

MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 19, 2015

PRESENT: Beverly Meyer – Chairperson, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Dan Gombac - Director, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Andrew Kelly, 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 2015-08: Central Ave. Ventures, LLC, 35 S. Frontage Road: Petitioner seeks approval of a text amendment, special uses and variations from the Zoning Ordinance and Sign Code related to repairing, servicing of trucks, trailers including, but not limited to transport refrigeration, standby vehicle generators, cellular communications, maintenance, body shop and engine rebuilding.

Mr. Dan Gombac - Director presented the staff report and noted that he would attempt to address the concerns noted by the commission members as well as the audience. Mr. Gombac reported that drawings were provided in the packet.

Mr. Gombac reported that that the petitioner made adjustments to the west building elevation making the building aesthetically pleasing to match the other building. He stated that the petitioner provided renderings in the packet.

Mr. Gombac addressed concerns regarding the vehicle repair lane and that it was too broad and that the petitioner was asking for a special use for a garage. He reported that the petitioner does not intend to provide any body work now but that they have it in their business plan for the future.

Mr. Robert Stearns, Manager - Central Avenue Facility stated that they consider their facility in Indiana a one stop shop. He stated that they do not paint or do any body work now but that they believe there is potential at the new site. He further stated that their main operation is transportation refrigeration and that they do not do engine rebuilding.

Mr. Stearns also reported that they are a Thermo King dealership and that they sell parts over the counter and repair at the facility.

Mr. Gombac reported that Frontage Road has been under the jurisdiction of the City of Darien since 1999 and that the road was built to sustain truck traffic. He stated that truck traffic includes Public Works vehicles and extensive truck usage.

Mr. Gombac reported that there was concern regarding storm water management. He reported that the detention is earmarked and that it satisfies the DuPage County Ordinance. He further reported that the detention is shared for the entire property and BMP (Best Management Practices) are in place and that the petitioner is required to provide native plantings. Mr. Gombac reported that the Army Corp of Engineers have signed off on the project and that there are no variances for the storm water, wetlands or floodplain. He stated that petitioner will be required to get permitting from DuPage County. .

Mr. Gombac reported that the petitioner will be providing a swing arm gate at three of the locations or driveways and that the front façade fencing has been changed to swing gates.

Mr. Paul Cohen - Principle Construction Corp., Construction Manager reported that the gate will be a metal sliding gate and exit gate with limited view to the back of the lot.

Mr. Gombac reported that the toll booth type gate has been eliminated.

Mr. Gombac reported that there is an existing cyclone fence which was removed before the last party moved out and that the petitioner is providing an 8' high cyclone fence. He stated that the City does not have any issues with the cyclone fence.

Mr. Gombac reported that the Commission received the noise and traffic study and that a representative from KLOA was present to provide the traffic study results. He stated that a study was conducted and reported that there is be a 5% increase in traffic on a daily basis.

Mr. Michael Wirthman, KLOA reported that they provided results based on the characteristics and if the Frontage Road has sufficient capacity. He reported that there were 1700 vehicles per day on Frontage Road and on the north side 3000 - 5700 vehicles. Mr. Wirthman stated that the roadway can carry up to 10,000 vehicles.

Mr. Wirthman reported that on a daily basis at the operation of their present facility there are 450-500 trips of which approximately 200 are truck trips but half are semitrailers and half UPS style truck or just a tractor and one quarter of capacity.

Mr. Gombac addressed concern for bikes and safety regarding the trucks on Frontage Road.

Mr. Griffith stated that there is concern for truck traffic rerouting from I-55 to Frontage Road. He stated that trucks will most likely stay on I-55 because Frontage Road is not a straight road.

Mr. Gombac addressed safety and school buses on Frontage Road.

Mr. Griffith reported that staff did not look at the bus route because the routes are no different than any other road with buses on them Darien. He stated that there are two lanes coming out and a big shoulder and KLOA did not look at it.

Mr. Gombac reported that Public Works provides a bit of truck traffic with six wheelers and trailers.

Commissioner Lind suggested that the City look at possibly paving an area for bike traffic.

Mr. Gombac reported that there is a bike path in place and that bikers can take Clarendon Hills Road. He further stated that the routes are listed on the DuPage County Website. He stated that if the PZC wishes to have staff look into a bike lane that it can be presented and addressed through the City Council workshops.

Commissioner Lind stated that providing a bike path may make it more of a problem for the residents.

Mr. Gombac addressed concern for truck noise. He stated that the CR England trucks do not leave their trucks running overnight.

Mr. Stearns reported that the CR England trucks do not have auxiliary power units.

Mr. Gombac reported that a sound company visited the site to measure sound decibels. He stated that the report provided samples of different times with trucks running and off and traffic brought in. Mr. Gombac reported that overall there was a slight increase but concluded that overall no change in noise.

Mr. Cohen stated that there is more noise generated from I-55.

Mr. Gombac addressed repair noise and impact gun noise used to fix vehicles. He stated that the City of Darien Public Works has been using impact guns for years and has never had a complaint about the noise.

