

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
August 27, 2018**

**PRESENT:** Alderman Joseph Marchese–Chairman, Alderman Thomas Belczak (7:32 p.m.), Alderman Thomas Chlystek, Dan Gombac – Director, Steve Manning – City Planner

**OTHERS:** Mayor Kathleen Weaver, City Attorney John Murphy

**ABSENT:** None

**ESTABLISH QUORUM**

Chairman Joseph Marchese called the meeting to order at 6:30 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present. He announced that those wishing to present public comment would be limited to three minutes.

**OLD BUSINESS**

- a. **PZC 2018-04: 6926 Crest Road: Petitioners seek approval of a variation to the Darien Zoning Code for side yard setback for a proposed attached garage to their home at 6926 Crest Road.**

Chairperson Marchese announced that PZC 2018-04 would not be discussed as the petitioner was not able to be present.

**NEW BUSINESS**

- a. **1035 S Frontage Road: Petitioner seeks approval of a variation to the Darien Zoning Code for building height for their proposed office/warehouse and approval of final site plan.**

Mr. Steve Manning, City Planner reported that that Sterling Bay who has contracted to purchase three lots is proposing to build an office/warehouse in the permitted I-1 District. He reported that the site is presently unused with two small buildings for office and truck maintenance and parking spaces in front.

Mr. Manning reported that the petitioner is seeking approval for a building height of 39 feet where 35 feet is required. He reported that at the July 18, 2018 Planning & Zoning Committee meeting they voted 6-0 recommending approval of the variance height with the review of the final site plan at the Municipal Services Committee. Mr. Manning reported that the Committee received the site plan and that the petitioner is present.

Mr. Dan Gombac, Director reported that the variance is only for height and that the wetland areas still need to be reviewed by DuPage County.

Chairman Marchese stated that there were concerns regarding traffic flow. He asked if KLOA could present the traffic study to the public.

Mr. Luay Aboona, President KLOA, Inc. reported that they performed the traffic study and stated that all truck traffic will be restricted to Cass Avenue. He reported that presently there is a sign posted restricting truck traffic.

Mr. Aboona reported that they looked at Cass Avenue and South Frontage Road and that there will not be a significant impact and that they do not anticipate changes in traffic and no need for signals. He reported that they focused on the peak hours of 7:45 – 8:45 am and 4:45 – 5:45 pm recording traffic movement and that the impact was not significant.

Chairman Marchese questioned how truck movement on Cass to the east will be enforced.

Mr. Aboona stated that there is sign posted and also signage on the property as trucks exit. He explained that truckers have no advantage to going east because of the difficult maneuver.

Chairperson Marchese stated that there is a great unknown as to who is going to go into the facility. He questioned how they estimate numbers.

Mr. Aboona stated that they look at the size, parking spaces and truck docks and use published data trip generation and what fits for the use. He stated that there are many studies of similar proposals.

Mr. Jeff Fisher, Real Estate Broker representing the petitioner reported that the cubic height of the building represents less traffic and more storage. He stated that the numbers depend on the use.

Alderman Chlystek stated that local truckers that are paid for time may use Google Maps to bypass traffic and that he is not convinced that side roads will not be used to get to the site.

Mr. Aboona stated that the truck drivers are likely to use Cass and that they have no interest to cut through a residential area because it is too tight. He reported that that they build traffic 5-6 years in the future with 18% overlay and traffic now is significantly less. He further reported that based on the published data and surveys of dozens of developments that he believes the number will not vary by much.

Chairman Marchese stated that there were environmental concerns for WaterFall Glen and that DuPage County Forest Preserve District is concerned with the parking lot composition and lighting.

Mr. Al Zocker, Premier Design stated that they were aware of the concerns raised by the Forest Preserve. He reported that the light poles will be on the opposite side with no impact and that they will install motion sensors which if no motion lights are off.

Mr. Brett Tucker, SpaceCo reported that there will be curb and gutter and asphalt with a concrete apron and that the stormwater detention will be on the south and east side with the site draining southwest to the existing storm sewer. He reported that there will be a site detention wetland with a bottom that will filter the water to come out cleaner.

Mr. Dan Gombac, Director reported that the petitioner has to follow the best management practices for capturing muddy waters.

Alderman Chlystek questioned oil spillage.

Mr. Tucker reported that they always try to contain the spillage but if spillage occurs it will be filtered through the wetland basin. He stated that runoff will not be going to the wetland.

Alderman Chlystek questioned the capacity for significant rain event.

Mr. Tucker reported that the capacity is designed to accommodate a 100 year storm and capture more than what is captured there now.

Alderman Chlystek stated that he researched Sterling Bay showing unique innovative projects. He questioned if there were any other possibilities to do something else.

Mr. Matt Lucas, Sterling Bay, Project Manager stated that they are a diverse management firm and that they created an industrial division which includes a lot of talent. Mr. Lucas stated that the property is zoned industrial and that they will build a Class A facility with heavy landscaping using the best practice and same standard of quality as a Google or a McDonald's. He stated that they do a feasibility analysis and that the development will benefit the site beyond what was there previously.

Chairman Marchese stated that he too did research and found a quote from Sterling Bay's Lincoln Yard site stating, "potential to transfer old manufacturing property into a new urban destination". He stated that WaterFall Glen is a special place to the community and questioned why not look at this the same way.

Mr. Lucas stated that the Lincoln Yard demands are on a different scale with different demographics. He stated that this proposal is a very appropriate use for the site.

There was some discussion regarding the property grade and cell tower service.

Mr. Gombac reported that the cellular antennas are higher than the building.

A resident stated that he collected signatures of residents against the proposal. He stated that homeowners are concerned about who will be conducting business and asked that the Committee slow things down and give 2,000 people some answers. He questioned how many residents the petitioner has spoken to and noted that the public notice was not displayed properly and that it was posted on a bucket.

Mr. Steve Delurgio provided a handout of traffic counts to the Committee noting that the type of businesses will generate more than 287 trips per day. He stated that he does not want congestion and thousands of cars if an Amazon or Amazon type company moves into the site. Mr. Delurgio stated that the documentation in his handout shows double trips for 31 docks.

Mr. Dan Hebreard, DuPage County Forest Preserve Ranger stated that WaterFall Glen has 10,000 visitors a year and that visitors will have no place to go. He stated that the area is underdeveloped and it would be a great idea to develop WaterFall Glen and make it great for families to go.

Mr. Patrick Donahue questioned if there was a sound study done. He stated that usually trucks leave their engines on all day long. He further stated that this development is nothing special and

that there are very strict laws for oil spillage which will end up in the detention ponds. Mr. Donahue also stated that asphalt is not the best for the environment.

A Darien resident questioned who will pay for the damage of the infrastructure and questioned if the City is prepared to handle the hazardous noise pollution. She stated that retail will bring in more dollars and benefit Darien and that this development will lower property value. She further stated that the City should work with the Forest Preserve and create a WaterFall Glen District.

Mr. Brian Gaetto stated that he walked the property and that there is no access to the Forest Preserve. He questioned why Darien has not connected the park paths.

A resident on Ripple Ridge stated that he was concerned with crime and truck drivers visiting the bars. He stated that I-55 is bad in the morning and in the evening.

At 7:32 p.m. Alderman Belczak joined the meeting.

Mr. Bob Kowalski, questioned if Argonne has been contacted and that he was concerned for runoff of oil in the creek.

Ms. Heidi Ramirez stated that there needs to consistency of the approval process of the projects in Darien. She stated that the standards are not the same and that the site on Lemont Road was built adjacent to residents.

Mr. Gombac stated that the site on Lemont Road was an eyesore and that the City worked with the residents and put a fence and buffer in place. He stated that developer was great to work with and that there have been no issues at that site.

Mayor Kathleen Weaver reported that the City had a proposal for a recreational facility at the proposed site and that the Crown Family would not agree.

Mr. Steve Laholdo stated that he is a patron of the brewery and that this proposal is going to be an eyesore, loud and not the appropriate use.

Mr. James Quaylot stated that he would like the property to stay as it is. Mrs. Quaylot stated that they hike through WaterFall Glen.

A Woodridge resident and an operations director stated that Mr. Fischer's statement about less traffic is false and that there is a similar situation in Woodridge and residents are moving out in groves and not reinvesting.

Mr. Andrew Kelly stated that this company is not Thermal King but that the residents need more time. Mr. Kelly asked that the Forest Preserve and Sterling Bay work with the City to build a bike path, visitor center with parking and a better facility for the community and something that Darien can be proud of.

Ms. Janice Fisher stated that she is a 30 year resident and to think trucks will stay on I-55 is incorrect. She stated that she is counting on the elected official to not approve this variation or final site plan.

Ms. Angela Sweinberg stated that the development will alter the character of the neighborhood and effect the environment.

A resident from Downers Grove stated that the area is zoned industrial but she does not see room for detention ponds. She stated that the height of the water will leave a mosquito stinky mess.

Chairman Marchese stated that the detention area is noted on the site plan.

A resident questioned the traffic impact on the west of South Frontage Road and that trucks do not obey the speed zone.

Alderman Belczak questioned the differences between Class A, B, and C.

Mr. Fischer stated that Class A is 32 feet and higher, Class B 24-30 feet, and Class C 24 feet or less. He stated that older buildings are Class B and C.

Alderman Belczak stated that the discussion is to approve the building height variation.

Chairman Marchese stated that the property is zoned industrial and that office warehouse is a permitted use.

Attorney Murphy stated that the City Council made a policy decision two decades ago for the permitted use. He stated that if the petitioner was not asking for a height variation this meeting would not be taking place.

A resident questioned where residents can default. He questioned why the need for a 4 foot variance.

Alderman Belczak questioned the outcome of the City meeting with Linda Painter representing the DuPage County Forest Preserve and Timberlake Homeowners Association.

Mr. Gombac reported that Ms. Painter was put in contact with Sterling Bay and that she had the opportunity to ask questions and that her questions were answered.

Chairman Marchese stated that there are a lot of concerned residents but that this is the best project for the site.

There was no one else wishing to present public comment.

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a variation to the Darien Zoning Code for building height for a proposed office/warehouse and approval of final site plan.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Chlystek voted Nay.**

**b. Discussion: Consideration for parking permit on Shelly Court**

Mr. Dan Gombac reported that the City received a petition from Anita Kwasny signed by 15 residents of Shelly Court to change the parking restrictions to allow parking by permit only for

residents and their guests. He reported that if permit type parking was allowed a sticker would be issued at the cost of the residents.

There was discussion on how stickers would be monitored and renewed.

Mr. Gombac reported that the City Administrator was not in favor of permit parking.

Mayor Weaver suggested no event parking signs on Shelley and Carol.

Alderman Belczak stated that signs make more sense.

Mr. Gombac stated that he would draft a letter to the residents.

**c. Discussion: Possible amendment to the City Code provisions on storage of refuse containers in residential areas.**

Mr. Dan Gombac, Director reported that Alderman Lester Vaughan has requested discussion on a possible amendment to the City Code provisions on storage of refuse containers in residential areas.

Mr. Steve Manning, City Planner stated that every year there are many violations for storage of refuse particularly on the Gallagher and Henry homes.

Alderman Vaughan stated that there are storage areas on the side with barricades in front.

Alderman Belczak stated that screening needs to be defined.

Mr. Gombac stated that he would canvas other communities and report back to the Committee for further discussion.

**d. Resolution - Petitioner seeks approval accepting the public water main improvement for the Panattoni Warehouse development located at 7879 Lemont Road.**

Mr. Dan Gombac, Director reported that construction was completed and security was held for a one year maintenance period and that the City Engineer has inspected and in good condition. He reported that Alston Construction Company has submitted a completion bond for the wetlands landscaping for a three-year period as required by DuPage County.

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

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval accepting the public water main improvement for the Panattoni Warehouse development located at 7879 Lemont Road.**

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

**e. Resolution - To authorize the awarding of a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$155,515.00 for the City's 2018/2019 Tree Trimming and Removal Program.**

Mr. Dan Gombac, Director reported this resolution award the contract extension to Homer Tree Care for the City's 2018/2019 Tree Trimming and Removal Program. He stated that Homer has provided good service.

Chairman Marchese suggested publicizing more to the public.

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 awarding of a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$155,515.00 for the City's 2018/2019 Tree Trimming and Removal Program.**

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

- f. Resolution - Approval to accept the unit price proposal from Ramiro Guzman Landscaping, Inc. for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program in an amount not to exceed \$35,755.00.**

Mr. Dan Gombac, Director reported that this resolution accepts the unit price proposal from Ramiro Guzman Landscaping, Inc. for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program.

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

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval to accept the unit price proposal from Ramiro Guzman Landscaping, Inc. for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program in an amount not to exceed \$35,755.00.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0**

- g. Minutes – July 23, 2018 Municipal Services Committee**

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of the minutes of the July 23, 2018 Municipal Services Committee Meeting.**

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

### **DIRECTOR'S REPORT**

Mr. Dan Gombac, Director reported that several residents contacted the City regarding a light at Oldfield and North Frontage Road. He stated that the corner is very dark.

### **NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next meeting is scheduled for Monday, September 24, 2018.

**ADJOURNMENT**

With no further business before the Committee, Alderman Chlystek made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:57 p.m.

**RESPECTFULLY SUBMITTED:**

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**Joseph Marchese  
Chairman**

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**Thomas Belczak  
Alderman**

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**Thomas Chlystek  
Alderman**