elevations, etc. were considered and that the Council wanted a theme and park-like setting.

Mr. Madsen stated that he was concerned that the end result will be take down two strip malls and put up two new ones.

Mr. Gombac reported that the residents will be pleased with the new development and that it will not be bowl level landscaping. He stated that staff is discussing possibly having a brick donation program for pavers to recoup some of the costs.

Commissioner Lind stated that after reviewing the plans that this is going to be a detailed high level commercial development. He stated that Darien does not have a downtown and no railroad and the situation has provided for a well thought out design.

Mr. Madsen stated that it is an opportunity for Darien to make a mark.

Mr. Gombac displayed the landscaping board donated to the City by Rose Landscaping.

Ms. Beverly Niedzwiedz, Jim's Meat Market, stated that she was concerned about the closeness to the street and that it is not secure.

Mr. Gombac stated that the area is not a park but rather a place for people to rest. He stated that if the area does not appear to be secure that staff will look at fencing, gates, etc.

Commissioner Oberland questioned if staff has considered a fountain coming from the ground where kids can play in.

Mr. Paul Koperly, 1118 Plainfield Road, Darien stated that the stores that are going in are very impractical. He stated that the City got rid of the liquor store which brings in a lot of revenue.

Commissioner Kiefer stated that the City will not have control of who goes into the storefronts.

Commissioner Mallers stated that there is a liquor store across the street in Brookhaven. He stated that all the tenants except the liquor store have the option to come back.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 8:10 p.m.

Mr. Gombac recommended that the PZC place a condition that every use with a drive-thru provides a traffic study.

Commissioner Ritzert stated that he was not in favor of four drive-thru's and that it was not environmentally safe.

Commissioner Kiefer stated that the PZC was approving up to four and that it does not have to be four.

Commissioner Mallers 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 2014-04 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 subject to:

- 1. Staff has the right to request a traffic study for drive-thru businesses.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0.
Commissioner Vonder Heide was not present.**

ADJOURNMENT

With no further business before the Commission, Commissioner Lind made a motion and it was seconded by Commissioner Kiefer. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:17 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**