

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 17, 2011**

PRESENT: Beverly Meyer – Chairperson, Don Hickok, Ron Kiefer, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: Susan Vonder Heide, Gloria Jiskra

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present and swore in the audience members wishing to present public testimony.

A. Public Hearing: PZC 2011-09: 1033 S. Frontage Road, Great Dane: Petitioner seeks approval of the following:

- 1. A special use to establish a garage for the repair and servicing of trucks and trailers within the I-1 General Industrial District, including the accessory sale of parts;**
- 2. A variation from the Zoning ordinance to construct an 8-foot tall chain link fence within the front yard; and**
- 3. A variation from the Sign Code to construct a 31-foot tall pole sign, 154 square feet in area.**

Mr. Michael Griffith, Senior Planner, presented the staff report. He reported that the property is located along south Frontage Road, east of Cass Avenue, adjacent to the Public Works Facility. Mr. Griffith reported that Great Dane is looking to purchase the property and relocate their business.

Mr. Griffith reported that the petitioner is seeking special use to permit vehicle repair and servicing. He stated that the site plan and improvements do not change the layout of the property and that a cyclone fence exists there now. He further stated that the petitioner proposes to replace the existing fence with a new 8 ft. high fence.

Mr. Griffith reported that the proposed sign is a pole sign. He reported that the special use to establish a garage for the repair and servicing of trucks and trailers is not a great concern to staff.

Mr. Griffith reported that the petitioner will make repairs to the gravel surface lot.

Commissioner Ritzert questioned the distance to the nearby residential area.

Mr. Griffith reported that there are no homes adjacent to the property. He stated that this is an isolated piece of property, the adjacent property is owned by the Forest Preserve.

Commissioner Oberland stated that there is a truck lot in Bolingbrook which has a decorative fence and landscaping. She suggested doing the same for the proposed site to clean up the area and make it look nice. She further stated that the proposed chain linked fence with barbed wire gives a different impression.

Commissioner Hickok stated that the barbed wire is there to prevent stealing. He questioned the size of the proposed sign.

Mr. Griffith noted the proposed sign details. He reported that the City changed the Sign Code to eliminate pole signs but that this pole sign fits the location along I-55.

Commissioner Lind questioned if the west portion of the property is going to be utilized.

Mr. Mike Bialas, CC Industries, 222 N. LaSalle Street, Chicago and the petitioner representing Great Dane stated that he was a Darien resident and familiar with the area. He stated that Great Dane is the largest trailer manufacturer in North America with a branch facility presently in Bolingbrook. Mr. Bialas stated that Great Dane has been looking for a number of years to purchase property where there is visibility, a full interchange and ease in getting on and off the site as well as finding a site which has appropriate zoning.

Mr. Bialas stated that the proposed site will be a sales office for new and used trailers and for selling parts. He stated that they are proposing substantial changes to the building but that the lot will stay the same but that they will be repairing the gravel lot and providing an 8 ft. high fence. He further stated that Great Dane has service locations and that they are not looking to service out of the proposed facility, at this time, but in the future may consider having the right to repair.

Mr. Bialas stated that one of the buildings will be used for the office and the metal building for part sales. He stated that if they wanted to make the site full service that they would lose a lot of parking area. He further stated that he believes that their proposal will be a significant improvement to what is there now.

Mr. Bialas acknowledged the suggestion of providing decorative fencing. He stated that installation of cameras was suggested but that cameras do not scare the professionals. He stated that a decorative fence in front can be done but that taller fences are more intimidating.

Commissioner Oberland questioned how much traffic was expected should this become a service center.

Mr. Bialas stated that he could forward the actual numbers to the Commission but that the traffic volume is not high. He stated that the sales area has very little traffic and that presently they need the land to display inventory.

Commissioner Lind questioned if the trailers will be displayed along the service road or disbursed throughout.

Mr. Bialas stated that the trailers will be displayed in rows and close together. He stated that the west portion or triangular area has not been designed yet but that it is possible that Great Dane may place a trailer there with a light on it.

Commissioner Lind stated that he was concerned with the decorative fence and that the petitioner should wait and if owned then develop the area with a fence and landscaping. He stated that the sign was appropriate for the area.

Mr. Bialas stated that fencing is a necessity. He displayed photos of some of Great Dane's full service locations and pictures of the proposed sign.

Commissioner Kiefer questioned if repairs will be done onsite for resale.

Mr. Bialas stated that the site will have a sales office and trailers and that that the metal building will be used to sell parts.

Commissioner Lind questioned if the petitioner would be relocating the curb cuts.

Mr. Bialas stated that the preliminary design is to have an effective flow. He stated that they are going to ask for a second curb cut.

There was some discussion regarding the total acres of the property and if the petitioner would have enough property for a full service business.

Mr. Bialas stated that the total property is ten acres. He stated that a full service site will require a detention area and they would lose parking for 100 trailers. He stated that presently the area is too small and that they are looking at other alternatives for detention. He further stated that they have looked at holding the water below grade but that it is very expensive.

Mr. Bialas stated that there will be no repairs, less traffic and less noise then what is there presently.

Chairperson Meyer questioned if the petitioner will be restriping and maintaining the 10 ft wide parking stalls.

Mr. Bialas stated that they will do whatever is required.

Chairperson Meyer stated that the petitioner reference ponding water in the lot. She suggested that the petitioner work with Public Works to grade the area.

Commissioner Oberland questioned if the special use for a full service site was necessary for this hearing.

Mr. Bialas stated that their sites are typically full service sites and that it is important to know that down the road it can be done. He stated that they do not want to move forward if denied the full service site. He further stated that they want to make sure they have the use.

Commissioner Oberland stated that both uses function differently.

Mr. Bialas stated that having a full service site is possible but not with the existing structures.

Commissioner Oberland recommended that the petitioner have the opportunity to return with comments regarding the fence.

Commissioner Kiefer suggested approving an 8 ft. high fence and revisit the front area.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 8:11 p.m.

Mr. Griffith reported that he received correspondence from the Forest Preserve with concern regarding the trash and debris on their property and supporting a chain link fence. They also noted stormwater concerns.

Mr. Griffith reported that the City reviews all stormwater concerns and takes stormwater management seriously.

Commissioner Hickok made a motion, and it was seconded by Commissioner Lind that based upon the submitted petition and the information presented, the request associated with PZC 2011-09 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition with the following conditions:

- 1. Installation of a black metal fence (wrought iron type) along Frontage Road between 8' in height.**
- 2. Submission of a landscaping plan.**
- 3. Details of a new lighting plan.**

Upon roll call vote, THE MOTION CARRIED unanimously 7-0. Commissioner Jiskra and Commissioner Vonder Heide were not present.

MINUTES

Commissioner Hickok made a motion and it was seconded by Commissioner Lind to waive the reading of the July 6, 2011 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Vonder Heide and Commissioner Oberland were not present.

Commissioner Hickok made a motion and it was seconded by Commissioner Lind to approve the July 6, 2011 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 7-0. Commissioner Jiskra and Commissioner Vonder Heide were not present.

CORRESPONDENCE:

None.

OLD BUSINESS/PLANNER'S REPORT:

Mr. Griffith reported that the Euclid Foundation construction is moving along.

NEXT MEETING:

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 7, 2011 at 7:00 p.m.

ADJOURNMENT:

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Hickok to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman