

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
December 12, 2012**

PRESENT: Joseph Marchese – Chairperson, Alderman Ted Schauer, Alderman Halil Avci, Alderman Tina Beilke (7:35), Dan Gombac – Director, Michael Griffith, Senior Planner, Michael Coren- Treasurer, Elizabeth Lahey-Secretary

ABSENT: None.

ESTABLISH QUORUM

Chairperson Marchese called the meeting to order at 6:30 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

A. Ordinance –7205 Exner Road: Petitioner seeks a variation to reduce the required rear yard setback from 30 to 25 feet to permit the construction of a sunroom addition.

Mr. Michael Griffith – Senior Planner reported that the petitioner is seeking a variation to reduce the required rear yard setback in order to construct a sun room addition. He reported that the PZC held a public hearing and recommended approval. He further reported that there were no comments from neighbors.

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

Alderman Schauer made a motion, and it was seconded by Alderman Avci that based upon the submitted petition and the information presented, the request associated with PZC 2012-14 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

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

Chairperson Marchese announced that this would be placed on the Consent Agenda for the City Council Meeting.

B. Ordinance – 326 Roger Road – Petitioner seeks a variation to permit a 1,034 square foot detached accessory structure, a garage, where 800 square feet is the maximum permitted.

Mr. Michael Griffith, Senior Planner reported that the petitioner is requesting a variation from the Zoning Ordinance to permit a detached accessory structure over 800 square feet. He reported that the PZC held a public hearing and recommended approval. Mr. Griffith reported that one resident was in the audience and spoke regarding the flood plain issue and construction without a permit.

Mr. Dan Gombac, Director reported that the recommendation from the City Council would be forwarded to the DuPage County Storm Water Committee for final review. The approval is necessary due to the encroachment within a floodplain. The County would support the City's approval provided that certain conditions were met.

Alderman Avci reminded the petitioner to follow the rules and permit process.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2012-15 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented subject to:

- 1. DuPage County certifying the garage as constructed complies with the DuPage County Countywide Stormwater Management and Floodplain Ordinance.**

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

Chairperson Marchese announced that this would be placed on the Consent Agenda for the City Council Meeting.

C. Ordinance – Proposed adoption of updated editions model building codes.

Mr. Dan Gombac, Director reported that over the last several months there was much discussion regarding the proposed model building codes. He reported that staff met with both fire departments and discussed sprinkling requirements for commercial structures. Mr. Gombac reported that changes to commercial space renovations would be required for structures that were in excess of 2,500 square feet. All verbiage regarding current commercial exemptions would be removed. The intent was to close the loopholes that allowed commercial building opportunities not to comply with suppression requirements. Suppression systems would not be required for single family residential applications. The staff concurs with the fire department request that 5/8 inch drywall must be installed on the underside of floor trusses and prefabricated wood I-joists.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer to approve the adoption of updated editions model building codes.

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

D. Resolution – Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering for pavement corings for the proposed 2013 Street Maintenance Program in an amount not to exceed \$13,750.00.

Mr. Dan Gombac, Director reported that approval of the resolution authorizes the engineering agreement for pavement corings for the proposed 2013 Street Maintenance Program. The core

results will be incorporated into the road maintenance catalogue. The cores provide the City Engineer and staff an opportunity to review the composition of the roads and provide optimum recommendations for the proposed 2013 resurfacing program.

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

Alderman Schauer made a motion, and it was seconded by Alderman Avci to approve A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN ENGINEERING AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING FOR PAVEMENT CORINGS FOR THE PROPOSED 2013 STREET MAINTENANCE PROGRAM IN AN AMOUNT NO TO EXCEED \$13,750.00.

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

E. Resolution – To enter into an agreement with Christopher B. Burke Engineering for the 2013 Street Maintenance program in an amount not to exceed \$30,426.00.

Mr. Dan Gombac, Director reported on the proposed 2013 Street Maintenance Program. He stated that staff evaluates the cores and works with the City Engineer in designing the resurfacing schedule, assembling a contract and solicits for sealed bids. The staff has listed several options in the contract due to an additional capital project that will be required prior to the road program being completed. Additional roads were also earmarked as options in the event that the funding was not available and the roads had to be removed from the program. The road bids will be presented during the 2013-14 Budget Workshop.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer to approve A RESOLUTION ENTERING INTO AN AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING FOR THE 2013 STREET MAINTENANCE PROGRAM IN AN AMOUNT NOT TO EXCEED \$30,426.00.

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

F. Discussion – Budget Comparison to Actual Expenditures

Mr. Dan Gombac, Director reported that the Committee requested a mid-year review regarding the actual expenditures in comparison to the 2013 budget. He reported that the Committee received a summary of the capital project expenditures and larger budget items. He further reported that cost savings opportunities were realized during the construction of certain projects and thus provided cost savings opportunities. Mr. Gombac credited the staff that during the construction phase, cost saving opportunities presented themselves and were immediately implemented. Mr. Gombac reported that a significant savings was realized in respect to the drainage projects. He also mentioned that due to the mild winter a significant savings was being realized for the salt.

Treasurer Coren noted that Mr. Gombac and his staff have done a great job in managing the numbers.

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

G. Discussion – Emerald Ash Borer Action Plan

Mr. Dan Gombac, Director reported that staff was requested to provide additional information regarding the Emerald Ash Borer at the October 24, 2012 Goal Setting Session. Staff provided a comprehensive survey of the surrounding government agencies as prepared and provided by the Morton Arboretum. He reported that of the 78 municipalities surveyed, 18 or 23% are currently treating or will be treating their Ash trees with the Treeage product. Mr. Gombac stated that the survey also suggested that an additional 12 municipalities for a total of 30 or 38% will be treating their Ash trees.