Mr. Stearns stated that the impact gun is the biggest sound impact to the operation and that the repairs are all done in the shop. He stated that only hand and electric tools are used in the yard. Mr. Stearns further reported that the majority of their work occurs between the hours of 7:00 a.m. - 3:30 p.m. He stated that CR England varies from 10:00 a.m. - 4:00 p.m. and diminishes after that.

Mr. Gombac addressed concerns for light pollution. He stated that the petitioner is replacing the existing lighting to Code. He stated that in addition, the petitioner is providing light shields so that the light will not project into the Forest Preserve.

Mr. Gombac addressed the fuel and refrigeration storage. He stated that the petitioner will have a limited supply of refrigeration storage and that Public Works has a similar storage for underground fuel. He further stated that underground fuel storage is heavily regulated by the State Fire Marshall.

Mr. Gombac addressed concern regarding the 8' high cyclone fence along the back of the property. He stated that staff does not see any issues with the fence.

Mr. Gombac addressed the proposed use concerns. He stated that the use has been there for a number of years.

Mr. Gombac addressed concerns for the impervious surface. He reported that the petitioner is improving the area and meeting the landscaping requirements.

Mr. Gombac addressed concerns regarding the pole and the sign. He reported that the petitioner provided a rendering of the sign and stated that a sign of this type is found up and down I-55. He further stated that it is not obtrusive, out of place or out of character.

Mr. Griffith reported that the intent of the sign is to identify the use on the expressway similar to the City approving a sign to identify a hotel.

Mr. Cohen stated that the sign itself is not a huge element.

Mr. Gombac addressed concerns regarding hazardous material produced by the trucks. He reported that there will be no hazardous material produced from the trucks and that it was staff's decision to leave the lot as an impervious surface and put in concrete in the docking and loading area.

Mr. Gombac reported that the City Engineer feels that this proposal is in substantial compliance and the use was used as what is being described today. He stated that a good portion of the variances have been in place. He further stated that staff visited the petitioner's local sites and feels that the petitioner is a good neighbor.

Commissioner Lind asked if the petitioner had any thought of relocating the loading dock to the other side and not along I-55.

Mr. Doug Calay, Director of Facilities reported that they did look at the site and moving it away from I-55 but that relocating the loading dock pushes the development to the west and limits the available use.

Commissioner Kiefer stated that having the buildings aesthetically pleasing is important.

Commissioner Mallers stated that the area has been vacant for a long time and that he preferred to see it put to use versus having it vacant for a number of years.

Commissioner Oberland stated that the petitioner has put in a big investment and that they have been accommodating in adjusting their plan.

Commissioner Laratta stated that the property is zoned properly and that this is an industrial zoned use.

Commissioner Lind stated that he had issue with the height of the sign and the location. He stated that it is too tall.

Mr. Calay stated that the sign is logistically placed and provides the most visibility and a greater line of site.

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

Mr. Syed Hussain, Darien stated that he is on the Board for the Horizon Academy which is proposed to open in the area and that he is concerned with semi-trucks cutting through Frontage Road. He stated that he is a grandparent and is concerned for the safety of children.

Mr. Gombac reported that Mr. Hussain is referring to the east side and that truck traffic is not allowed at all on the east.

Mr. Richard Rons, Darien stated that he was concerned about the underground storage and what will happen to the site when the business is gone.

Mr. Gombac stated that the business is responsible for all underground storage which is regulated by the State Fire Marshall.

Mr. Rons stated that the City needs to be more sensitive to the residents. He questioned if \$2,000 per month is really worth it to the City and asked if the City could find a more acceptable use.

Ms. Linda Painter, President - Timberlake Civic Group/Commissioner DuPage County Forest Preserve stated concern for the sign. She stated that there are no signs on south Frontage Road.

Mr. Griffith stated that there are signs on south Frontage Road and that Ms. Painter's comment was incorrect.

Ms. Painter expressed concern stating that there are bikers on Frontage Road and nowhere for them to go. She stated that a FOIA request has been submitted regarding traffic accidents in that intersection. Ms. Painter also stated that the Forest Preserve concerns were not addressed. She referenced the buffer and having a larger setback.

Mr. Gombac reported that the petitioner must follow Best Management Practices. He stated that they are within the 50' and that the BMP will be addressed in the buffer zone.

Ms. Painter stated that the runoff of diesel or oil issue to the Forest Preserve was not addressed.

Mr. Gombac reported that all water will be captured and run through detention and released.

Ms. Painter stated that the Forest Preserve would prefer a stockade fence so users of the Forest Preserve do not have to see the business.

Chairperson Meyer stated that the petitioner has done a great job in addressing the concerns. She stated that a stockade fence is not something to look at.

Chairperson Meyer closed the public comment portion of the meeting.

Commissioner Laratta made a motion and it was seconded by Commissioner Oberland that based upon the information presented, the request associated with PZC 2015-08 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 UNANIMOUSLY 7-0.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, August 24, 2015 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the August 5, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

Commissioner Laratta made a motion and it was seconded by Commissioner Oberland to approve the August 5, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 2, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:42 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary
Secretary

Beverly Meyer
Chairman
Chairman