

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
January 28, 2019**

PRESENT: Alderman Joseph Marchese–Chairman, Alderman Thomas Belczak, Alderman Thomas Chlystek (6:50 p.m.), Dan Gombac – Director, Steven Manning - City Planner

ABSENT: None

ESTABLISH QUORUM

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

OLD BUSINESS

a. Discussion IV - Update-Refuse Container-Consideration to amend the City Code provisions on storage of refuse containers in residential areas.

Mr. Dan Gombac, Director reported that at the direction of the City Council that storage containers are made available to the entire City. He reported that the refuse containers have been displayed at City Hall and there has been no feedback from residents.

Mr. Gombac reported that staff is working with Home Depot for \$349. He reported that staff is recommending an amendment to the City Code for a uniform storage unit and that staff will clean up the language adding in the make and model. Mr. Gombac reported that staff is anticipating 200-300 residents will be participating.

Mr. Gombac reported that there is also a smaller storage container for \$213 for the smaller garbage and recycle containers. He stated that both the large and the small are from Suncast.

Alderman Belczak recommended that the language include both models. He suggested creating a flyer with the storage containers and pricing that can be attached to the violation notice.

Mr. Steve Manning, City Planner questioned if grandfathering would be considered. He reported that there are at least a half dozen who built their own screening.

Mr. Gombac reported that brick screening would be allowed.

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval amending the City Code including the name and model for the small and large containers.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

NEW BUSINESS

a. Ordinance - Approval of a text amendment to Section 9-1 of the City Code adding restrictions regarding the idling of vehicles.

Mr. Dan Gombac, Director reported that at a Goal Setting meeting the City Council discussed vehicle idling times as one way to reduce air pollution and conserve fuel. He reported that staff reviewed other ordinances and found that Evanston's example has most of what would be appropriate for Darien.

Mr. Gombac reported that enforcement through the Darien Police Department would have violators subject to fines similar to other petty offenses, being \$50 for the first conviction and \$150 for a second or subsequent conviction within 12 months.

Alderman Belczak questioned if auxiliary heating systems needed to be defined. He stated that it was vague.

Mr. Gombac reported that staff will do more research on this and return back with an update.

The Committee agreed to continue to the February meeting.

b. PZC 2018 - 10: 313 Roger Road: Petitioner seeks approval of a variation to Section SA-7-2-S (A) of the Zoning Code that otherwise requires a 75 foot lot width for a proposed house to be built on a vacant lot.

Mr. Steve Manning, City Planner reported that the lot is owned by the Keane Family and is the last lot on Roger Road. He reported that the two other lots have lot widths less than 75 feet. Mr. Manning reported that the lot has never been developed and that the lot appears to have been part of the subdivision pre-annexation.

Mr. Manning reported that the PZC held a public hearing and recommended approval with no conditions and that the contract purchasers will live in the house. He reported that the front of the house will be on Roger and no curb cuts on Plainfield. He further reported that there were no neighbors and no objections to this request.

Mr. Gombac, Director reported that this was a heavily wooded lot and will be an attraction to the block.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of PZC 2018 - 10: 313 Roger Road - a variation to Section SA-7-2-S (A) of the Zoning Code that otherwise requires a 75 foot lot width for a proposed house to be built on a vacant lot.

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

c. Resolution - Accepting the unit price proposal for analytical soil testing fees from Testing Services Corporation at the proposed unit prices for certain waste for a period OF May 1, 2019 through April 30, 2020.

Mr. Dan Gombac, Director reported that in July 2011 a law requiring every excavation has to be tested. He reported that two competitive quotes were received and the low bid from Testing Service Corporation.

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of a resolution accepting the unit price proposal for analytical soil testing fees from Testing

Services Corporation at the proposed unit prices for certain waste for a period of May 1, 2019 through April 30, 2020.

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

d. Discussion - Staff is requesting consideration of an amendment to the Sign Code regarding amortization in the Rt. 83 corridor.

Mr. Steve Manning City Planner reported that this multi-tenant shopping center is over 30 years old and currently fully occupied by 3 businesses. He reported that the plan is to cover the time and temperature panel at the bottom of the sign and replace the 2 static panels with an electronic message center, 5 feet high by 10 feet wide that would display changing illuminated images of products or services for 10 seconds not flashing or chasing with limited brightness at night.

