

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
June 23, 2014**

**PRESENT:** Joseph Marchese - Chairperson, Alderman Tina Beilke, Alderman Joerg Seifert, Michael Griffith - Senior Planner, Dan Gombac – Director; Elizabeth Lahey - Secretary

**ABSENT:** None

**ESTABLISH QUORUM**

Chairperson Marchese called the meeting of the Municipal Services Committee to order at 6:35 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present,

**NEW BUSINESS**

- A. Ordinance - PUD Amendment - Café Smilga, 819 83rd Street, Crossroads of Darien: Petitioner seeks approval of a Minor Amendment to an approved PUD to remove building foundation landscaping and install a patio for outdoor dining.**

Mr. Michael Griffith, Senior Planner reported that the property is located in the southwest corner of Lemont and 83rd Street. He reported that the petitioner is proposing to remove the landscaping in order to provide outdoor dining.

Alderman Seifert questioned if the proposal will affect parking.

Mr. Griffith reported that parking will not be affected. He reported that a fence will be required since they serve alcohol. He reported that a door is also required to provide direct access to the patio.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke that based upon the submitted petition and the information presented, the proposed amendment to the Crossroads of Darien PUD does meet the standards of the Darien Zoning Ordinance and move that the Municipal Services Committee recommend to the City Council approval of the request associated with this petition, subject to the fence enclosing the patio.**

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

- B. Text Amendment, Zoning Ordinance: Recreational Vehicles, Trailers and Snow Plows - Consideration of a proposed text amendment to the Zoning Ordinance regarding the regulation of the outdoor storage and parking of recreational vehicles, trailers, tow dollies and snow plow blades.**

Mr. Michael Griffith, Senior Planner reported that in 2008 the City Council amended the Zoning Ordinance requiring recreational vehicles to be stored within interior side yards and rear yards, on a hard surface. He reported that staff receives complaints regarding

utility trailers and one on a tow dolly's. After going to court, we determined the language was vague as to what items are being regulated.

Mr. Griffith reported that this is an attempt to clarify the code. He reported that the details are listed in the staff agenda memo. He further reported that the resident who attended the PZC meeting and is the owner of tow dolly and suggested adjusting the Code to deal with two small items versus one.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke that based upon the submitted petition and the information presented, the request associated with PZC 2014-03 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend to the City Council approval of the petition as presented.**

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

**C. Discussion - Class C Liquor License - Carriage Greens Country Club - Amending the Liquor Control Regulations, Section 3-3 of the City Code, amending Sunday hours of service, from beginning at noon to 10:00 a.m.**

Mr. Michael Griffith, Senior Planner reported that the Carriage Greens Country Club would like to amend the hours for early morning golf outings.

Chairperson Marchese reported that Carriage Greens is the only Class C License in Darien.

Alderman Seifert stated that he would like to revisit the Liquor License Spreadsheet that is provided to the Aldermen.

Mr. Dan Gombac, Director reported that the spreadsheet is provided to the Aldermen two times per year.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Class C Liquor License - Carriage Greens Country Club - Amending the Liquor Control Regulations, Section 3-3 of the City Code, amending Sunday hours of service, from beginning at noon to 10:00 a.m.**

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

**D. Discussion - Class D Liquor License - Estilo Rancho Restaurant, 7511 Lemont Road - Amending the Liquor Control Regulations, Section 3-3 of the City Code, to increase the number of Class D liquor licenses from 9 to 10.**

Mr. Michael Griffith, Senior Planner reported that the restaurant is located in Chestnut Court Shopping Center. He reported that the petitioner does not have a liquor license and that there is not one available.

Mr. Dan Gombac, Director reported that the petitioner is wishing to be able to serve liquor with his menu. He reported that staff has not received any complaints with this establishment.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Class D Liquor License - Estilo Rancho Restaurant, 7511 Lemont Road - Amending the Liquor Control Regulations, Section 3-3 of the City Code, to increase the number of Class D liquor licenses from 9 to 10.**

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

**E. Discussion - Class G Liquor License - Dry Dock Inn - Amending the Liquor Control Regulations, Section 3-3 of the City Code, amending Sunday hours of service from beginning at noon to 11:00 a.m.**

Mr. Michael Griffith, Senior Planner reported that Dry Dock Inn holds a Class G Liquor License and is requesting a change to when alcohol is permitted to be sold and served on Sundays. He reported that Dry Dock Inn would like the ability to sell and serve alcohol beginning at 11:00 a.m. on Sundays.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Class G Liquor License - Dry Dock Inn - Amending the Liquor Control Regulations, Section 3-3 of the City Code, amending Sunday hours of service from beginning at noon to 11:00 a.m.**

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

**F. Resolution - Authorizing the purchase of one new 2015 Ford F-250 Crew Cab 2WD Pick up from Bob Ridings Ford in the amount of \$27,254.00.**

