

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
March 7, 2018**

PRESENT: Chairperson Lou Mallers, Robert Cortez, Michael Desmond, Bryan Gay, Robert Erickson, Brian Liedtke, Mary Sullivan, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: John Laratta

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

A. Public Hearing (Continued from February 21, 2018) Case: PZC 2018-02 2000 Manning Road (Ide School-driveway variation) School District 66 seeks approval of a zoning variation for a new driveway at Fairview Avenue as part of their program to expand building, parking, bus lane, walkways, athletic field, and landscaping.

Mr. Steven Manning, City Planner reported that this is a continuation from the February 21, 2018 PZC hearing which is for the driveway variation and related traffic concerns. Site plan review of building, architecture, engineering, and landscaping will be done by the Municipal Services Committee.

Mr. Manning reported that staff met with KLOA and Superintendent Tim Arnold at the site on February 26, 2018 to discuss traffic issues. A follow-up memo from KLOA was received March 2 and was included in the agenda packet for this hearing. KLOA gave their opinion that sight distances along Fairview Avenue were sufficient for safety and they asked for clarification on the bus by-pass lane and bus right turns onto Manning Road. A second memo was received from KLOA March 6 saying that average traffic counts along Fairview Avenue exceeds 6,000 vehicles per day thus justifying a center line on Fairview Avenue. Mr. Manning also reported that staff recommends that the City add the center line and post school speed limit signs along Fairview Avenue.

Chairperson Mallers stated that he could not attend the KLOA meeting with staff but that Mr. Dan Gombac, Director provided a brief summary.

Mr. Tim Arnold, Superintendent stated that the joint meeting on site was productive.

Mr. Steve Corcoran, Erickson Engineering answered regarding the bus lane that it is not the intent to have the buses passing one another. He further stated that the buses will follow in order and in the afternoon, all four busses will load at the same time all leaving simultaneously. For after-hours events, cars will be able to park on the bus lane and there is sufficient width for cars to by-pass parked cars. Mr. Corcoran said he used a turning template to evaluate bus turns and he believes there is sufficient pavement to allow buses to turn right exiting onto Manning Road without crossing the center line of Manning Road. Mr. Corcoran reported on the traffic count at Judd Street noting low volume. He also reported that there will be no heavy left turn traffic to block the driveways.

Commissioner Liedtke questioned if there will be any changes to the bus lane.

Mr. Corcoran reported that there will no changes to the bus lane. He stated that there is presently only an arrow showing the bus lane.

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

Ms. Elaine Holmes, Darien questioned what timeframe the cars were counted. She stated that there are more than five people going to work and that there are two school districts operating buses.

Mr. Corcoran reported that the study was done during peak hours for the school 7:15-8:15 a.m. and 2:15 - 3:15 p.m. He stated that he personally did not conduct the survey but he would ask if buses were incorporated into the count.

Commissioner Desmond questioned if anyone stands to gain from this or for proprietary interest.

Mr. Corcoran reported that he was not aware of anyone.

Mr. Gary Holmes, Darien questioned if there would be any additional signs added. He referenced sporting event signs, election signs, and other outside organizational signs.

Superintendent Arnold reported that outside signs are a challenge at both sites and that the District tries to be a good neighbor to outside groups. He reported that there will be a main sign announcing the building but that this will be discussed at a later date. Superintendent Arnold stated that they will be respectful of the neighborhood.

Mr. Holmes stated that he was surprised that there was no more information regarding the signage and was hopeful that this was determined.

Ms. Jessalyn Kelly, Engineer for the petitioner reported that determination on signage is based on the address and that they will follow City Code. She reported that a photometric study was conducted and concluded that nothing will impede the residents in the area.

There was no one else wishing to present public comment and Chairperson Mallers closed the public hearing at 7:20 pm.

Commissioner Gay stated that the unique layout of the site does not allow for other options to eliminate existing safety issues and while the variation will alter the area in regards to traffic flow, the project will improve the overall safety with elimination of illegal on-street parking.

Commissioner Gay made a motion and it was seconded by Commissioner Erickson to approve a zoning variation for a new driveway at Fairview Avenue with the following conditions:

- 1. A request to establish a school speed zone on Fairview Avenue;**
- 2. That additional signage and street striping be added where appropriate;**
- 3. A recommendation to review the additional screening for properties on Judd and Wilton Court;**

4. **At the completion of the project, a review of existing/new traffic conditions and parking requirements and periodic review thereafter of the development of an additional parking plan on school property and adjoining properties.**

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on March 26, 2018.

CORRESPONDENCE

None.

OLD BUSINESS

Chairperson Mallers requested a training session soon if the schedule allows. Mr. Manning reported that April 4, 2018 appears to be a possible date.

NEW BUSINESS

None.

APPROVAL OF MINUTES

Commissioner Sullivan made a motion and it was seconded by Commissioner Desmond to approve the February 21, 2018 Regular Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED 6-0. Commissioner Liedtke abstained.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, March 21, 2018 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Liedtke made a motion and it was seconded by Commissioner Gay. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:32 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Lou Mallers
Chairman**