

PLAN COMMISSION

DECEMBER 6, 1995

Members Present: Dan Robison, Carl Cepon, Bill Smith, Steve Kaplan and Chairman Rudny

Members Absent: Ken Hellstern and Bill Gill

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Bud Reed, Village Engineer; and Barbara Swanson, Village Attorney

1. Call to order at 7:30 P.M.
2. Final Plat: Wach Resubdivision

Mr. Wach was in attendance.

It was explained that this is a two lot subdivision consisting of 1.09 acres located at the southeast corner of Grand Avenue and Elsie Avenue and is zoned R-2.

An existing home is located on Lot 1, which will meet the R-2 setback criteria.

Waiver of sidewalk on Elsie Avenue frontage, street lights, and curb and gutter are requested. A fee in lieu of sidewalk for the north side of Grand Avenue will be collected. There is not curb and gutter or sidewalk on Elsie.

Engineering finds this Final Plat to be in general conformance with the Subdivision Ordinance and the relief requested. It is recommended for approval, subject to final engineering.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of the Wach Subdivision, subject to the relief requested and a fee in lieu of sidewalk on the north side of Grand Avenue.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Kaplan & Rudny

Nays: None

Motion Carried 5-0

3. Street Vacation - Ferndale Avenue Right-of-Way

Mr. Dan Kolar, petitioner, could not be present.

Ms. Einspanjer explained that there are no plans for Ferndale to be extended due to a portion of it being in flood plain. Mr. Kolar is petitioning for the vacation of the Ferndale ROW between Dorchester Avenue and Kenwood Avenue.

The petition for vacation has been signed by all adjacent property owners. Village staff has approved the vacation subject to retaining an easement for utility purposes.

Mr. Cepon moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the vacation of Ferndale Avenue right-of-way between Dorchester and Kenwood, subject to retaining an easement for utility purposes.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Kaplan & Rudny

Nays: None

Motion Carried 5-0

4. Continued Public Hearing: Argo Federal Savings Bank

Mr. Robison removed himself from the Commission.

Present to represent this petition were: Mr. Dan Robison, Architect; Mr. Brad Nickerson, Argo Federal Savings Bank; and Mr. Steve Grabowski, Metro Transportation.

Ms. Einspanjer explained that this petition is for two drive-thru lanes to be located on the east side of the building located at 6121 Washington Street. Under the PUD agreement for this site, a special use permit must be obtained for the establishment and operation of drive-thru lanes.

Per the last meeting, concern was raised with traffic flow into and around the site. Since that time, a traffic study has been obtained.

Mr. Robison stated that they have modified the drive-thru facility to obtain an 18-foot wide lane and they will stripe the pavement to denote the 2 lanes. The site plan has been altered to reflect a width of 30 feet for the south entrance into the site. The previous plan, which reflected a width of 25 feet, was inaccurate. Per the results of the traffic study, the north entrance curb return will be expanded to a 25-foot radius in order to ease turning movements into the facility.

Landscaping and the canopy will remain the same as previously presented.

A manual traffic count of the traffic turning at Washington and Cemetery and at the north and south accesses revealed that the morning peak hours are from 6 a.m. to 9 a.m. and the evening peak hours are from 3 p.m. to 6 p.m. New trips generated from the drive-thru are expected to amount to 10 additional cars during both peak periods.

Metro also conducted an analysis of the existing operations at the intersection of Cemetery and Washington in the a.m. and p.m. peak hours. The analysis determined that the intersection functions at a "B" level of service (LOS). LOS is reported as a letter designation of "A" to "F" with "A" being the best and "F" being the worst.

Mr. Grabowski stated that there is adequate stacking in the drive-thru lanes to accommodate traffic generated by a bank of this size. He recommended that the radius of the curb return at the north entrance be increased to 25-feet to allow vehicles to enter and exit at the same time.

In regards to current on-site stacking and circulation concerns during peak pick-up periods for the Montessori School, Metro did not observe cars queued to Cemetery Road. However, this is not to say that this situation never occurs. It appears to be an intermittent problem.

A few suggestions were made to try to alleviate the on-site congestion:

- #1: Stagger the pick-up times of the school by 15-20 minutes to minimize the queue of cars.
- #2: Change the circulation of the site and use the south entrance for pick-ups.
- #3: Require parents to park in the lot and come to the school doors to pick-up their children.
- #4: Post "No Parking, Standing, or Stopping" signs in the circulation aisle in front of the school.

