

AGENDA
Municipal Services Committee
October 26, 2015
6:30 P.M. – Council Chambers

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. New Business**
 - a. 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
 - b. PZC 2015-11: Elite Smiles Dental Care, 7511 Lemont Road, Chestnut Court Shopping Center:** Petitioner requests approval of a special use in order to establish a dental clinic within the B-3 General Business zoning district
 - c. PZC 2015-12: 1033 S. Frontage Road:** Revocation of special use granted by Ordinance O-20-11, which permitted the establishment of a “garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding”
 - d. 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
 - e. Minutes – August 31, 2015** Special Municipal Services Committee Meeting
– **September 28, 2015** Municipal Services Committee
- 4. Director’s Report**
- 5. Next scheduled meeting –November 23, 2015**
- 6. Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: October 26, 2015

Issue Statement

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.

General Information

Petitioner: Catalyst Exhibits, Inc.
Ken Kahle
7809 100th Street
Pleasant Prairie, WI 53158

Property Owner: Jewel-Osco
150 Pierce Road, Suite 400
Itasca, IL 60143

Property Location: 7335 Cass Avenue

PIN: 09-27-108-026

Existing Zoning: B-2 Community Shopping Center Business District

Existing Land Use: Shopping Center, grocery store with pharmacy and bank inside, drive-thru facility for pharmacy.

Comprehensive Plan Update: Commercial

Surrounding Zoning and Land Use:

North:	R-2 Single-Family Residential:	single-family residential
South:	B-2 Community Shopping and R-3 Multi-Family Residential:	commercial/retail and multi-family residential
East:	R-2 Single-Family Residential:	single-family residential
West:	R-2 Single-Family Residential (City) and R-4 Single-Family Residential (County):	Lace School and single-family residential

Size of Property: 8.21 acres

Floodplain: None.

Natural Features: None.

Transportation: Property has frontage on Cass Avenue with access to 75th Street through shopping center.

History: In 2003, the City Council approved a special use and variation to permit a drive-thru facility for the pharmacy. No issues have been reported.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Site Plan, 4 sheets, prepared by Huron Design Group, dated July 30, 2015.

Planning Overview/Discussion

The subject property is located on the east side of Cass Avenue, north of 75th Street.

The petitioner proposes installing a stand-alone ATM facility at the far west end of the parking lot, along Cass Avenue. The plan has vehicles approaching the ATM from the north and exiting to the south. The parking lot stripping will be altered to direct traffic through and around the ATM facility.

The plan eliminates 17 parking stalls. However, the amount of parking provided exceeds the minimum required. For a grocery store, 4 parking stalls per 1,000 square feet of gross floor area is required. The grocery store is approximately 71,636 square feet, requiring 289 parking stalls. The proposed plan provides over 330 parking stalls.

Drive-thru facilities require special use approval.

Drive-thru facilities require at least 20 vehicle stacking spaces per the Zoning Ordinance. The plan shows 3. A variation is required. A bank further south on Cass Avenue installed a stand-alone ATM drive-thru facility with similar stacking set-up. Problems have not been reported.

The special use approval criteria:

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be a variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the planning and Zoning Commission and the Planning and Development Committee.

Variation approval criteria:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Staff Findings/Recommendations

Staff does not object to the proposed ATM facility. The facility is located in an area of the parking lot where there is minimal traffic, where there is minimal parking. The proposed stacking is consistent with other similar facilities that have not presented problems.

Staff finds the proposed variation will not adversely alter the general character of the property, nor will it adversely affect neighboring properties, nor will it impair an adequate supply of light and air in adjacent properties, nor will it increase congestion in the public streets or endanger the public safety. Therefore, staff recommends the Planning and Zoning Commission make the following recommendation approving the special use and variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend to the City Council approval of the requests as presented.

Planning and Zoning Commission Review – October 7, 2015

The Planning and Zoning Commission considered this matter at their October 7, 2015, meeting. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, John Lind, Raymond Mielkus, Pauline Oberland and Michael Griffith.

Absent: Ronald Kiefer, John Laratta, Louis Mallers, Kenneth Ritzert, Elizabeth Lahey.

Michael Griffith, Senior Planner, reviewed the agenda memo. He noted the required vehicle stacking for a drive-thru lane is 20. He stated the plan provides 3. He noted there is a bank further south on Cass Avenue with a drive-thru ATM in the front with a similar vehicle stacking set up. He stated staff is not aware of any problems with that ATM.

Ken Kahle, Catalyst Exhibits, Inc., the petitioner, was present. He stated the ATM will be located at the far western edge of the Jewel parking lot.

Chairperson Meyer stated that area of the parking lot is dark.

Mr. Kahle stated the ATM will have lighting for ATM transactions, but stated further the lighting will not be excessive.

Commissioner Lind asked why the particular location was chosen.

Mr. Kahle stated the location is where Jewel wanted it to go.

Mr. Kahle stated a building permit has been submitted to remodel the TCF bank within the Jewel.

No one from the public was present to offer comments.

The Commission did not have any issues.

Without further discussion, Commissioner Oberland made a motion to recommend approval of the petition as presented, seconded by Commissioner Kelly.

Upon a roll call vote, THE MOTION CARRIED by a vote of 5-0.

Members absent: Kiefer, Laratta, Mallers and Ritzert

Municipal Services Committee – October 26, 2015

Based on the Planning and zoning Commission's recommendation, staff recommends the Committee make the following recommendation approving the petition.

Based upon the submitted petition and the information presented, the request associated with PZC 2015-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee recommend to the City Council approval of the requests as presented.

Decision Mode

Planning and Zoning Commission: October 7, 2015

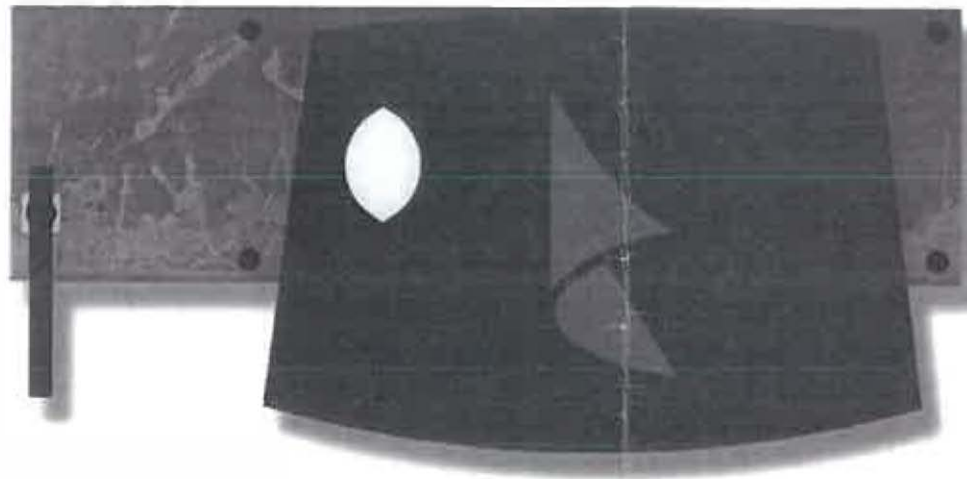
Municipal Services Committee: October 26, 2015

This design is subject to engineering changes needed for manufacturability that could change the appearance of the concept.

