

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 7, 2015

PRESENT: Beverly Meyer – Chairperson, Andrew Kelly, John Lind, Ray Mielkus, Pauline Oberland, Michael Griffith – Senior Planner

ABSENT: Ron Kiefer, John Laratta, Lou Mallers, Ken Ritzert

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 2015-10: TCF Bank ATM, 7335 Cass Avenue: Petitioner requests special use approval to allow the establishment of an ATM drive-thru facility and a variation to reduce the required vehicle stacking for the ATM from 20 to 3.

Mr. Michael Griffith, Senior Planner reported that this is a special use approval for an ATM drive-thru facility and variation for stacking. He reported that the drive-thru requires a special use and that the zoning ordinance requires a vehicle stacking of at least 20.

Mr. Griffith reported that staff's experience has been that 20 vehicle stacking is no longer necessary. He reported that Citizen's Financial has a similar drive-thru and no issues. He further reported that the drive-thru will be on the far west end of the Jewel/Osco parking lot and that the petitioner will alter the striping to direct traffic. Mr. Griffith reported that 17 parking stalls will be eliminated and that staff has no issues.

Mr. Ken Kahle, Catalyst Exhibits, Inc. stated that the property will have a pavilion at the furthest point of the Jewel/Osco. He stated that this will be a full service ATM and will be maintained by the TCF and Armored Car. He further stated that there will be two security cameras, one built in and one overhead.

Chairperson Meyer stated that the area is very dark. She questioned what type of lighting was proposed.

Mr. Kahle stated that they will be providing LED lights but not flooding the area with lighting.

Commissioner Lind questioned why the far west location.

Mr. Kahle stated that the executives from Jewel/Osco proposed the location. He stated that banking will remain inside the store and that they are enhancing the interior.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing.

Commissioner Oberland made a motion and it was seconded by Commissioner Kelly that based upon the information presented, the request associated with PZC 2015-10 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 5-0. Commissioner's Kiefer, Laratta, Mallers and Ritzert were not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee.

B. PZC 2015-13: Horizon Academy, 17w125 S. Frontage Road: Petitioner seeks final plat of subdivision approval for a 1-lot subdivision and site plan approval for a private school.

The petitioner, Mr. Bassam Osman, President of Horizon Academy stated that he is proposing a school with two phases. He reported that Phase I will be the elementary school and Phase II the middle school.

Chairperson Meyer questioned if this will be a state licensed school and if they will be serving lunch.

The petitioner reported that they will be state licensed school and that there will be a kitchen and they will sell lunches on certain days.

Commissioner Oberland questioned if the school is private or charter.

Mr. Osman stated that they are a private school.

Commissioner Lind questioned if there was any proposed ownership for the southern portion of the property.

Mr. Osman stated that the property is owned by the bank from a foreclosure and that it is on the market for sale.

Commissioner Lind questioned the access and easement for the south parcel.

Mr. Osman stated that there is a creek going through the land and that the south parcel will enter from 87th Street.

Mr. Michael Griffith, Senior Planner reported that there is a platted right-of-way that would provide access.

Chairperson Meyer questioned if there will be a fence.

Mr. Osman stated that there is a partial fence along the western portion. He stated that to the south is a flood area and creek and passes through the southern property to the western part of the lot. Mr. Osman stated that they are fenced by the creek.

Chairperson Meyer questioned the depth of the creek and safety issues.

Mr. Griffith stated that the creek is far away. He stated that there is a wooded area as well and that the school is not right up against the school. He further stated that the majority of the property is floodplain and wetlands.

Mr. Osman stated that 3 acres of the property is buildable.

Commissioner Mielkus questioned why the need for another school when there are many in the area.

Mr. Osman stated that there is a desire by parents to build a private school.

Chairperson Meyer questioned if there will be buses parking on site.

Mr. Osman stated that the buses will pick up and drop off and not park at the school.

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

Mr. Griffith reported that staff has noted some conditions in the agenda memo regarding the address assignment, dumpster enclosure, signage and engineering comments. He stated that the petitioner did a great job on the site plan with no variations.

Commissioner Oberland made a motion and it was seconded by Commissioner Mielkus that based upon the information presented, the request associated with PZC 2015-10 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 the following conditions:

- 1. Address assignment**
- 2. Dumpster enclosure to be screened by masonry enclosure at least 6 feet tall**
- 3. Provide signage details**
- 4. Address City Engineer's comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated September 30, 2015.**

Upon roll call vote, THE MOTION CARRIED 5-0. Commissioner's Kiefer, Laratta, Mallers and Ritzert were not present.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee.

MINUTES

Commissioner Kelly made a motion and it was seconded by Commissioner Oberland to waive the reading of the September 2, 2015 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 5-0.** Commissioner's Kiefer, Laratta, Mallers and Ritzert were not present.

Commissioner Lind made a motion and it was seconded by Commissioner Mielkus to approve the September 2, 2015 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 5-0.** Commissioner's Kiefer, Laratta, Mallers and Ritzert were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, October 21, 2015 at 7:00 p.m.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED:

APPROVED:

**Michael Griffith
Senior Planner**

**Beverly Meyer
Chairman**