Mr. Manning reported that there are other existing ground signs on the Darien side of Route 83 are 12 feet tall or less and do not have electronic message center signs. He reported that there are two ground signs on the Willowbrook side of Route 73 recently installed that appear to be about 15-20 feet tall and one (Pete's) has an electronic message center sign about 8 foot by 8 foot with a change rate of 10 seconds.

Mr. Manning reported that at the January 16th PZC meeting the petitioner stated that tenant rent is low and tenant turnover is high and he thinks the proposed sign may help business. He reported that some of the PZC members were concerned that the sign was too tall and too distracting and asked if the petitioner would consider a small sign closer to the ground similar to Chuck's and Our Lady of Peace. Mr. Manning reported that the PZC voted 4-4 on the motion recommending approval. He stated that he was unclear if the tie would require super majority by City Council and that he would check with the attorney.

Mr. Dan Gombac, Director reported that there was amortization with Darien and Willowbrook to comply with ground signs on Route 83. He stated that all other stand-alone signs in Darien are in conformance and that the issue is the height.

Mr. Al Santa Maria, Olympic Signs/Sign Contractor stated that after the PZC meeting the owner is interested in doing something. He stated that he has been reducing the rent and that he needs to do something keeping a message center at the top and that the lower section would be hidden by shrubbery which may need to be removed.

Mr. Santa Maria stated that they are 87 feet back from the street with the service station at 68 feet, Binny's 64 feet and the Marion Hills Bible Church, Hinsdale South High School and Our Lady of Peace single tenants. He further stated that the Chuck's sign is smaller in square footage but closer to the road. Mr. Santa Maria provided photos of the signs noting the square footage and stating that Hinsdale South High School's sign is 73 feet back and runs a ticker tape with a lot of flashing and messaging.

Mr. Gombac reported that Route 83 is under consideration for 3 lanes since 2000.

Chairperson Marchese questioned why not rebuild and make it lower.

Mr. Santa Maria stated that there is low shrubbery and they will lose visibility.

Chairperson Marchese stated that he is all for helping businesses but not on a 29 foot sign and that this is difficult to approve and would ask to make it smaller.

Mr. Gombac reported that new signs have to be in compliance and that they could come back with a sign similar to Pete's.

Mr. Manning reported that in his communication with the property owner and management company that a new sign for \$22 - 25,000 is an expense not to forgo.

Alderman Belczak stated that the size did not bother him but more that he was only fixing one fourth of the sign. He stated that the sign does not flow and that the general frame is old.

Mr. Santa Maria stated that two of the faces will be new. He stated that they do not want to propose signs in separate lots.

Mr. Manning reported that Code only gets one ground sign. He stated that the PZC was concerned that a tall sign would be distracting to drivers and residential. He reported that the size of Pete's sign would not conform to Code.

Mr. Gombac reported that there may be some consideration because Pete's is taller but attractive.

Mr. Manning reported that the Plat of Survey is in the packet and that Code allows changing of the panels to a non-conforming structure and that a variation would still be required to move to Oil Express panel.

Mr. Santa Maria stated that they could lower the sign but would need to take the tree down in front of the yellow house.

Mr. Gombac suggested continuing this discussion to see more alternatives to get closer to Code and allow staff to look at Pete's sign and setbacks. He also suggested that the petitioner contact the residents to see if objections.

Mr. Santa Maria stated that he would speak to the owner.

Alderman Chlystek stated that the sign is so far from the street and if moving it closer is an option.

Mr. Manning reported that they are as close as allowed. He reported that Chestnut Court and Darien Town Center signs are further from the street and no electronic message board.

The Committee agreed to continue to the February 25, 2019 meeting.

- e. Minutes - November 26, 2018 - Municipal Services Committee
December 26, 2018 - Municipal Services Committee

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval of the November 26, 2018 - Municipal Services Committee Meeting minutes and the December 26, 2018 - Municipal Services Committee Meeting minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that he would like to schedule the Public Works tour sometime soon. He reported that staff has received a lot of positive feedback on the City plowing and that the new product is working well.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next meeting is scheduled for Monday, February 25, 2019.

ADJOURNMENT

With no further business before the Committee, Alderman Marchese made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:51 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Thomas Belczak
Alderman

Thomas Chlystek
Alderman