Mr. Dan Gombac, Director reported that the vehicle replaces a police department hand me down van which is used for the summer staff and miscellaneous projects. He reported that the truck will be purchased through the State of Illinois Joint Purchase Program.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Resolution - Authorizing the purchase of one new 2015 Ford F-250 Crew Cab 2WD Pick up from Bob Ridings Ford in the amount of \$27,254.00.**

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

**G. Resolution - Accepting a quote from Integrated Building Systems, Inc. to repair steel columns and structural support jambs and remove the existing mansard roof**

**façade and fascia of the building at the Public Works facility located at 1041 S. Frontage Road at a cost not to exceed \$50,800.00.**

Mr. Dan Gombac, Director reported that this resolution is to repair the steel columns and structural support columns and the mansard façade and fascia of the garage at the Public Works Facility. Mr. Gombac reported that snow, ice and water are getting behind the façade.

Chairperson Marchese stated that the building needs to be revamped. He stated that the building is falling apart.

Alderman Seifert stated that a plan needs to be made for the future.

Alderman Beilke stated that the issues should be written up for discussion in a goal setting session.

Chairperson Marchese stated that this was up for discussion last year and it was not placed in the budget.

Mr. Gombac stated that an alternative suggestion is to remodel the garage and that the item will be brought forth at goal setting. Currently the proposed repairs are an urgency.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Resolution - Accepting a quote from Integrated Building Systems, Inc. to repair steel columns and structural support jambs and remove the existing mansard roof façade and fascia of the building at the Public Works facility located at 1041 S. Frontage Road at a cost not to exceed \$50,800.00.**

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

**H. Discussion - To proceed with the proposed design for the Clock Tower and Fountain amenity at the Darien Pointe Redevelopment parcel located at Plainfield Road and Cass Avenue.**

Mr. Dan Gombac, Director reported that the amenity design is divided into three parts, the Base design, the Clock Tower Option and the Fountain Option. He reported on the detail of each and noted that they are in the staff agenda memo.

Mr. Gombac reported that Rose Landscaping provided a landscaping concept board at no cost to the City. Mr. Gombac shared the board with the audience.

Chairperson Marchese stated that the concept gives identity to the center.

Alderman Beilke stated that she is concerned with the cost and that she would like to see it built in phases.

Alderman Seifert stated that he was not sure about taking this on as a phase approach. He stated that he liked what staff has done. He questioned how the Chase sign is going to complement what is proposed.

Mr. Gombac reported that Chase has been cooperating and they have committed to putting in ornamental lighting in their parking lot adjacent to Cass Ave. Staff had also requested of them to change their lighting scheme to match the City's concept.

Chairperson Marchese stated that if this project is a three-year project it will never get done. He stated that he would support \$150,000.

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

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert to proceed with the proposed design for the Clock Tower and Fountain amenity at the Darien Pointe Redevelopment parcel located at Plainfield Road and Cass Avenue.**

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

**I. Motion - Authorizing engineering services with the County of DuPage for the replacement of streetlights within the DuPage County 75th Street Improvement Project limits.**

Mr. Dan Gombac, Director reported that the City is working with DuPage County for the replacement of the streetlights through a grant. He reported that this provides the City an opportunity to replace the street lighting on 75<sup>th</sup> Street and on Cass Ave that the County removed due to the 75<sup>th</sup> Street Reconstruction Project. The City will be responsible for a 20% cost share through the grant. Mr. Gombac reported that this request authorizes the County of DuPage to proceed with the preliminary engineering and allowing the project to move forward. He further reported that the amount is not to exceed \$5,400.

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

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert to authorize engineering services with the County of DuPage for the replacement of streetlights within the DuPage County 75th Street Improvement Project limits in an amount not to exceed \$5,400.**

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

**J. Minutes – May 27, 2014 Municipal Services Committee**

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve the May 27, 2014 Municipal Services Committee Meeting Minutes.**

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

## **DIRECTOR'S REPORT**

Mr. Dan Gombac provided an update on the condition of the gas station at Plainfield and Cass. He reported that the conditions are hideous and that the City will be going to court for the painting and sign. He reported that the owner continues to state that his intention is to remodel.

Mr. Gombac reported on the progress of the 75<sup>th</sup> Street project. He also provided an update regarding issues with last year's road paving program.

## **NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, July 28, 2014 at 6:30 p.m.

## **ADJOURNMENT**

**With no further business before the Committee, Alderman Seifert made a motion and it was seconded by Alderman Beilke to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:21 p.m.**

**RESPECTFULLY SUBMITTED:**

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**Joseph Marchese**  
**Chairman**

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**Tina Beilke**  
**Alderman**

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**Joerg Seifert**  
**Alderman**