REVISION **A-1**

PLANS
TCF Bank ATM
7335 Cass Avenue
Darien, IL

Top View



Side View



Front View



Perspective

- ① White
- ② Cool Grey 11
- ③ Cool Grey 2



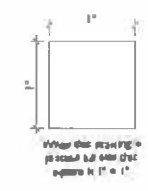
TCF Bank

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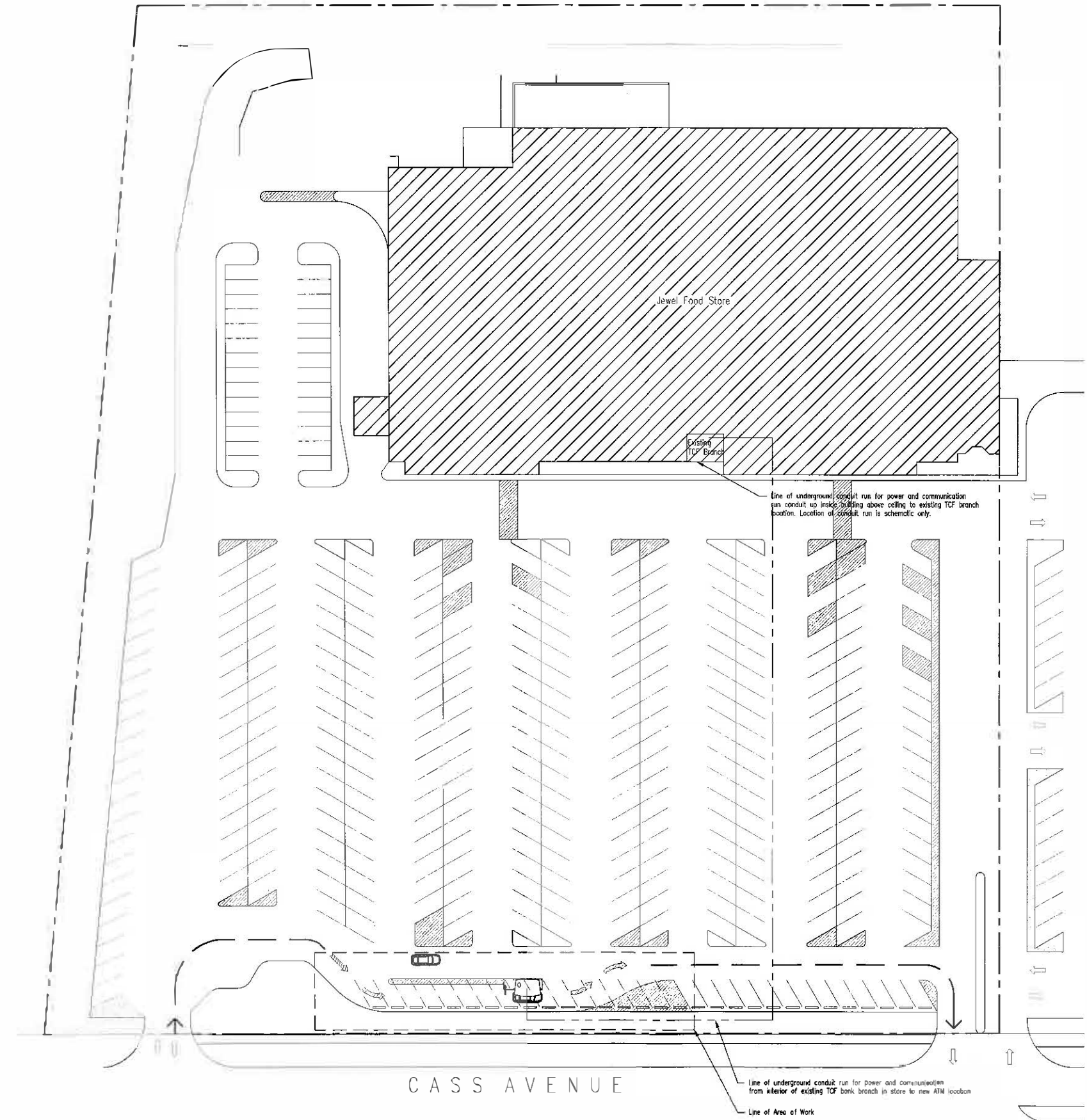
6030.01 Canopy
6020.08 Enclosure
6638

Rendered: CA
Approved:

Rev- 1
04/02/2015



Huron Design Group
 415 North Sangamon St
 Chicago, Illinois 60642
 Tel/Fax : 312.944.3295 Cell : 773.618.1888



Line of underground conduit run for power and communication run conduit up inside building above ceiling to existing TCF branch location. Location of conduit run is schematic only.

Line of underground conduit run for power and communication from selector of existing TCF bank branch in store to new ATM location.
 Line of Area of Work

No.	Description	Date
	Issued for Village Review	07.30.15

Date: 0 June 2015
 Scale: As noted
 Drawn: JP
 Checked: PE
 Project No.: 3469
 Project:

TCF ATM #228
 7329 S. Cass Ave.
 Darien, Illinois

Drawing Name: **Site Plan**

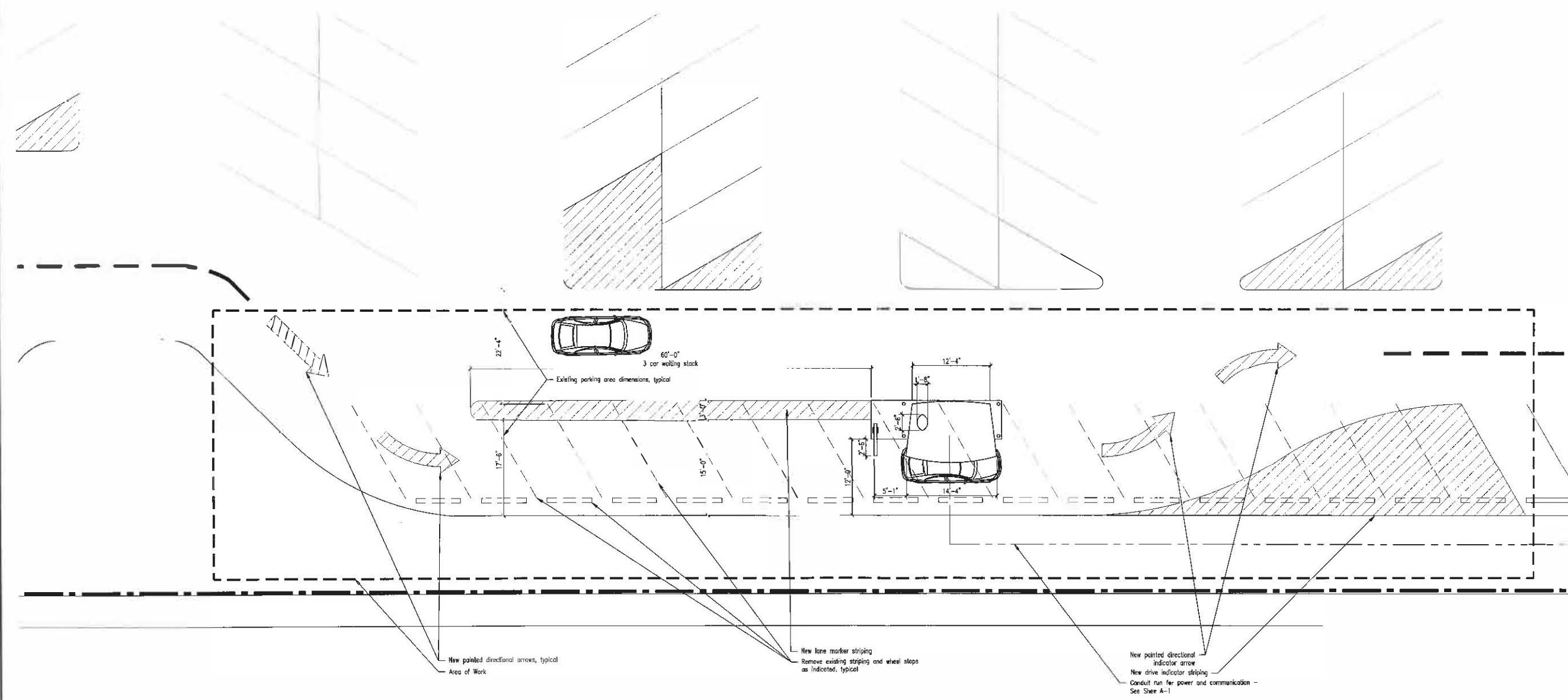
Seal: _____ Drawing #: _____

1 SITE PLAN
 SCALE: 1" = 30'-0"
 North

A-1

When this drawing is plotted full size this square is 1' x 1'

Huron Design Group
 415 North Sangamon St
 Chicago, Illinois 60642
 Tel/Fax : 312.944.3285 Cell : 773.616.1888



1 ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"

North

No.	Description	Date
	Issued for Village Review	07.30.15
Date	9 June 2015	
Scale	As noted	
Drawn	JP	
Checked	PE	
Project No.	3468	
Project	TCF ATM #228 7329 S. Cass Ave. Darien, Illinois	

Drawing Name
 Enlarged Plan

Seal Drawing #

A-2

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: October 26, 2015

Issue Statement

PZC 2015-11: Elite Smiles Dental, 7511 Lemont Road, Chestnut Court Shopping Center:
Petitioner requests approval of a special use in order to establish a dental clinic within the B-3 General Business zoning district.

General Information

Petitioner: Dilip Patel
12337 S. Route 59
Plainfield, IL 60585

Property Owner: Inland Chestnut Court, LLC
2901 Butterfield Road
Oak Brook, IL 60523

Property Location: 7511 Lemont Road

PINs: 09-29-300-008; 09-29-300-022; 09-29-300-023; 09-29-300-024;
09-29-300-025

Existing Zoning: B-3 General Business

Existing Land Use: Retail shopping center

Comprehensive Plan Update: Commercial

Surrounding Zoning and Land Use: (shopping center)
North: B2 General Retail Business District (Downers Grove): retail shopping center.
South: OR&I Office, Research and Light Industrial: Forest Preserve.
East: B-2 Community Shopping Center Business District and R-2 Single-Family
Residence: Retail, restaurant and single-family homes.
West: OSB Office and Service Business District (Woodridge) and B-2 Community
Shopping District (Woodridge): Bank, retail shopping center.

Size of Property: 18.3 acres (shopping center)

Floodplain: None.

Natural Features: None.

Transportation: Shopping center has frontage and access from Lemont
Road and 75th Street.

History: Property annexed in 1986.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Exhibit A-1, Site Plan of Shopping Center, 1 sheet.

Planning Overview/Discussion

Chestnut Court shopping center is located at the southeast corner of the 75th Street and Lemont Road intersection. The proposed dental clinic is located in the out building located along Lemont Road, south of Chase Bank. The site plan provided shows the location of the clinic within the shopping center.

The proposed clinic is 1,500 square feet, staffed with a single dentist and up to 3 staff.

Criteria for special use approval:

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be a variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the planning and Zoning Commission and the Planning and Development Committee.

Staff Findings/Recommendations

Staff neither objects to the proposed nor to its location. Therefore, staff recommends the Commission make the following recommendation approving the petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-11 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.

Planning and Zoning Commission Review – October 21, 2015

The Planning and Zoning Commission considered this matter at their October 21, 2015 meeting. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, Ronald Kiefer, John Laratta, , Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Dan Gombac – Director and Elizabeth Lahey.

Absent: Louis Mallers

The Planning and Zoning Commission Members inquired the following of the petitioner:

- Hours of Operation
9:00am-5:00pm
- Days of Operation
Initially 3-4 days with the intent to eventually transition to 6-7 days
- Number of Doctors
The total count of doctors would be two for the facility operating on alternate schedules
- Number of practices
An additional practice is located in Plainfield
- Demographics proposed for the facility
The practice would cater to local families and friends of the community
- How many patients would the waiting area accommodate
Approximately up to eight-patients would be scheduled accordingly with a minimal wait time

Municipal Services Committee – October 26, 2015

Based on the Planning and Zoning Commission's recommendation, staff recommends the Committee make the following recommendation to approve the petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-11 is in conformance with the standards of the Darien City Code and, therefore, the Planning and Zoning Commission recommends approval of the petition to the Municipal Services Committee.

Agenda Memo

PZC 2015-11: Elite Smiles Dental, 7511 Lemont Road, Chestnut Court Shopping Center ...Page 4

Decision Mode

Planning and Zoning Commission: October 21, 2015

Municipal Services Committee: October 26, 2015

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: October 26, 2015

Issue Statement

PZC 2015-12: 1033 S. Frontage Road: Revocation of special use granted by Ordinance O-20-11, which permitted the establishment of a “garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding.”

General Information

Petitioner: City of Darien
1702 Plainfield Road
Darien, IL 60561

Property Owner: GD Darien LLC
1035 S. Frontage Road
Darien, IL 60561

Property Location: 1033-35 S. Frontage Road

PINs: 09-34-303-025; 09-34-303-027; 09-34-303-029

Existing Zoning: I-1 General Industrial

Existing Land Use: Vacant

Comprehensive Plan Update: Industry

Surrounding Zoning and Land Use:
North: OR&I Office, Research and Light Industry: I-55, vacant (proposed hotel).
South: R-1 Single-Family Residence District (DuPage County) – forest preserve.
East: R-2 Single-Family Residence District (DuPage County) – single-family home.
West: I-1 General Industrial District: Municipal Services Facility.

Size of Property: 10 acres

Floodplain: Floodplain extends onto the east portion of the property.

Natural Features: None.

Transportation: Frontage and access onto S. Frontage Road

History: The property has been vacant for several years. Previously, the property was a drop yard for storing semi-trailers. In 2011, the City Council granted a special use to “garage for the storage, repair

and servicing of motor vehicles, including body repair, painting and engine rebuilding”.

Planning Overview/Discussion

In 2011, a petition was submitted by Great Dane L.P., 222 N. LaSalle Street, Chicago, IL 60601, requesting a special use to establish a “garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding.” The City Council granted the special use at their regular meeting of September 6, 2011, Ordinance O-20-11.

The Darien Zoning Ordinance provides criteria for revoking a special use once granted. Per Section 5A-2-2-6(I) of the Zoning Ordinance:

(I) Revocation Of Special Use Permit:

1. A special use permit granted by the City Council shall be subject to revocation in part or in whole in the manner provided herein below under any of the following circumstances:

(a) Failure to commence construction of the proposed use within one year from and after the date of the granting of said permit. Construction shall not be deemed to have commenced unless and until: 1) all necessary permits have been obtained; 2) the site has been properly graded; 3) all foundations and footings are in place; and 4) all utilities have been provided for.

(b) Failure to carry the construction work forward expeditiously with adequate forces for a period of twelve (12) months out of any eighteen (18) month period.

(c) Following the issuance of occupancy permits, abandonment, or other failure to utilize the property for the purposes permitted by the special use for a period of two (2) months out of any consecutive six (6) month period.

(d) Where changed circumstances or experience derived from the exercise of the special use previously granted indicates that the continuation of the special use no longer carries out the goals of this Zoning Title. Provided, however, that any special use so withdrawn may continue to exist to the extent that it has been utilized and developed subject to the provisions of Chapter 4 of this Title.

(e) Upon written application, the City Council may authorize extensions of any time period specified hereinabove, at any time prior to the expiration of such time period but each such extension shall not exceed one year at a time.

The Planning and Zoning Commission shall prepare findings of fact and recommendation:

1. Regarding the continuation or revocation of the special use; and
2. Regarding the rezoning of the property to another classification.

The Commission’s findings and recommendation will be transmitted to the City Council’s

Municipal Services Committee which will in turn provide a recommendation to the full City Council for final action.

In making a determination, the Commission shall consider the effect of changed conditions, if any, upon the property.

Staff Findings/Recommendations

Staff finds criteria (1)(a) has been met: Since the special use was granted on September 6, 2011, construction of the proposed use has not commenced within one (1) year from and after the date of granting of a permit. A permit for said construction has not been submitted, the site has not been properly graded, foundations and footings are not in place, utilities have not been provided for.

Therefore, staff recommends the Planning and Zoning Commission make a recommendation to revoke the special use granted by Ordinance O-20-11.

Planning and Zoning Commission Review – October 21, 2015

The Planning and Zoning Commission considered this matter at their October 21, 2015 meeting. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, Ronald Kiefer, John Laratta, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Dan Gombac – Director and Elizabeth Lahey. The owner of the property was not present and three residents were present.

Absent: Louis Mallers

Director Gombac presented the revocation petition as directed by the City Council. The revocation of the Special Use granted to Great Dane under Ordinance O-20-11 would be rescinded as per the criteria under Section 5A-2-2-6(I) of the Zoning Ordinance and as cited above.

Director Gombac advised that any future petitioner would have the opportunity to request any of the above Special Uses subject to Public Hearing process. Director Gombac also stated that the revocation will give the City an opportunity to clean up the site.

Member Oberland asked if this revocation would have a negative effect on marketing the property. Director Gombac replied that he did not believe that the revocation would have a negative effect on the marketing of the property.

The Commission commented on the disappointment of the Municipal Services Committee voting 2-1 in opposition of the IAC/Thermo King petition. Director Gombac further clarified that the petitioner, IAC/Thermo King had decided not to move forward with the development due to the community feedback. He also stated that the petitioner had the opportunity to move the item to the City Council and reiterated it was the petitioner's decision not to move forward. While the Commission commented positively for the IAC/Thermo King Development, Director Gombac informed the Members that IAC/Thermo King does have the opportunity to file for a Public Hearing again should they choose to.

Director Gombac asked if the Commission Members had any thoughts to recommend re-zoning the property. The commission members concluded that the property should stay zoned as Industrial.

Resident Stephen DeLurgio spoke to the Commission Members and supported the decision to revoke the use. He also spoke in opposition of the former petitioner, IAC/Thermo King.

Resident Heidi Ramirez spoke in opposition to the revocation and provided comments that she did not favor the Municipal Services Committee's vote to not approve the Thermo King/IAC petition.. Director Gombac invited the resident to the upcoming Municipal Services and City Council meetings to express their comments.

Resident Brian Athern provided comments to the commission regarding the opposition of IAC/Thermo King at the Municipal Services meetings and voiced support for the IAC/Thermo King Group.

Director Gombac invited all the residents to the upcoming Municipal Services and City Council meetings to express their comments.

Municipal Services Committee – October 26, 2015

The Planning and Zoning Commission recommended approval of the revocation by a 6-1 vote with member Pauline Oberland voting in opposition. Based on the Planning and Zoning Commission's recommendation, staff recommends the Committee make the following recommendation to approve the revocation:

PZC 2015-12: 1033 S. Frontage Road: Recommend approval of an ordinance revoking the special use granted by Ordinance O-20-11, which permitted the establishment of a "garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding."

Decision Mode

Planning and Zoning Commission: October 21, 2015

Municipal Services Committee: October 26, 2015

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: October 26, 2015

Issue Statement

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.

General Information

Petitioner/Property Owner: Bassam Osman
8608 Johnston Road
Burr Ridge, IL 60527

Property Location: 17w125 S. Frontage Road

PIN: 09-34-405-019

Existing Zoning: R-1 Single-Family Residence

Existing Land Use: Vacant

Proposed Land Use: Private school

Comprehensive Plan Update: Office

Surrounding Zoning and Land Use:
North: R-3 Multi-Family Residence: I-55
East: R-2 Single-Family Residence (DuPage County): single-family detached homes, vacant parcel
South: R-1 and R-2 Single-Family Residence: vacant
West: R-2 Single-Family Residence (DuPage County): single-family detached homes, vacant parcel

Size of Property: 8.99 acres

Floodplain: Property contains floodplain and wetlands.

Natural Features: Floodplain, wetlands, existing tree coverage

Transportation: Property has frontage and access onto S. Frontage Road

History: The property was annexed into Darien in 1985. In 2008, the City Council approved a 5-lot subdivision for single-family detached homes along 87th Street west of Tennessee Avenue, far southern end of the property. However, the plat of subdivision was never recorded, thus, the homes were not built. Property remains vacant.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Final Plat of Subdivision, 2 sheets, prepared by V3 Engineers Scientists and Surveyors, dated August 31, 2015.
2. Final Engineering Plans, 15 sheets, prepared by V3 Engineers Scientists and Surveyors, latest revision dated July 31, 2015.
3. Landscape Plan, 2 sheets, prepared by Buchar, Mitchell, Bajt Architects, Inc., latest revision dated August 3, 2015
4. Photometric Plan, 1 sheet, prepared by Buchar, Mitchell, Bajt Architects, Inc., dated July 2, 2015.
5. Building Elevation Drawing, 1 sheet, prepared by Buchar, Mitchell, Bajt Architects, Inc., dated July 27, 2015.

Planning Overview/Discussion

The subject property is located on the south side of S. Frontage Road, between Western Avenue and Lorraine Drive.

The property is zoned R-1 Single-Family Residence.

The petitioner proposes a private school. The plan shows a Phase I and Phase II. Phase I is the elementary school, Phase II is the middle school. An outdoor recreational area is on the east side of the Phase II building area.

Within the R-1 zoning district, public, denominational, or private schools, limited to elementary, junior or high schools, without boarding, are a permitted use.

Address Assignment

The property was annexed into Darien in 1985 yet the property retained an unincorporated address. Staff recommends assigning a new address to fit within the City's address system and to void confusion as to whether the property is incorporated vs. unincorporated.

Plat of Subdivision

The petitioner is subdividing the parcel into two lots, with the school on the north parcel. The south parcel will remain vacant at this time.

Site Plan

The building complies with required building setbacks, lot coverage and building height. Within the R-1 zoning district, all buildings are limited to 30 feet in height. The top of the building is shown to be just under 22 feet tall, the roof top mechanical screen is shown to be at 26 feet.

Parking is shown to be located 30 feet from the front lot line and 5 feet from the west lot line.

The Zoning Ordinance does not provide specific parking setbacks for schools when located within residential zoning district. Staff finds the parking lot setbacks acceptable.

Plan shows two driveway entrances off of S. Frontage Road. Both meet the minimum 20-foot setback from side lot lines.

Plan shows 126 parking spaces, including 5 accessible and 3 motorcycle parking spaces. The required number of parking spaces provides is 1 space/employee. The petitioner should confirm the anticipated number of employees. The number of accessible parking spaces provided complies.

Parking stall size complies, 9 feet x 18 feet. Driveway aisle width complies, 24 feet for two-way traffic.

S. Frontage Road is under the jurisdiction of the Downers Grove Township Highway Department. Work within the road right-of-way, including driveway locations, require a permit from the Township Highway Department.

Staff did not require a traffic study at this time. The petitioner should comment on school hours, anticipated traffic volume for employees, parents and whether students are bused.

Landscape plan shows building foundation landscaping, perimeter yard landscaping, landscape islands within the parking lot. Landscape plan complies in terms are required areas and required amount of landscaping. Along the west lot line, a combination of landscaping and privacy fence is proposed. Along the west lot line, there is 5 feet for landscaping, the petitioner should confirm this adequate to maintain landscaping. The petitioner should also be aware, any vegetation with grows over onto adjacent properties is subject to that property owner trimming, cutting vegetation. Along the south and east sides, petition proposes to maintain existing vegetation to meet requirements, which is permitted.

The refuse enclosure is located behind the proposed building. Staff recommends a masonry enclosure using materials coordinating with the building exterior.

Signage details are needed. Ground signs require a base flush with the adjacent ground, should be limited to 32 square feet in area and 6 feet in height. A landscape bed extending 4 feet from the base of the sign is required.

Photometric Plan

The photometric plan shows exterior light levels in compliance. Per the Zoning Ordinance, lighting cannot exceed 3-footcandles in residential areas. Exterior lights are not permitted to cause glare onto adjacent properties, verified at final inspection. Light shields may be required.

Building Elevations

Exterior building materials include: stone and brick veneer, metal flashing, aluminum frame windows and doors, galvanized steel tube column with tension rod.

Roof top mechanical equipment is shown to be screened.

Engineering

The City Engineer's most recent comments are noted in a letter dated September 30, 2015, from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd.

Plan shows a public sidewalk being constructed along the property frontage, within the road right-of-way.

Public water and sanitary sewer mains are being constructed along the frontage of the property.

Staff Findings/Recommendations

The proposed use is permitted. The site plan complies with the Zoning Ordinance; the petitioner has not requested any variations. Engineering comments remaining to be addressed are minor.

Therefore, staff recommends the Planning and zoning Commission make the following recommendation approving the plat of subdivision and site plan, subject to conditions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-13 is in conformance with the standards of the Darien City Code and, therefore, I move 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.**

Planning and Zoning Commission Review – October 7, 2015

The Planning and Zoning Commission considered this matter at their October 7, 2015, meeting. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, John Lind, Raymond Mielkus, Pauline Oberland and Michael Griffith.

Absent: Ronald Kiefer, John Laratta, Louis Mallers, Kenneth Ritzert, Elizabeth Lahey.

Bassam Osman, President, Horizon Academy, the petitioner, noted the location of the proposed school. He stated they are subdividing the parcel, stating the school will be on the north 9 acres.

He noted the first phase is an elementary school and the second phase will be the middle school. He stated this will be a private school.

Chairperson Meyer asked if there will be one building or two buildings.

Mr. Osman stated one building.

Commissioner Oberland asked if this would be a charter or private school.

Mr. Osman stated private school.

Commissioner Lind asked about ownership and access to the southern end of the parcel.

Ms. Osman stated he is not aware of any change in ownership to the southern parcel.

Mr. Griffith noted the south end of the parcel has access from 87th Street via an unimproved platted public right-of-way.

The general location of the creek and floodplain located on the property were noted.

Commissioner Mielkus asked why a private school.

Mr. Osman stated the parents are choosing a private school.

Chairperson Meyer asked how children would get to the school, bused?

Mr. Osman stated about 80% of the students will be bused. He stated buses will be parked at a different location, buses only pick-up and drop off students.

Mr. Griffith, Senior Planner, stated the petitioner is not requesting any variations from the Zoning Ordinance, stating staff does not have any issues with the site plan.

No one from the public was present to offer comments.

Without further discussion, Commissioner Oberland made the following motion, seconded by Commissioner Lind:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-13 is in conformance with the standards of the Darien City Code and, therefore, I move 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 a roll call vote, THE MOTION CARRIED, by a vote of 5-0.

Members absent: Kiefer, Laratta, Mallers and Ritzert

Municipal Services Committee – October 26, 2015

Based on the Planning and Zoning Commission's recommendation, staff recommends the Committee make the following recommendation approving the petition with conditions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-13 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee 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.**

Decision Mode

Planning and Zoning Commission: October 7, 2015

Municipal Services Committee: October 26, 2015



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

September 30, 2015

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Mike Griffith

Subject: Horizon Academy
17W125 S. Frontage Road
(CBBEL Project No. 950323H188)

Dear Mike:

As requested, we have reviewed the revised site improvement plans and supporting documents for the aforementioned property. We have no objection to the project moving to the Plan Commission, subject to the following comments being addressed:

1. Add to the Plat of Subdivision the City Treasurer Certificate.
2. Add to the Plat of Subdivision the Mayor's Certificate.
3. Add to the last paragraph of the Stormwater Control Easement Provisions the following sentence: "Any Expenses Incurred By The City In The Exercise Of Said Rights Shall Be A Lien Upon The Property Whereon Such Maintenance Is Performed, Such Obstructions Are Removed, Or Such Alterations Are Corrected."
4. Please note that the County's Certification of the Engineering Plans with respect to floodplain and wetlands is dated May 23, 2012 and expires December 31, 2015. If construction is not completed by this date then the applicant must obtain an extension from the County prior to continuing work. We suggest that an extension be requested shortly after construction commences so as to avoid potential delays.

If you have any questions, please feel free to contact me.

Sincerely,

Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

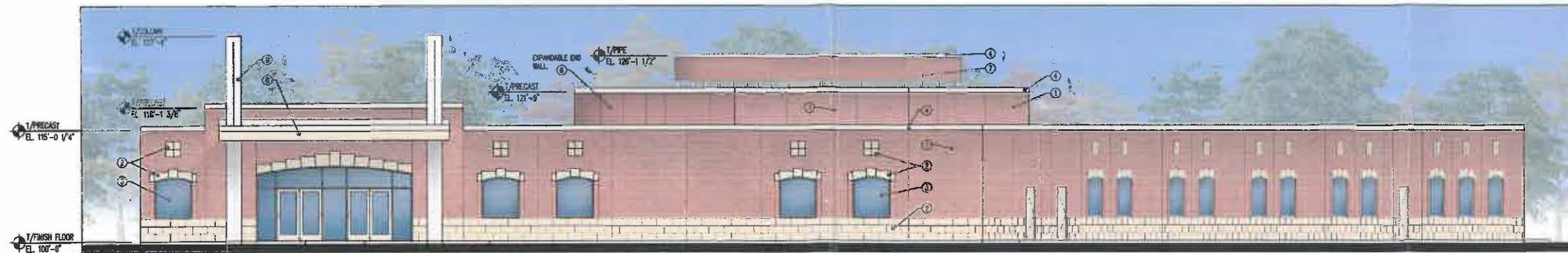
Subject
Property



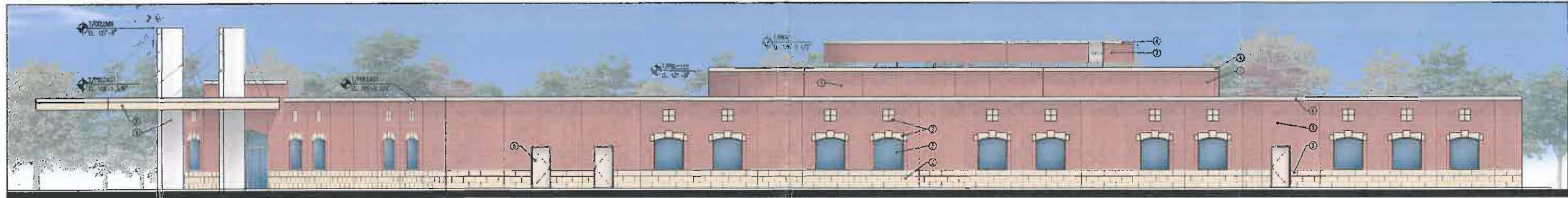
Map provided by the DuPage County
Lawrence Webb Mapping Application
URL: <http://gisweb.dupage.org/dupagegis>
DuPage County
DuPage County Information Systems Unit
421 N. Central Expressway, 2nd Floor
Naperville, IL 60563
Phone: 630.235.2000
Email: gis@dupage.org
Copyright 2013

PLAN: Building Elevation, Site Plan
Horizon Academy
 17w125 S. Frontage Road,
 Darien, IL

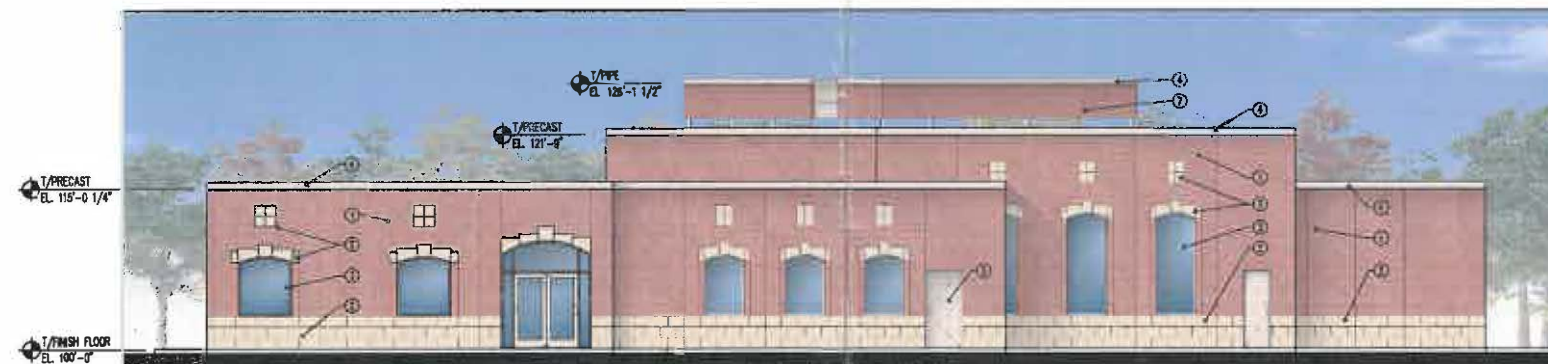
- KEY NOTES**
- ① PAINTED PRECAST PANEL WITH A 600 X VENEER FINISH.
 - ② PAINTED CONCRETE PANEL WITH A STONE VENEER FINISH.
 - ③ ALUMINUM FRAME WITH INSULATED GLASS.
 - ④ PREFINISHED METAL FLASHING.
 - ⑤ INSULATED HOLLOW METAL DOOR/FRAME.
 - ⑥ EXTERIOR INSULATION AND FINISH SYSTEM AT EXPANDABLE END WALLS.
 - ⑦ MECHANICAL EQUIPMENT SCREEN WITH EXTERIOR INSULATION AND FINISH SYSTEM.
 - ⑧ PREFINISHED METAL FLASHING/PANORAMA.
 - ⑨ GALVANIZED STEEL TUBE COLUMN/ROOFING ROD.



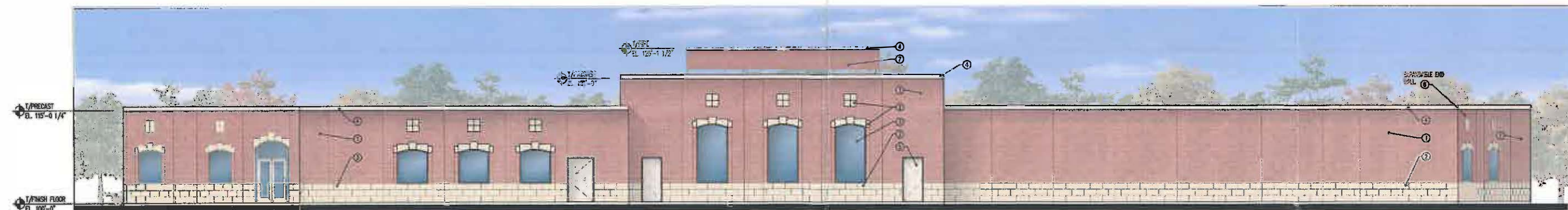
NORTHWEST ELEVATION
 SCALE 1/8" = 1'-0"



WEST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION
 SCALE 1/8" = 1'-0"

FOR
 HORIZON ACADEMY
 SOUTH FRONTAGE ROAD
 DARIEN, ILLINOIS 60561
 214074-14

July 27, 2015

EXTERIOR ELEVATIONS

HORIZON ACADEMY
 DARIEN, ILLINOIS 60561

buchar, mitchell, bajt
 architects, inc.

722 essington road, suite d
 joliet, illinois 60435
 (815) 741-8229 fax (815) 741-8709

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**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
SPECIAL MEETING
August 31, 2015**

PRESENT: Alderman Joseph Marchese - Chairman, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac-Director

ABSENT: None

OTHERS: Mayor Kathy Weaver, City of Darien Aldermen

Chairperson Marchese called the Municipal Services Committee Meeting to order at 6:45 p.m. at City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He announced that the meeting was a Municipal Services Committee Meeting and not a City Council Meeting.

NEW BUSINESS:

- A. 1033-35 S. Frontage Road, Central Avenue Ventures, LLC: 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.**

Chairperson Marchese reported that at the last meeting, the Committee agreed to continue the meeting so that the petitioner could address some of the concerns and provide clarification as well as provide an opportunity for staff and the petitioner to present additional data.

Chairperson Marchese stated that this developer and has been working with City staff for close to a year. He announced that there are many hours spent prior to going to a committee and that any notion that this has been “fast tracked” or pushed through is not true. He explained that this was brought to the Planning and Zoning Commission two times as well as the second time for this Committee.

Mr. Dan Gombac, Director explained the format of the meeting. He stated that the traffic engineer will present information regarding the traffic count and that presently there is some information that is still not available.

Mr. Bill Fritz, Chief Operating Officer, Illinois Auto Electric provided a brief overview of the Power Point presentation and agenda. He stated that Illinois Auto Electric is a Chicago based 100 year old company who takes great pride in their business. Mr. Fritz stated that the corporate headquarters is located in Aurora and that people and safety are their most important assets. Mr. Fritz stated that they pride themselves on solutions and helping people out. He further stated that the environment is also important and that they want to be a good neighbor.

Mr. Fritz explained that they are a dealership for Thermal King which is one of their oldest refrigeration businesses specializing in sales and service. He stated that the Darien location and

access is very important and that the use is similar to what is there now. Mr. Fritz stated that Illinois Auto Electric has spent a lot of time, effort and research on this petition.

Mr. Bob Stearns, Service Manager stated that he has been in the transport refrigeration business for 34 years. He stated that Illinois Auto Electric is a repair facility and not a truck stop. He stated that they have trucking companies throughout the United States and that Thermal King sets a high standard for all of their technicians and that all the mechanics are 100% compliant.

Mr. Stearns stated that their present facility in Chicago has no crime. He stated that there are cameras and fences surrounding the area. He provided the hours of operation and stated that there are 28 total employees from 7 am - 3:30 pm, 8 or 9 employees for the second shift from 3:00 pm to 11:30 pm and 8 or 9 employees overnight with 3 specifically for emergency breakdowns.

Mr. Stearns explained that they do work on trucks and some on trailers and some road break downs. He stated that they are a repair facility and that their largest customer is CR England. Mr. Stearns explained that CR England comes from the railroad, empties are dropped off at their facility and loaded up.

Mr. Gombac asked the petitioner to provide a typical day scenario.

Mr. Stearns stated that the typical day begins around 7:00 am usually phone calls of those needing service. He stated that they will service the high priority vehicles first. He further stated that there are approximately 14 mechanics on the first shift.

Mr. Gombac asked if they anticipate any stacking.

Mr. Stearns stated that there will be no stacking on Frontage Road and stacking would not help the company at all.

Mr. Gombac asked for the sequencing pattern.

Mr. Stearns stated that there will be no more than two or three at a time in the gate and no more than 3 minutes.

Mr. Gombac questioned if they provide engine and oil changes.

Mr. Stearns stated that they do not do major work on the engine and that they provide oil change and filter to one truck per week just to provide a one stop shop.

Mr. Gombac questioned how many CR England refrigeration units could be running at a given time.

Mr. Stearns gave an example of what was on the lot today. He stated that there were a total of 12 units and that six were switched on and two were running. He explained that the units run down the temperature and then the unit turns off. He stated that the unit stays off 65-75% of the time.

Mr. Gombac questioned how many CR England trailers would be on the site.

Mr. Stearns stated that a heavy day is 40 but they can handle as many as 70.

Mr. Gombac questioned if they could provide a decibel study for 40 trucks.

Mr. Doug Calay, Illinois Auto Electric reported that they did not conduct a study for 40 trucks. He stated that the units run in different positions. He further stated that they are looking at a study and impact study and will provide it by the end of the week.

Mr. Gombac questioned the pattern when trucks leave.

Mr. Stearns stated that exiting is half of what is pulling in. He explained that drivers have to wait until they get serviced and that traffic out is less than coming in. He stated that on a very busy day they have 225 round trips of tractors, tractor trailers and straight trucks.

Mr. Calay stated that 47% are tractor only.

Mr. Gombac questioned what the other spaces are used for if CR England uses 73 spaces.

Mr. Stearns stated that the spaces are used for new installs. He stated that 80% of CR England are dropped off to be serviced and that they will not be running. Mr. Stearns stated that they fix them indoors and put them back in the lot and then the customer picks up.

Mr. Gombac questioned how new installs are done.

Mr. Stearns stated that the new installs are all prefabbed and it is just an assembly. He stated that there is no cutting.

Mr. Doug Calay provided an overview of the demographics. He reported that the relationship from their Chicago facility to the residential area is 303 feet and in Indiana the closest resident is 1,592 feet.

Mr. Calay stated that he researched the proposed site and found that a similar activity has been active on the site for a long time. He reported they will have less than what was there. He further reported that the site condition is very bad and needs help. Mr. Calay displayed photos of the current building conditions.

Mr. Calay covered the variations, special uses and text amendments. He reported that items 1, 2, 3,4, 8, 9, and 11 were acceptable as presented.

Mr. Calay introduced Mr. Paul Cohen to report on item 5 and the construction and architectural engineering.

Mr. Paul Cohen stated that they have been developing this plan for over a year and that there have been 12 or 13 iterations to meet the clients needs. He reported that the trucks will enter through drive thru lanes to an asphalt parking lot.

Mr. Cohen stated that the site fencing is zeopacity fencing to the east with sliding gates, chainlinked 8 foot tall fence to the east at the rear lot and south and west rear lot and trailer parking area servicing of vehicles with concrete pavement on the south end.

Mr. Chad Silvester, Partners Design Architects reported that the building will be precast concrete panels with windows and the CR England building constructed of a fiber cement facade with windows and openings.

Mr. Robert Vanning, Wetland Consultant reported that in May 2015 a wetland assessment was completed. He reported that the Army Corp of Engineers reported that they were not adversely affecting the wetlands and the Illinois Department of Natural Resources (IDNR) signed off that the development would not adversely affect Waterfall Glen.

Mr. Vanning stated that the adjacent wetlands are low to moderate quality and that there is no significant habitats. He stated that the buffer is a "gray" area but he explained that under the Army Corp of Engineers if the wetlands are not affected the petitioner is not required to provide further remediation. Mr. Vanning reported that DuPage County does not have a maximum buffer area if the area is not critical. He stated that they have proposed using native vegetation and reduce the buffer and the area between the buffer of 35 feet.

Mr. Vanning reported that presently there is turf grass and that the area with native vegetation will enhance the area.

Mr. Rob Balaski, Civil Engineer, reported that there will be no setback on the property line but that they will create a 17 foot setback to the east, 10 feet to the south, and 5 feet to the west. He stated that they are pulling back the east existing condition in order to create a larger setback.

Mr. Calay addressed item 6. He reported that they will be adding new asphalt and also concrete. He stated that if required to provide a hard surface that they will have to reconsider the plan. He also reported that they will be regrading the detention area.

Mr. Calay addressed item 7 and reported that if Illinois Auto Electric increases impervious surface they will have a loss in use of trailer parking. He stated that they are looking to meet somewhere in the middle at 80%.

Mr. Calay addressed item 10 and stated that they are proposing an 8 foot high chain linked fence along the north facade. He stated that the existing fence is chain linked with barbed wire and that the south property line is 1,638 feet or close to 5 football fields to the Forest Preserve paths.

Mr. Calay addressed item 12 and stated that they are willing to meeting the dimensions of the Woodspring Suites sign. He stated that the top of the sign will be at the same elevation.

Mr. Calay addressed item 13. He stated that they are willing to reduce the sign from 144 square feet to 121 square feet which is smaller than Woodsprings Suites.

Mr. Calay addressed item 14 and stated that they are willing to adjust the location of the sign pole.

Mr. Calay addressed item 15 regarding permiter landscaping. He stated that they will be providing a vegetative swale with native grass species. He further stated that they looked at the storm drainage which discharges to the south to Frontage Road. Mr. Calay stated that there are no issues previously but that they want to make it better. He stated that they want to use the landscape credits on the south and east and put in a vegetative swale in the southwest corner.

Mr. Vanning reported that the bioswale will capture the water and because the native vegetation is deep rooted it will absorb and capture the impurities and keep them on site. He stated that the water discharge will be cleaner.

Mr. Gombac reported that the petitioner is proposing bioswales to address any concern for oil discharge.

Mr. Gombac reported that there were a lot of petitions received by the City staff. He reported that he received a petition dated August 22nd from Mr. Steven Delergio with 22 items that staff will address.

Mr. Gombac stated that there was concern regarding the Carmelite, residents, business, etc. and traffic. He reported that Mr Delergio stated that this development was a travesty and that the businesses are opposed to this development.

Mr. Gombac reported that a traffic study was completed on August 17, 2015 and that South Frontage Road is at approximately 20% of its capacity. He reported that the proposed development adds limited volume and per engineer review, will have minimal impact. Mr. Gombac stated that the engineer will present on the intersection at Cass and Frontage as well as DuPage County will also review.

Mr. Gombac reported that the City had the property assessed in 2003 and that the highest and best use was for industrial and modern industrial. He stated that the City purchased the property in 2000. He further stated that there was crime and that it was truckers stealing from one another.

Mr. Gombac reported that there is concern regarding operation increase equals traffic increase. He reported that the traffic studies were based on the present location.

Mr. Gombac reported that there is concern for repairing and rebuilding. He reported that the mechanic work is all done within the building

Mr. Gombac reported that there is concern for 24 hour intensity lighting and noise. He reported that a noise survey was submitted but that he used a sound meter for his own purpose and the outcome was within City Code.

Mr. Gombac reported that the petitioner will be providing data regarding the noise level when 40 trucks are running. He reported that the lighting is in sync with Code and that the petitioner is willing to provide additional glare shields if needed.

Mr. Gombac reported that there is concern that property values will decrease. He reported that to date staff has no facts that this development will diminish property value.

Mr. Gombac reported that there is concern for additional truck traffic on Cass and South Frontage Road. The traffic engineer has been tasked to provide a report and the report would be submitted to Dupage County DOT for review comments,

Chairperson Marchese stated that trucks are not permitted to exit east and could only exit west on Frontage Rd and the only entrance onto Frontage Rd is Cass Ave.

Mr. Gombac reported that there was no information regarding drainage to Waterfall Glen particularly because the site was already developed. He reported that the Army Corp of Engineers, Illinois Department of Natural Resources and Ecocat all concluded that the development does not impact the Waterfall Glen property. He further reported that the existing

use has been there for approximately 30 years and designed as shown and that the detention does need to be remodeled to update the 1983 plan.

Mr. Gombac reported on the 91st and 75th Street traffic concerns. He reported that Downers Grove Township has the opportunity to regulate truck traffic.

Mr. Gombac addressed concern regarding shuttling of truckers to the hotel. He reported that staff has no conclusion.

Mr. Gombac addressed concern regarding the safety, condition of the road and if Frontage Road is designed for truck traffic. He reported that South Frontage Road was built for trucks and that Public Works generates heavy truck traffic. He further reported that there is approximately 200 feet of roadway in front of the site that the developer will be responsible for resurfacing.

Mr. Gombac reported that an economic development plan was completed and that 1.64 -1.84% will be returned back in revenue to the City through patronage to the local businesses. He reported that staff looked at the development and if they choose, the developer can keep the site as is and go in and park trucks. He referenced the legal document in the packet addressing this item from the City Attorney.

Mr. Gombac reported on thefts and burglary with the previous developer who were independent brokers and not a company.

Mr. Gombac reported that he received letters from brokers stating that they looked at all uses and that the site is not conducive to hotel or corporate offices and that residential is unlikely because of the proximity of Public Works and the expressway. He stated that the letters also noted that senior living is done at smaller sites and not a site this large and that Industrial is the highest and best use for the site.

Mr. Michael Werthman, KLOA reported that they conducted an initial study summary traffic evaluation using the counts that the City provided. He reported that there were 1,700 vehicles per day on North Frontage Road which handles 3,000 -5,700 vehicles per day and that South Frontage west of the site there are 2,200 vehicles for a road that handles approximately 10,000 vehicles per day. Mr. Werthman summarized that the the road is operating at 17% of its capacity.

Mr. Werthman reported that the existing facility has 112 truck trips in and 112 truck trips out with 100 employees or 450-500 trips on a daily basis. He reported assuming all the vehicles are going to Cass they are operating below capacity.

Mr. Gombac reported that the petitioner will be providing a study for Frontage Road along Cass Avenue with counts at the intersection with the existing volume and run analysis and also look at the weave pattern from I-55.

Mr. Gombac reported that he requested 10 years of accident data from IDOT.

Chairperson Marchese stated that the petitioner can use the site as is and that he would rather have an impact to better the area.

Alderman Chlystek stated that he spent a lot of time at the site and that there is not a lot of support. He stated that the current road is collapsing.

Chairperson Marchese stated that Mr. Gombac referenced the collapsing roadway in his report and that the petitioner would be responsible for the repair.

Alderman Belczak questioned if there is any benefit to trucks getting to the site in a different direction.

Mr. Stearns stated that everyone knows where the facility is because staff provides them with the most direct route. He reported that trucks want the easiest way because trucks are difficult to maneuver.

Chairperson Marchese opened the meeting to anyone wishing to present public comment. He stated that there have been a number of meetings and many emails received and that comments should be limited to the new data and no repetition only new thoughts.

Mr. Tom Donovan stated that he is a licensed professional engineer and CEO of a large corporation. He stated that he would love to see the study and how oil can be cleaner with a bioswale. He further stated that there are significant impacts on environmental issues.

Mr. Donovan stated that there was no noise study done and the impact to residents. He stated that he cannot see how the City is voting for something that has no tax revenue even to pay for the road repair. Mr. Donovan stated that the representation is for those who are trying to sell the residents on this development.

A resident at 9405 Waterfall Glen stated that presently he cannot leave his home to go east or west on South Frontage Road between 3-6 pm because of traffic. He asked that the City of Darien reach out to the City of Woodridge where they govern weight of trucks and signage.

Mr. Anthony Bolsmo, Leonard Drive stated that the noise and light are a giant catastrophe. He asked where the money will come from to rebuild the roads. He stated that he would rather have trucks parked there than 24 hour truck traffic.

Mr. John Norbut stated that CR England is using the site as a terminal.

Mr. Bob Stearns stated that they operate a yard and not a terminal.

Mr. Norbut stated that it is terminal storage. He questioned if the previous developer had a polluted site and if the soil has to be tested.

Mr. Jim Bercatto reported that a Phase I study was performed by a professional engineering firm. He explained that the development passed Phase I and the site is clear. He explained that if there were issues it would go to Phase II.

Mr. Roger Kempa, Carlise Court stated that there was failure to communicate. He stated that this was a masterful presentation and he has never seen such a hard sell to get the project through. Mr. Kempa questioned if drill tests have been done. He stated that if the property is polluted it is worth next to nothing.

Chairperson Marchese reported that Mr. Bercatto reported that the site passed Phase I and it is clear.

Mr. Gombac reported that the City is required by law to notify residents within a 250 radius. He reported that the Forest Preserve, DuPage County, IDNR, Army Corp of Engineers, IDOT and many residents have been contacted.

Mr. Kempa questioned why local homeowners associations were not contacted and why not Argonne National Lab.

Chairperson Marchese stated that the communication has been good based on the number attending the meetings.

Mr. Chad White stated that this company is making a significant investment. He questioned if they plan on increasing their revenue.

Mr. Fritz stated that they have made a significant investment and that they would like to grow the business. He stated that the plan is designed for the projected growth and it is analyzed by the current projection and what the site can manage.

Ms. Kathy Abate stated that she moved to a residential area and that a trucking company does not fit into a bedroom community. She stated that this is not a fit for Darien residents, the sound is horrific and adding more traffic and noise will not solve the problem.

Mr. Brian Crather, Hinswood stated that the Committee is really pushing especially with a three hour sales pitch. He stated that there is such a degree of misinformation. He questioned the economic development study and why it was not shared.

Mr. Gombac reported that the studies relating to Economic Development were received prior to the start of the meeting.

Mr. Matt Powers, Waterfall Glen stated that he was concerned about crime, degregation of property and the impact 15 years from now. He asked if the City would put this on a ballot and ask the residents to vote on it.

Ms. Kathy Griffin, Reflections at Hidden Lake stated that she is in favor of the hotel. She stated that the truck stop belongs in Bedford Park.

Chairperson Marchese stated that he has served the City of Darien for many years and has not seen a development in Darien depreciate the value of a home. He appoloogized for the lengthy meeting but wanted the public and the Aldermen to be informed.

Mr. Russ Rothrock stated that he found out about the development from a neighbor. He stated that the noise is a problem and that the southwest railroad is 4-5 miles away and he can hear the noise. He questioned if there was a relationship between the petitioner and the hotel. Mr. Rothrock stated that his home is in the woods and hard to see and he has already been burgualrized once. He stated that bringing more people to this area is dangerous.

Mr. Calay reported that there is no relation to the hotel at all.

Mr. Stearns reported that CR England drivers go home every night and do not stay overnight in hotels.

Mr. Steve Delergio stated that the residents do not know what the benefit is. He stated that if this is approved he would like to see a stockade fence such as that in Burr Ridge. He questioned how the City could approve something that will affect traffic, noise and safety. Mr. Delergio stated that he did his own traffic count and that he counted 84 cars and one semi truck. He stated that he maybe he picked a strange day or he questions the traffic count and sound report. Mr. Delergio stated that no one wants this.

Chairperson Marchese stated that the Committee did not have their minds made up and that a sell job was not the intention.

Mr. Patrick Delergio stated that he works at Argonne and that the traffic is no where near what is reported. He stated that there is no single Darien resident that is in favor of this. He further stated that there is no analysis of tax revenue vs. costs and if it was done it was never shared.

Mr. Art Donner, former City of Darien Treasurer stated that the view will be different in the winter months with no trees. He stated that the City should have had the Crown family clean up the site. Mr. Donner stated that crime is an issue and will cost Darien residents money.

Ms. Linda Painter questioned trucks coming off I-55 and passing two lanes to get to South Frontage Road. She stated that the City of Darien should do their own traffic study and not rely on the petitioner.

Ms. Painter stated that if this goes through that they do not need a sign. She stated that the GPS will get the drivers where they need to go. She further stated that there is not a completed traffic and noise study and questioned how the City can vote and make a decision.

Mr. Gombac reported that the Committee can vote so that the City Council can discuss as a whole contingent on engineering study and DuPage County review.

Ms. Lily Kuhns stated that the presentation was articulated thoroughly and that there is a lot of political speak and all uncovered bit by bit.

Chairperson Marchese closed the public comment portion of the meeting. He thanked all the speakers and stated that he has been an Alderman for 18 years and that his record demonstrates it.

Alderman Belczak stated that it is difficult to determine and that this deserves the full City Council review and that he is in favor of supporting the request.

Alderman Clystek stated that he spoke with a lot of residents and that they have a number of concerns as does he and he cannot move forward.

Chairperson Marchese stated that he would like to see something on the site but he too has concerns and he cannot move forward.

Alderman Belczak made a motion and it was seconded by Alderman Marchese to recommend approval of 1033-35 S. Frontage Road, Central Avenue Ventures, LLC.

Upon roll call vote, the MOTION WAS DENIED.

AYES: Alderman Belczak

NAYS: Alderman Marchese and Alderman Chlystek

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Chlystek. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Joseph Marchese
Chairperson**

**Thomas Chlystek
Alderman**

**Thomas Belczak
Alderman**

CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
September 28, 2015

PRESENT: Joseph Marchese - Chairperson, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac – Director, Michael Griffith - Senior Planner, Elizabeth Lahey - Secretary

ABSENT: None

ESTABLISH QUORUM

Chairperson Marchese called the meeting of the Municipal Services Committee to order at 6:35 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

A. Plumbing Code: Consideration of amending the Plumbing Code pursuant to Illinois statute.

Mr. Michael Griffith, Senior Planner reported that in 2004 the City adopted the Illinois State Plumbing Code with local amendments. He reported that the Illinois Department of Public Health informed the City that adoption of ordinances regarding plumbing must first get approval by the Department of Public Health. He noted the changes in the staff agenda memo.

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

Alderman Chlystek made a motion, and it was seconded by Alderman Belczak to approve amending the Plumbing Code pursuant to Illinois statute.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

B. PZC 2015-07: Republic Bank - Kiddie Academy, 1502-1510 75th Street: petitioner requests final plat of subdivision approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway is located from a street intersection from 50 feet to 33.5 feet.

Mr. Michael Griffith, Senior Planner, reported that the subject property is located on the north side of 75th Street between Exner Road and Park Avenue. He reported that the plan includes subdividing the two lots Republic Bank and a daycare. Mr. Griffith reported that the site plan complies with building setbacks, parking setbacks, lot coverage, required landscaping, number of parking stalls, maximum building height and signage.