Approximately 15-20% of the banks patrons will use the drive-thru.

Mr. Nickerson stated that he is willing to paint a walk-way from the parking lot to the building, install speed bumps, and install signage on site to try to minimize any problems.

Ms. Ozark, 1131 Belle Plaine and owner of the Country Meadows Montessori School, stated that they have tried in the past to extend pick-up hours; however, that is very difficult because people have children in both sections of the school. Ms. Ozark stated that it might be possible to use the west side and front of the buildings for pick-ups; but not in the back (south) because there is no place for the children to wait. Parking and going into the building for pick-ups would be inconvenient. Ms. Ozark explained that she was told by Mr. Riedel that they can't park in the front parking lot, they can only park in the rear or to the west - that area can only hold staff vehicles. She stated that the signage and speed bumps would be beneficial and requested that all of the parking be eliminated directly in front of the building and the remaining parking be changed to angled parking with one-way circulation.

Ms. Gail House, 1422 Eagle Ridge Drive in Antioch, stated that the focus has been on the Montessori School changing, not the bank changing. Her opinion was that the bank is an inappropriate use for this location. She explained that Mr. Riedel had originally told the school that the professional building would be comprised of children related uses, such as dentists, doctors, etc. Concern was raised with using the rear access road for pick-ups because this road was supposed to have been for the fire and emergency vehicle route. If this road is used, it would be unsafe and endanger the children because of all of the garbage containers stored in the rear.

Ms. Caroline Silha, 6180 Indian Trail, stated that she is at the school four times daily. She stated that there is a daily back-up, not a periodic one. She also stated that she can not see how the drive-thru lanes and landscaping could fit in the area east of the building. Her opinion was that there are too many banks in the area, she has not seen anyone go into this bank, and no one finds this a convenience.

Mr. Russell Johnson, 63 Big Terra, stated that he is the President of the SouthRidge Homeowners Association. He explained that he has seen backups internal to this site. He was concerned that with the development of the vacant lot to the east, there will be an additional increase of cars at the intersection. Mr. Johnson suggested that the bank add a caveat to the special use that if cars are stacking onto Cemetery road, the drive-thru cease until such time as the situation can be corrected, i.e. more tellers, etc.). He also suggested that the school look into using a few more exit locations to implement a larger queue area to the west and south.

Mr. Tom Chamberlain, 263 Estate Cr., questioned why the drive-thru provision was removed from the PUD as a permitted use and he suggested that the building owner resolve the problems or choose a tenant.

Ms. Sue Lewis, 364 Churchill, stated her opinion that areas around single-family homes should not be zoned commercially. Commercial zoning should only be at major intersections. She stated that she will not use these businesses and questioned what will be built next to add to their problems. She was concerned with lower property values and increased traffic. Ms. Lewis would like to see commercial building stopped and the commercial areas surrounding her home rezoned.

Chairman Rudny stated that the Commission is not telling the school to make changes, but is trying to give recommendations to improve the site as a whole. He stated that the parcel owner, Mr. Dan Riedel, should take these suggestions into consideration.

Mr. Nickerson explained that the drive-thru hours will coincide with the lobby hours: Lobby 9 a.m. to 6 p.m. and the Drive-Thru 7 a.m. to 6 p.m. One teller can handle two drive-thru lanes.

Mr. Smith was concerned that the school might have been approved for too many children.

Ms. Einspanjer stated that the Village's traffic consultant concurs with Metro Transportation's findings.

Mr. Cepen questioned if the Village had ever been notified of the traffic problems on this site.

Mr. Robison stated that he has seen the traffic back-up to Cemetery Road; however, it may not happen every day. He stated that the drive-thru lanes and landscaping can fit into the area east of the building because the drive will be installed further to the west (directly adjacent to the building).

Mr. Smith moved, seconded by Mr. Cepen, to forward a favorable recommendation to the Village Board on the petition of Argo Federal Savings Bank for two drive-thru lanes to be located at 6121 Washington Street, subject to:

- a. Discussion with the parcel owner, Mr. Dan Riedel, to improve circulation on site;
- b. Widening the lanes to 18-feet to allow side-by-side stacking; and
- c. The northern curb cut radius to be increased to 25-feet.

Roll Call Vote:

Ayes: Cepen, Smith, Kaplan & Rudny

Nays: None

Abstain: Robison

Motion Carried 4-0-1

Mr. Cepen moved, seconded by Mr. Smith, to adjourn the meeting at 8:35 P.M.

Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission