

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held June 23, 2021

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Chairman Kasper called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members Hallow, McSwiggan, Cole, Bazylewski, DeLaurentis, Packard, Chairman Kasper and Secretary Schmittel. Also present was Building Commissioner Zoran Savic, and Village Attorneys Erin Blake and Ryan Morton.

APPROVAL OF MINUTES:

Chairman Kasper asked if there were any questions or discussions on the minutes of the Planning and Zoning Board of Appeals Meeting held on June 9, 2021. No questions or discussions, Chairman Kasper asked for a motion to approve the minutes. Commissioner McSwiggan made a motion to approve the minutes. Commissioner Hallow seconded the motion.

ROLL CALL ON THE MOTION:

Yeas: McSwiggan, Hallow, Cole, DeLaurentis, Bazylewski, Packard, Kasper

Nays: 0

Minutes approved

Chairman Kasper informed the petitioner a quorum is present.

RE: The request of Glacier Development LLC for a **special use permit** for a drive-thru and a **variance** for accessibility parking for a Starbucks Coffee Shop located at 18007 Torrence Avenue, Lansing, Illinois 60438.

A public hearing was scheduled for Wednesday, June 23, 2021 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, June 8, 2021.

Present was Project Manager, Dan Abdo from Glacier Development Corporation located at 1406 W. Fulton – Suite A2, Chicago, Illinois 6060. Chairman Kasper swore him in.

Mr. Abdo explained to the board how Glacier Development Corporation is proposing to develop the site into a stand-alone Starbucks drive thru coffee shop. The building will include a total of approximately 2,200 – 2,300 square feet of space. The site plan provides cross access to the northern parcel, 20+ parking spaces and a dedicated 7+ car stack with a generous amount of green space and attractive landscaping. Glacier is a developer specializing in the Chicago area for over 25 years. They have developed similar projects in several neighboring suburbs for Starbucks and other national tenants.

Building Commissioner Savic stated Municipal Code Sec. 56-289 (o), and Sec. 56-315 requesting a **special use** in order to permit a drive thru facility and provide adequate stacking spaces in accordance with article XI. The volume on all intercom menu displays shall be maintained at a level so as not to create a public nuisance for adjoining residential districts. The operator shall provide adequate on site outdoor waste receptacles and shall provide daily litter cleanup along the right-of-way abutting the property. The Building Department is in full support of this project and it would be most beneficial for the use of the parcels. It would also be in the Village's best interest that this be granted by the Planning and Zoning Board..

Building Commissioner Savic read a memo from Jeff Pintar, our Village Engineer. Robinson Engineering is currently working with Glacier project LLC and McBride Engineering on the review of the Civil Engineering plans to insure that the plans are in compliance with the applicable ordinances of the Village of Lansing. At this time, Robinson Engineering is recommending that the Planning and Zoning Board of Appeals grants a variance to Section 56-314 of the Zoning Ordinance related to Accessible Parking. The Zoning Ordinance requires each accessible parking space to be no less than 16 feet wide. Typically developers will show an 8 foot wide accessible space with an 8 foot wide striped out access aisle. In 2018, the State of Illinois began allowing the striped-out access aisles to be shared by the 8-foot accessible spaces on either side. This allows for two accessible spaces to occupy a total of 24-feet, in lieu of the 32-feet provided under the Lansing Zoning Ordinance. As redevelopment costs continue to rise for a variety of reasons including storm water management, we recommend that the Village of Lansing allows Glazier Project, LLC to meet the accessible parking guidelines of the State of Illinois, which will reduce pavement and increase landscaping on-site by granting a variance to Section 56-314 of the Zoning ordinance.

As it relates to the proposed drive-thru, Robinson Engineering recommends a discussion of Starbucks required distances for stacking between the order window and pick-up window. It appears there is room for two vehicles to stack behind the vehicle placing an order and approximately room for six vehicles between the pick-up and order windows. Please verify that the order window is located in the ideal location to most effectively stack vehicles with minimal impact to the parking to the north.

The Lansing Police Department has no objections to the request.

The Lansing Fire Department has concerns with the stacking for the drive thru with vehicles waiting on Torrence Avenue that it will cause traffic problems on Torrence Avenue and Thornton Lansing Road.

