

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
September 24, 2012**

PRESENT: Joseph Marchese – Chairperson, Alderman Ted Schauer, Alderman Halil Avci,
Dan Gombac - Director

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 – Petitioner seeks a variation to reduce the required front yard building setback from 45 feet to 30 feet in order to construct a new single-family home.

Mr. Dan Gombac – Director reported that the property is located at 610 67th Street in the Mayada Brook Subdivision. He reported that the petitioners are seeking a variation to reduce the front yard building setback in order to construct a new home. He further reported that the PZC held a public hearing and approved the request 7-0.

Chairperson Marchese questioned if there were any residents at the public hearing.

Mr. Gombac reported that the adjacent resident was present but that she had no concerns with the request but had comments regarding the addresses being noted through the post office as Willowbrook versus Darien.

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 2012-12 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 on October 1, 2012.

B. Discussion – Proposed adoption of updated editions model building codes.

Mr. Dan Gombac, Director reported that every six to eight years the building codes need to be amended. He reported that the City’s consultant, Don Morris Architects P.C. who provides the City with building plan reviews and building inspections was present.

Mr. Gombac and representatives from Don Morris Architects, P.C. discussed the changes and updates.

There was discussion concerning the significant change to the model Residential Code including requiring new single-family detached homes to be fire sprinkled. Mr. Gombac reported that the draft ordinance includes a local amendment removing this requirement.

Mr. Gombac reported that the fire districts serving Darien were notified of the proposed model codes as well as the proposed local amendments. He reported that approximately sixty communities have implemented fire sprinklers.

There was some discussion on the pros and cons of fire sprinklers.

Alderman Schauer questioned the cost versus safety benefit.

Chairperson Marchese stated that he liked the idea of fire suppression.

Alderman Avci questioned if the City is legally liable if a Code is not put in place.

Mr. Gombac stated that he would discuss with the City's attorney.

Alderman Schauer stated that he was concerned that requiring sprinklers may have a negative impact to those wanting to improve their homes. He stated that he was not in favor of sprinklers.

Mr. Gombac informed the Committee that this item will be brought back in October as a 2nd discussion topic and further items will be clarified.

Mr. Gombac reported on concerns regarding the parking lot widths. He reported that several requests over the years have been for 9 ft. versus the required 10 ft. He further reported that many surrounding municipalities require 9 ft.

Chairperson Marchese and Alderman Schauer both recommended changing to 9 ft. parking lot width.

Mr. Gombac informed the Committee that this item will require a public hearing and will be scheduled at near future date with the Planning and Zoning Commission.

C. Resolution – Authorizing the Mayor and City Clerk to Execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2012 Rock Salt Agreement with North American Salt Company.

Mr. Dan Gombac, Director reported that approval of the resolution authorizes the execution of the Intergovernmental Agreement for the reimbursement of rock salt. He reported that the quantity is the same as last year.

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 AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN AND CENTER CASS SCHOOL DISTRICT #66 FOR ROCK SALT.

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

D. Resolution – Authorizing the Mayor and City Clerk to Execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City’s 2012 Rock Salt Agreement with North American Salt Company.

Mr. Dan Gombac, Director reported that approval of the resolution authorizes the execution of the Intergovernmental Agreement for the reimbursement of rock salt. He reported that the quantity is the same as last year.

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 AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN AND THE DARIEN PARK DISTRICT FOR ROCK SALT.

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

E. Resolution – Accepting a proposal from Grate Signs Inc. for the fabrication and installation of two breakaway monument signs in an amount not to exceed \$19,200.00 for the City’s Entrance Signs.

Mr. Dan Gombac, Director reported that the County informed the City staff in August that the signs on Cass Avenue north of Frontage Road and Lemont Road north of Frontage Road/Cheese Road and Lemont Road northbound are under the jurisdiction of the Illinois Department of Transportation and that the signs did not meet specified breakaway materials and hardware.

Mr. Gombac provided photos of the proposed breakaway signs to the Committee. He reported that the two breakaway signs were more expensive than the recently approved signs and that the entire sign project would still be within budget.

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 ACCEPTING A PROPOSAL FROM GRATE SIGNS INC. FOR THE FABRICATION AND INSTALLATION OF TWO BREAKAWY MONUMENT SIGNS IN AN AMOUNT NOT TO EXCEED \$19,200.00 FOR THE CITY’S ENTRANCE SIGNS.

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

F. Resolution – Accepting the unit price proposal from the TLC Group Ltd. for the purchase and installation of the 50/50 Parkway Tree Program and the planting of various parkway trees in an amount not to exceed \$12,246.80.

Mr. Dan Gombac, Director reported that approval of the resolution authorizes the execution of the Intergovernmental Agreement accepting the unit price proposal from TLC Group Ltd. for the purchase and installation of the 50/50 Parkway Tree Program and the planting of various parkway trees in an amount not to exceed \$12,246.80.

Mr. Gombac stated that the final pricing could change prior to City Council approval as staff was waiting for residents to respond.

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 ACCEPTING THE UNIT PRICE PROPOSAL FROM THE TLC GROUP FOR THE PURCHASE AND INSTALLATION OF TREES FOR THE 50/50 PARKWAY TREE PROGRAM AND THE PLANTING OF VARIOUS PARKWAY TREES IN AN AMOUNT NOT TO EXCEED \$12,246.80.

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

G. Motion – Authorizing City staff to begin the process of accepting a future Plat of Dedication for Lemont Road cul-de-sac with the Darien Corporate Center Association.

Mr. Dan Gombac, Director reported that the Darien Corporate Center Association has requested that the City take ownership of the Lemont Road cul-de-sac roadway. He reported that Association will be responsible for the proposed improvements, including engineering and legal as presented within the agenda memo.

Alderman Avci questioned if there were any issues with consent.

Mr. Gombac reported that all owners were in support and that he has email confirmation.

Alderman Avci questioned if this was the first time the City has taken over from a business association.

Chairperson Marchese stated that the parameters were set by the City approximately 6 or 7 years ago.

Chairperson Marchese questioned snow removal.

Mr. Gombac confirmed Alderman Avci's inquiry that the proposed street dedication was the first business property. The snow removal would not be a concern and provisions for utilizing the existing apron would be recorded on the plat.

Mr. Stan Widlacki and Sharon Cattaneo were in the audience representing the Darien Corporate Center Association.

Alderman Avci made a motion, and it was seconded by Alderman Schauer to accept the preliminary Plat of Dedication for the Lemont Road roadway within the Darien Corporate Center Development subject to the conditions outlined in the September 24, 2012 agenda memo.

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

H. Minutes – Approval of the July 23, 2012 Municipal Services Committee Regular Meeting Minutes and the August 20, 2012 Municipal Services Committee Special Meeting Minutes.

Alderman Avci made a motion, and it was seconded by Alderman Schauer to approve the July 23, 2012 Municipal Services Committee Regular Meeting Minutes and the August 20, 2012 Municipal Services Committee Special Meeting Minutes.

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

DIRECTOR'S REPORT

a. Emerald Ash Borer Information

Mr. Dan Gombac, Director reported that staff feels that the application is not urgent. He reported that the application process will be done in April or May.

Chairperson Marchese reported that he received correspondence from a resident in the Villas of Carriage Greens regarding speeding and traffic on Evergreen.

Mr. Gombac reported that he would contact the resident to discuss a traffic study.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting will be held on Monday, October 22, 2012.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:40 p.m.

RESPECTFULLY SUBMITTED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairman

Halil Avci
Alderman

Ted Schauer
Alderman