Mr. Griffith reported that the variation relates to the driveway off of Park Avenue. He reported that within the zoning district that driveways are required to be located at least 50 feet from a street intersection, measured from the intersection of the street right-of-way and nearest end of the curb cut. He stated that the proposed setback is 33.5 feet and staff supports this variation. He further stated that the petitioner can shift the driveway to the north but it would make an awkward angle.

Mr. Griffith stated that the the plan provides a shared parking lot between the bank and proposed daycare with cross-access between properties.

Ms. Katie Moore, petitioner was present with her architect and stated that the building will be brick on the base and above with siding and stucco and grey and neutral in color. The petitioner stated that they would like to start immediately but that they are waiting for financing and finalizing permits.

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

Alderman Belczak made a motion, and it was seconded by Alderman Marchese to recommend approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway islocated from a street intersection from 50 feet to 33.5 feet.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

C. Hinsdale South High School, 7401 Clarendon Hills Road: consideration of an Intergovernmental Agreement (IGA) to permit signage/banners facing the street on the fence surrounding the football stadium.

Mr. Michael Griffith, Senior Planner reported that Hinsdale South High School requested to display signage/banners on the fence which surrounds the football stadium facing out towards the street. He reported that the Sign Code regulates the display of signs throughout the City which includes school property. He further reported that currently there are signs and banners on the fence facing in towards the stadium which complies since the display is meant for stadium attendees and not directed toward public areas.

Alderman Belczak stated that he received correspondence requesting that the City move forward so that they can help create revenue for their clubs.

Mr. Griffith reported that this IGA is just for football.

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

Alderman Marchese made a motion, and it was seconded by Alderman Belczak to approve consideration of an Intergovernmental Agreement (IGA) to permit signage/banners facing the street on the fence surrounding the football stadium.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

D. Oldfield Oaks Dog Park, Lemont Road: Consideration of a Water Service Agreement to permit DuPage County Forest Preserve District to tap onto the Village of Woodridge's water main to serve property on the City of Darien's side of the Boundary Agreement.

Mr. Dan Gombac, Director reported that DuPage County Forest Preserve District plans to establish an off-leash dog park with the Oldfield Oaks Forest Preserve. He reported that the Forest Preserve would like to install a water service to provide a drinking fountain and that Darien does not have a water main fronting the property. Mr. Gombac stated that the Village of Woodridge has a water main which fronts the property and the property is within Darien's

corporate boundaries. As per the Intergovernmental Agreement on file with Woodridge, the authorities have the right to permit the water service. He stated that staff does not object allowing Woodridge to provide water to the Oldfield Oaks Dog Park.

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

Alderman Belczak made a motion, and it was seconded by Alderman Chlystek to approve Oldfield Oaks Dog Park, Lemont Road: consideration of a Water Service Agreement to permit DuPage County Forest Preserve District to tap onto the Village of Woodridge's water main to serve property on the City of Darien's side of the Boundary Agreement.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

E. Resolution - To authorize the purchase of one new 2015 Caterpillar Backhoe/Loader Model No 430F2 and Patten Cat in an amount not to exceed \$119,940.00.

Mr. Dan Gombac, Director reported that the proposed backhoe and loader is utilized daily for the various digging and loading activities within the water division. He reported that this item was budgeted with a cost savings of approximately \$1,000.

Alderman Belczak questioned if the trade in was contemplated in the budget.

Mr. Gombac reported that staff does not incorporate a trade in value in the budget for any vehicles or surplus property. Surplus equipment is typically auctioned and funds are deposited into the general fund.

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

Alderman Belczak made a motion, and it was seconded by Alderman Chlystek to approve a Resolution authorizing the purchase of one new 2015 Caterpillar Backhoe/Loader Model No 430F2 and Patten Cat in an amount not to exceed \$119,940.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

F. Resolution - To authorize the acceptance of a proposal from JX Enterprises, Inc. for the purchase of one new 2016 Peterbilt Model 348 with dump body and snow plow/deicing equipment package in the amount of \$185,581.28.

Mr. Dan Gombac, Director reported that the new truck is to be utilized for material hauling, snow plowing and de-icing operations for the street division. He reported that the vehicle and the snow plow package would be purchased through a joint purchase agreement in place with the awarded vendor.

Mr. Gombac reported that this vehicle will not be delivered until February and that the present vehicle has little trade in value.

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

Alderman Chlystek made a motion, and it was seconded by Alderman Belczak to authorize the acceptance of a proposal from JX Enterprises, Inc. for the purchase of one new 2016

Peterbilt Model 348 with dump body and snow plow/deicing equipment package in the amount of \$185,581.28.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

G. Resolution - To authorize the acceptance of a proposal from Season Comfort Corporation to purchase and install two (2) Reznor Gas Unit Heaters in the Police Department Sally Port Garage at a cost not to exceed \$5,730.00

Mr. Dan Gombac, Director reported that the Police Department sally port is utilized to defrost police equipment on the vehicles during extreme cold or icing conditions. He reported that the bays are further utilized by staff and an outside electronics vendor to perform electronic repairs and equipment installations on vehicles. The area is also utilized as an evidence processing center for vehicles and detainees.

Mr. Gombac reported that staff had consulted with an HVAC vendor and concluded that the installation of two hanging gas fired heater units would be sufficient to heat the garage because the existing heating system is inadequate. He reported that the lowest bidder was Season Comfort Corporation.

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

Alderman Chlystek made a motion, and it was seconded by Alderman Belczak to authorize the acceptance of a proposal from Season Comfort Corporation to purchase and install two (2) Reznor Gas Unit Heaters in the Police Department Sally Port Garage at a cost not to exceed \$5,730.00

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

H. Resolution - To authorize the approval to enter into an engineering agreement with Christopher B Burke Engineering Ltd. for pavement corings for the proposed 2016 Street Maintenance Program in an amount not to exceed \$8,500.00

Mr. Dan Gombac, Director reported that this engineering agreement is for the pavement corings proposed for the 2016 Street Maintenance Program in an amount not to exceed \$8,500.00.

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

Alderman Belczak made a motion, and it was seconded by Alderman Chrysler to authorize the approval to enter into an engineering agreement with Christopher B. Burke Engineering Ltd. for pavement corings for the proposed 2016 Street Maintenance Program in an amount not to exceed \$8,500.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

I. Resolution - To authorize the approval to enter into an engineering agreement with Christopher B Burke Engineering Ltd. for the 2016 Street Maintenance Program in an amount not to exceed \$30,966.00

Mr. Dan Gombac, Director reported that this agreement is for the 2016 Street Maintenance Program. The results of the road cores will allow for the optimal treatment of the road repairs

scheduled for 2016. A timetable was presented for the 2016 road program and contingent on the 2016 Budget.

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

Alderman Belczak made a motion, and it was seconded by Alderman Chlystek to authorize the approval to enter into an engineering agreement with Christopher B Burke Engineering Ltd. for the 2016 Street Maintenance Program in an amount not to exceed \$30,966.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

J. Resolution - To authorize the awarding of a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$91,600.00 for the City's 2015/2016 Tree Trimming and Removal Program.

Mr. Dan Gombac, Director reported that this contract is for the Parkway Tree Trimming Program. He reported that there are approximately 1750 parkway trees planned for trimming. The contract also called out for private property tree trimming and removal at a pass through cost to residents. Mr. Gombac stated that staff will advertise to the residents through our media protocols pending City Council approval.

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

Alderman Marchese made a motion, and it was seconded by Alderman Belczak to authorize the awarding of a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$91,600.00 for the City's 2015/2016 Tree Trimming and Removal Program.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

K. Resolution - To authorize the acceptance of a proposal from MJ Concrete to remove and replace the exterior drains and concrete adjacent to the Police Department Sally Port 1710 Plainfield Road not to exceed a total cost of \$8,230.00.

Mr. Dan Gombac, Director reported that that this proposal replaces the trough drains adjacent to the exterior of the police department sally port. He reported the existing steel is deteriorated and the concrete supporting the drains has been compromised.

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

Alderman Chlystek made a motion, and it was seconded by Alderman Belczak to authorize the acceptance of a proposal from MJ Concrete to remove and replace the exterior drains and concrete adjacent to the Police Department Sally Port 1710 Plainfield Road not to exceed a total cost of \$8,230.00

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

I. Minutes -August 24, 2015 - Municipal Services Committee Meeting

Alderman Belczak made a motion, and it was seconded by Alderman Marchese to approve the August 24, 2015 Municipal Services Committee Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously 3-0.

DIRECTOR'S REPORT

Mr. Dan Gombac provided an update on the 75th and Cass lighting and theme lighting program. The awarded vendor is H&H Electric and IDOT has extended the contract working days. IDOT also approved a start date of May 1, 2016. He reported that staff is working with DuPage County to work with IDOT to move the project along.

Mr. Gombac reported that there are several prospective tenants looking at Dariem Pointe and that he will provide updates as leases and permits are completed.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regular meeting is scheduled for Monday, October 26, 2015 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Chlystek to adjourn. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 8:08 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Thomas Belczak
Alderman

Thomas Chlystek
Alderman