Chairman Kasper asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner DeLaurentis wanted to know if Glacier is going to agree to follow the accessible parking guidelines of the State of Illinois, which will reduce pavement and increase the landscaping on site. Another concern was the stacking on Torrence Avenue coming off of Thornton Lansing Road. Mr. Abdo stated that they **will** be following the State of Illinois guidelines. If there is stacking beyond the drive thru, the plan is designed to have the stacking further north on their property. They will be working with Robinson Engineering on any issues.

Commissioner Bazylewski asked how far does the property go to the north by the apartments. Mr. Abdo said approximately 100 feet, but he would have to see the survey that actually shows the distance.

Commissioner Packard wanted to know if there will be directional signs, left hand turns on Torrence Avenue and where the stacking starts. Mr. Abdo said that there will be directional signs. The stacking starts further north on the east side by the pickup window. You'll see an arrow. Everything would be going east one way. The left hand turns on Torrence Avenue are being discussed with Robinson Engineering for a solution.

Commissioner Cole had concerns about the east and west bound traffic from Thornton Lansing Road and the problems it can create and traffic in general. Mr. Abdo said that if it becomes a problem they can work with Robinson Engineering, monitor the situation and if necessary put signs up.

Chairman Kasper asked what the hours of operation would be, will the construction be done by union workers, and would they be hiring Lansing residents. Mr. Abdo stated that the hours would be approximately 5:00 a.m. – 11 p.m., it varies at different locations and that all of the workers will be union. Mr. Abdo does not have anything to do with the hiring of people, but he is sure they would prefer Lansing residents.

No further questions being asked, Chairman Kasper asked for motions to be made.

Commissioner McSwiggan made a motion that we recommend to the Village Board that they grant a **Special Use Permit** for a drive-thru to Glazier Development Corporation for a Starbucks to be located at 18007 Torrence Avenue, Lansing, Illinois 60438. Seconded by Commissioner Hallow.

ROLL CALL ON THE MOTION:

AYES: Hallow, McSwiggan, Cole, Bazylewski, Packard, DeLaurentis, Kasper

NAYS: None

FINDING OF FACTS:

Unanimous decision to recommend to the Village Board that they grant a **Special Use Permit** for a drive-thru to Glazier Development Corporation for a Starbucks to be located at 18007 Torrence Avenue, Lansing, Illinois 60438.

Commissioner McSwiggan made a motion that we grant a **Variance** to Section 56-314 of the zoning ordinance related to accessible parking to Glazier Development Corporation for the Starbucks project

located at 18007 Torrence Avenue, Lansing, Illinois 60438. This variance will allow the Glazier Project to meet the Accessible Parking guidelines of the State of Illinois.

This will allow two accessible spaces to occupy a total of 24 feet, in lieu of the 32 feet provided under the Lansing Zoning Ordinance.

ROLL CALL ON THE MOTION:

AYES: Hallow, McSwiggan, Cole, Bazylewski, Packard, DeLaurentis, Kasper

NAYS: None

FINDING OF FACTS:

Unanimous decision that the board **grants** a **variance** to Section 56-314 of the Zoning Ordinance related to accessible parking to Glazier Development Corporation for the Starbucks project located at 18007 Torrence Avenue, Lansing, Illinois 60438. This variance will allow the Glazier project to meet the accessible parking guidelines of the State of Illinois. This will allow two accessible spaces to occupy a total of 24 feet, in lieu of the 32 feet provided under the Lansing Zoning Ordinance.

Chairman Kasper asked if there was any new business or public comments from the audience. Denise Cox who resides at 17940 Glen Oak Avenue, Lansing, Illinois 60438 asked when the construction would begin. Mr. Abdo stated that building plans were submitted to the Village of Lansing. If everything goes well, construction should begin soon. Weather permitting, construction would be completed by the end of 2021.

No further questions being asked, Chairman Kasper asked for a motion to adjourn.

Commissioner McSwiggan made a motion to adjourn at 7:55p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully submitted,

Barbara Schmittel, Secretary
Planning and Zoning Board of Appeals