Mr. Gombac reported that he received independent opinions from Homer Tree Care and Autumn Save a Tree & Save a Lawn regarding the Emerald Ash Borer. Both companies concluded that “timing is everything”. He stated that if the Ash trees are not treated prior to heavy borer infestation it is not worth saving the tree.

Mr. Gombac stated that staff has determined that each tree prior to treatment will be evaluated for canopy dieback in spring. He stated that should the tree display more than 40-45% dieback, the tree will not be treated and marked for removal.

Mr. Gombac reported that treatment is done biennial. Mr. Gombac presented the treatment program out to 2018. He stated that if the problem is not gone by 2018 staff will have to revisit the action plan. He further stated that if the trees are treated, the Emerald Ash Borer will die and the EAB will be starved for a food source, thereby justifying the treatment. Mr. Gombac also stated that the concern was property owners not treating their trees, such as forest preserves or adjacent towns. The theory suggested is that when the EAB attacks the untreated trees they will die and the borer will continue to thrive on live Ash Trees until they are dead or treated. Staff has approached the Darien Park District for participation and has agreed to participate. The inventory for the Park District has not been reviewed.

Chairperson Marchese stated that he had a problem because of the uncertainty.

Alderman Avci agreed there was uncertainty. He questioned if the treatment had any affect on people or nature. He stated that he did not believe there were any health issues and would follow up with the manufacturer regarding health and safety concerns.

Chairperson Marchese suggested an ancillary program for residents.

Alderman Schauer suggested implementing Cycle 1 of 3 as presented.

Alderman Avci suggested adding a stipulation in the recommendation to include residents to take down a tree if it is not treated.

Mr. Gombac reported that a tree has to be hazardous to enforce a resident to remove. He further stated that when a tree is deemed hazardous the City enforces the removal through the Property Maintenance Code.

Chairperson Marchese stated that he would like a recommendation to the City Council by January. Mr. Gombac stated that the program and costs would be forwarded for 2013-14 Budget consideration.

Treasurer Coren questioned how the residential treatment process will affect the staff.

Mr. Gombac reported that the proposed treatment would be completed in house and an additional temporary helper would be required. The staff would be down a full time person for several months during the duration of the program. He further recommended that the program be started in April.

Alderman Schauer questioned the salt savings this year.

Mr. Gombac reported that savings totaled \$180,000.

Chairperson Marchese questioned if there was a way to know if the treatment worked.

Mr. Gombac stated that it is difficult to understand the treatments long term effect as the product is relatively new to the market. Researchers suggest that the Treeage product is currently very effective and has been utilized for approximately 3 years. Staff would monitor the inventory of the treated trees. He stated that the treatment process is relatively new and suggested starting with the first application and that additional scientific breakthrough would present itself in the future.

Alderman Schauer agreed to begin treatment. He stated that the cost to take down and replant in another location is much more.

Alderman Beilke questioned if the trees can be treated in the sections where reported.

Mr. Gombac stated that he would not gamble on that because it is hard to say how long the tree has been affected. Reports suggest that once a tree is identified to have the borer it was infested 2-3 years prior to discovery.

Alderman Beilke suggested offering residents cost sharing.

Chairperson Marchese suggested an update to the City Council with a budget recommendation and residential plan.

Mr. Gombac informed the Committee and the audience that we do not have an inventory of private Ash Trees and currently advertise through the available media portals several contacts for the Emerald Ash Borer Treatments. Staff suggests entertaining a competitive quote for treatment of the private trees, similar to the Coach Light Program.

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

H. Minutes – Approval of the October 22, 2012 Municipal Services Committee Regular Meeting Minutes.

Alderman Avci made a motion, and it was seconded by Alderman Schauer to approve the October 22, 2012 Municipal Services Committee Regular Meeting Minutes.

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

DIRECTOR’S REPORT

a. Tara Hill Subdivision Wetlands Controlled Burn

Mr. Dan Gombac, Director reported that Christopher Burke Engineering has been contracted by the City to conduct a controlled burn for Ecological Management at a Tara Hill Subdivision wetland.

b. Crack Seal Program Cost Effectiveness and Benefits

Mr. Dan Gombac, Director provided a report on the cost effectiveness of the City’s crack seal program. He stated that crack sealing is an inexpensive routine maintenance treatment that will significantly delay roadway deterioration. He stated that through the program, the City is in route to extending the life of the road by two to three years. Savings are currently being realized due to sealing the cracks and preventing base damage. Savings and pavement life expectancies are also based on the volumes of vehicles, traffic uses and weather. Mr. Gombac reported that cost savings are being realized and that it was difficult to provide a unit cost of savings due to significant variables.

Alderman Avci concurred with staff that the benefits of the program are justified.

c. 2013 Ditch Catalogue

Mr. Dan Gombac, Director reported on the 2013 Ditch Catalogue. He provided a list of the weighted rating system and the storm water ditches that will be presented for the 2013/14 budget.

Alderman Schauer stated that due to funding available that roads are currently driving the ditch program. He cited Gail Avenue and the current conditions of the ditches.

Chairperson Marchese stated that the City Council talked about this last year and delayed ditches that needed to be done. He questioned Oldfield Road and although it is in Darien it faces homes that are not in Darien.

Treasurer Coren suggested possibly looking into a special assessment for that area.

Mr. Gombac stated that he would further review options.

The Committee agreed to support the proposal and the format with options.

d. 2013, 2014 & 2015 Road Catalogues

Mr. Dan Gombac, Director presented the 2013, 2014 and 2015 Road Catalogues to the Committee.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting Monday, December 24, 2012 will be rescheduled to a new date to be announced.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion and it was seconded by Alderman Avci to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:41 p.m.

RESPECTFULLY SUBMITTED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairman

Halil Avci
Alderman

Ted Schauer
Alderman