

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
June 20, 2016**

PRESENT: Joseph Marchese – Chairperson, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac – Director, Steven Manning - City Planner, 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.

Mr. Dan Gombac, Director introduced Steven Manning - City Planner, replacing Michael Griffith.

NEW BUSINESS

- a. PZC 2016-07: 7722 Warwick Avenue: Petitioner seeks approval of a variation to increase the permitted amount of rear yard coverage by accessory structures from 30% to 36% in order to construct an above ground pool.**

Mr. Steven Manning, City Planner reported that the petitioner installed an above-ground pool within the rear yard before securing a building permit. He reported that the PZC held a public hearing and recommended approval. Mr. Manning reported that the owner is present.

Chairperson Marchese questioned if there were any resident concerns.

Mr. Dan Gombac, Director reported that there were no issues.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek that based upon the submitted petition and the information presented, the request associated with PZC 2016-07 is in conformance with the standards of the Darien City Code and, move that the Municipal Services Committee approve the petition as presented.

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

- b. PZC 2016-08: 7417 Cass Avenue, Buona Beef: Petitioner seeks approval of a plat of re-subdivision and variations.**

Mr. Steven Manning, City Planner reported that the petitioner proposes to create a lot of record containing Buona Beef who plans on purchasing the lot. Buona Beef is exercising an option to purchase the lot within the Planned Unit Development and therefore a re-platting is required.

There was no one else wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek based upon the submitted petition and the information presented, the request associated with PZC

2016-08 is in conformance with the standards of the Darien City Code and, move that the Municipal Services Committee recommend approval of the petition.

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

- c. Resolution - Approval to enter into a Water Main Easement Licensing Agreement with the DuPage County Forest Preserve District adjacent to 7879 Lemont Road Warehouse Development.**

Mr. Dan Gombac, Director reported that the developer of the property is required to install a water main as part of the site improvements. He reported that per the IEPA the developer has entered into a licensing agreement with DuPage County Forest Preserve for temporary access to the area in order to install the water main.

Mr. Gombac reported that the developer will be responsible for remittance back to the Forest Preserve in the amount of \$5,200. Upon completion and restoration of the area the water main will be owned and maintained by the City.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A WATER MAIN EASEMENT LICENSING AGREEMENT WITH THE DUPAGE COUNTY FOREST PRESERVE DISTRICT ADJACENT TO 7879 LEMONT ROAD WAREHOUSE DEVELOPMENT.

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

- d. Motion - Final site plan approval for 7879 Lemont Road-office/warehouse building.**

Mr. Dan Gombac, Director reported that the subject property is located on the east side of Lemont Road and north of the Woodmere Townhomes. He reported that this has been reviewed with various conceptual renderings and were never pursued fruition. The warehouse use is a permitted use and in compliance with e zoning regulations.

Mr. Gombac reported that the County has some minor revisions regarding the wetlands and that the Dupage County Division of Transportation are working on final details for the improvements on Lemont Road as they relate to ingress and egress for the site. Mr. Gombac reported that the City was concerned with the noise that may be generated from trucks backing, backup alarms, within the dock area. He reported that Christopher B. Burke Engineering conducted a noise study and concluded that the anticipated noise levels from trucks entering and leaving the facility would comply with the City's code. The report further stated that in the event of three or more trucks backing simultaneously the noise level would exceed the city's code. Mr. Gombac reported that the likelihood of three or more trucks backing simultaneously is very remote due to the configuration of the dock are. He further reported that the developer has agreed to be proactive and install a board on board fence south of the dock area to reduce any sound concerns and as suggested per the noise report on file.

Mr. John Pagliari, Partner Panattoni Development Company, Inc. presented a display and stated that the building will be glass and precast concrete. He reported that Nova Medical is looking at space. Mr. Pagliari stated that they have had good success with this type of building.

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

Ms. Mary Louise Rago questioned the movement of the dirt, the noise and questioned where the creatures will go. She stated that she was concerned for the air brakes 24-7, security, and light. She stated that this was an appalling misuse of land next to 270 families.

Mr. Gombac reported that the City Council has looked at this and that this proposal is a permitted use within the Comprehensive Plan. He stated the city staff would continue to monitor any nuisances and address them accordingly.

Mr. Rago stated that the residents have no protection and if there are laws in place.

Mr. Gombac reported that the City staff and outside agencies will oversee the noise, dust, stormwater, etc. process and address any issues. He stated that the developer is responsible for controlling the dust and an ordinance in place regarding such. Mr. Gombac stated that the City does not regulate the animals, although a study was completed and the wetlands and buffer zone will be left untouched to allow the animals to seek haven within these areas.

