

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

November 4, 2010

A meeting of the Danville Planning and Zoning commission was held on Thursday November 4, 2010, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Melody Ehrlich *arrived at 5:25*
Dennis Faith
Pat O'Shaughnessy
David Pettigrew
Thomas Stone
Tracy Taylor
Ted Vacketta

MEMBERS NOT PRESENT: Chris Hanson

OTHERS IN ATTENDANCE: Christopher Milliken
John Heckler
Connie Osgood

Chairman Pat O'Shaughnessy called the meeting to order at 5:15 p.m.

Roll Call: Quorum present

Advisory to City Council: Announcement made

Approval of the 10/7/10 minutes: Motion made by Tracy Taylor, seconded by Dennis Faith, approved by voice vote.

Items of Information: This petition will be heard by the City Council on November 16, 2010 at 6 pm.

Special Use Permit # 206 – Kevin Gombert is requesting a special use permit to allow for a vehicle storage yard at 815 N Griffin in the I1 Light Industrial Zoning District.

Chairman O'Shaughnessy noted that this was continuation of the 10/7/10 hearing and that testimony is in the record and duly noted.

Petitioner: Kevin Gombert explained that his plan was for an impound lot, not salvage yard. He would clean the area removing brush and trash, move the entrance fence back approximately 25' to allow access from Griffin without disrupting traffic, landscape the street frontage, and screen the north side.

Questions or Comments from the Commission: Hours of operation are 24/7 but he would not release any cars after dark (for safety reasons); the lot capacity is 150-200 cars although he does not think it would ever be full; the length of stay per vehicle could be from 1 hour to 30 days (60 days on a rare occasion). If mini warehouses were placed there a security system would be installed. If the special use permit is approved he will purchase the property. Kevin said he had not made contact with any of the neighbors.

Opposition to the Petition: Phil Dronen, 827 N Griffin, feels this would be detrimental to the neighborhood. His concerns are lighting, length of stay for the vehicles, wrecked cars coming and going, and security.

Rickey Williams, director of Boys & Girls Club, is concerned about the increase of traffic and noise. The neighborhood has seen improvements recently, with new sidewalks, some new garages; the residents have pride in their neighborhood. He, as alderman, received 8-10 calls from neighbors opposing the petition.

Department Recommendation:

John Heckler: reported that Mr. Gombert met with the department and supplied some additional requested information, although the site plan is incomplete and not a clear or detailed plan. This property is zoned Light Industrial from previous uses but it is a residential neighborhood with a park and the Boys and Girls club across the street. If this special use permit is approved there must be assurances in place that it will not negatively impact the neighborhood.

Christopher Milliken: described the signature sheet that was presented since the first hearing – it has 37 names, but does not explain the reason for the opposition. The department received no additional phone calls since the last meeting. If the commission decides to approve the petition the department would recommend 3 conditions to lessen the possible negative impact to the neighborhood.

Conditions:

- 1) Approved landscaping that meets the requirements for landscaping of parking lot is placed and maintained along the West side of the development to help screen the facility from Griffin Street and the Park.
- 2) The gates are kept closed when vehicles are not entering or leaving the property.
- 3) The property is illuminated to ensure safety and security for the facility and surrounding properties, with no lighting directed onto adjacent properties at any time.

Also items 5 and 8 must be completed in the preliminary finding of fact.

Additional questions Number of times a day the lot would be entered? The petitioner expected 5-6 usually not more than 10 times a day.

Additional comments: The petitioner said he would be open to a different location, a Heavy Industrial zoned property is required for an impound lot. He asked if the City would help him search for an alternative property to use.

Motion made by Tracy Taylor to approve the special use permit with 3 conditions:

- 1) Approved landscaping that meets the requirements for landscaping of parking lot is placed and maintained along the West side of the development to help screen the facility from Griffin Street and the Park.
- 2) The gates are kept closed when vehicles are not entering or leaving the property.
- 3) The property is illuminated to ensure safety and security for the facility and surrounding properties, with no lighting directed onto adjacent properties at any time.

And to approve the Finding of Fact with #5 “The proposed use WILL NOT be compatible with existing uses of property within the general area” and #8 “The proposed use WILL be injurious to the use and enjoyment of adjacent properties.

Seconded by David Pettigrew

Roll Call: Yes: **None**

No: **Ehrlich, Faith, O’Shaughnessy, Stone, Pettigrew, Taylor**

Abstain: **Vacketta**

Absent: **None**

Special Use Permit #206 denied

The chairman asked about the status of special use permit # 205 (mobile home placement at 24050 Old Seaton Rd).

Milliken and Heckler explained that the petitioner’s attorney removed it from the 10/19/10 City Council agenda. It must be acted upon within 45 days of the Planning and Zoning recommendations; so if it is to be heard by the City Council it will be on 11/16/10. The attorney has requested it be placed on that agenda and it will be determined by the petitioner before that date whether to continue or not. If the City Council denies the petition it cannot be heard again in the same or similar format, if withdrawn prior to council action it can be reheard again after 12 months.

The meeting was adjourned at 5:40 pm.