Ms. Rago questioned how the water will flow.

Mr. Gombac reported that all of the water has to be captured and put into the retention area. The storm water is then released via the current flow route at a calculated release rate. The retention area is scheduled to include native plantings within. He stated that the flow rate will be slower than what is there now. The petitioner is providing additional landscaping at the most south eastern portion of the development which is above the city's requirements.

Mr. Gombac reported that the petitioner has been very cooperative.

A resident questioned the footprint square footage.

The petitioner reported that the lot coverage is 64% and that 75% is the maximum lot coverage per the ordinance.

Mr. Bill Trusolo questioned how far the edge of the building is to the property line of the Woodmere Subdivision.

The petitioner stated that there is 180 feet from the property line.

A resident in the audience questioned the fence area and how long it will go along the property.

The petitioner reported that the fence will block the potential truck area noise. He stated that it will be 250 feet in length on the property on the east side of building. Mr. Gombac stated that the fence is going to be on the petitioner's property.

Mr. Gombac reported that the Nicor will be clearing there property between the Woodmere Subdivision and the warehouse development in the near future. The Nicor property contains gas

related infrastructure and Nicor will be clearing any trees or vegetation that may hamper aerial views as per the federal mandate required for pipeline operators. He invited any resident to participate in the upcoming meeting with Nicor. Mr. Gombac reported that there are not a lot of trees running down the center but more along the southern end and Nicor would review the area prior to any clearing.

The resident questioned if there is an issue with the noise can it be reviewed again.

Mr. Gombac stated that if there is a noise issue that the City will review.

There was no one else wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve the Final site plan approval for 7879 Lemont Road-office/warehouse building.

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

- e. Resolution - Approval to accept a proposal from Belson Outdoor Products for concrete benches (3), concrete bike racks (2) and trash can receptacles (3) for the Clock Tower located at Plainfield Road and Cass Avenue in an amount not to exceed \$8,082.47.**

Mr. Dan Gombac, Director reported that the City has received a grant and several donations for amenities at the Clock Tower site. He reported that the organizations and the private donators requested plaques to be placed on the benches and bike racks and that the Walmart Foundation did not request a plaque.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to approve A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM BELSON OUTDOOR PRODUCTS FOR THE CLOCK TOWER, LOCATED AT PLAINFIELD ROAD AND CASS AVENUE IN AN AMOUNT NOT TO EXCEED \$8,082.47 FOR THREE CONCRETE BENCHES, TWO CONCRETE BIKE RACKS, AND THREE TRASH CAN RECEPTACLES.

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

- f. Resolution - Approval to accept a proposal from Architectural Bronze and Aluminum Corporation for the plaques in an amount not to exceed \$1,640.00.**

Mr. Dan Gombac, Director reported that the plaques will all be the same for uniformity. He reported that he will submit the proofs for approval.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM ARCHITECTURAL BRONZE AND ALUMINUM CORPORATION FOR THE PLAQUES IN AN AMOUNT NOT TO EXCEED \$1,640.00.

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

- g. Resolution - Approval to accept a proposal from Midwest Commercial Painting for the painting of the interior and exterior of the Old Lace School in an amount not to exceed \$8,885.**

Mr. Dan Gombac, Director reported that the City is responsible for certain capital maintenance projects for the Darien Historical Society as they relate to the Old Lace School.

Alderman Belczak questioned why the cost is under budget.

Mr. Gombac reported that the difference in cost is due to the lead mediation. During the budget process Staff was unsure if the entire building required lead abatement therefore a worst case scenario for the project was considered.

The building was tested for lead paint in areas where the paint was peeling and confirmed. The awarded vendor is EPA certified in lead abatement. The work includes spot repairs to the areas where the paint is peeling or chipping.

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

Alderman Chlystek made a motion and it was seconded by Alderman Marchese to approve A RESOLUTION AUTHORIZING THE MAUOR TO ACCEPT A PROPOSAL FROM MIDWEST COMMERCIAL PAITING FOR THE PAINTING OF THE INTERIOR AND EXTERIOR OF THE OLD LACE SCHOOL IN AN AMOUNT NOT TO EXCEED \$8,885.00.

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

- h. Minutes - May 23, 2016 Municipal Services Committee.**

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve the May 23, 2016 Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Gombac reported that there may be Special Meeting next month for a setback variation for a deck.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, July 25, 2016 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 6:50 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Thomas Belczak
Alderman

Thomas Chlystek
Alderman