

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
December 27, 2011**

**PRESENT:** Alderman Joseph Marchese - Chairman, Alderman Ted Schauer, Dan Gombac-Director, Michael Griffith - Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** Alderman Halil Avci

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

**NEW BUSINESS:**

**A. 310 Peony Place- Petitioner seeks a variation to reduce the required front yard setback from 35 feet to 31 feet for a covered porch.**

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the petitioner is proposing to construct a covered front porch which triggers the variation request. Mr. Griffith reported that the PZC recommended approval at their meeting and that there were no comments or concerns from the public.

Alderman Schauer questioned if this is a rehab to the home.

The petitioner, Mr. John Geary stated that he is adding onto the home to bring more value to it and the neighborhood.

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

**Alderman Schauer made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2011-13 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 2-0. Alderman Avci was not present.**

Chairperson Marchese announced that this would be forwarded to the City Council on January 16, 2012.

**B. 17W630 N. Frontage Road – Petitioner seeks to rezone the property from R-1 Single Family Residence to O Office, upon annexation.**

Mr. Michael Griffith, Senior Planner reported that the subject properties are located at the northeast corner of North Frontage Road and Wilmette Avenue and that they are presently unincorporated. He reported that the petitioner seeks to annex both parcels. Mr. Griffith stated that if approved, staff will draft an ordinance for annexation. He reported that the PZC held a public hearing and recommended approval and that there were no comments or concerns from

the public.

**9S531 Wilmette Avenue – Petitioner seeks to rezone the property from R-1 Single-Family Residence to R-3 Multi-Family Residence, a special use for a 5-unit multi-family residential dwelling and a variation to reduce the required lot area from 21,500 square feet to 17,710 square feet for the 5-unit multi-family residential dwelling (3,2 bedroom units and 2,1 bedroom units), upon annexation.**

Mr. Griffith reported that there is a two-story building on the parcel at 9S531 Wilmette Avenue. He stated that the building has offices on the first floor and three apartments on the second floor. He reported that the petitioner proposes to convert the office spaces into two dwelling units resulting in a 5 unit multi-family dwelling with one and two bedroom apartments.

Mr. Dan Gombac, Director reported that an email was sent to Mr. Arthur Cano, petitioner, stating that he has one year from the issuance of the building permit to complete the brick enclosures for the dumpsters.

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

**Alderman Schauer made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2011-14 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee approve the petition as presented subject to the following conditions:**

- 1. Masonry enclosures are to be constructed for dumpsters with a year of approval.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Avci was not present.**

Chairperson Marchese announced that this would be forwarded to the City Council on January 16, 2012.

**C. 7501 Cass Avenue, Chase Bank – Petitioner seeks the following approvals: site plan, a special use to permit a drive-thru facility and variations from the Zoning Ordinance and Sign Code, in order to construct a bank.**

Mr. Michael Griffith, Senior Planner reported that the staff report details the specific variations for this request. He reported that the PZC held a public hearing and recommended approval of the petition as presented.

Mr. Griffith reported that the PZC had some discussion regarding the signage on the east building façade and that Chase agreed to remove the sign from the plan. He reported that the petitioner also agreed to participate in a traffic study if/when a study is necessary to support a cut in the median in Cass Avenue proposed by DuPage County where the median cut would be located as to provide cross access between the east and west sides of Cass Avenue.

Chairperson Marchese questioned if the proposed building is smaller than other Chase facilities.

Mr. Tim Meseck, representing Chase Bank stated that the proposed building is comparable with recent Chase buildings. He reported that the proposed building is a full size branch and will be larger than Downers Grove. Mr. Meseck reported that the proposed building will have five teller spaces, three drive-up tellers and 10-12 employees.

Alderman Schauer stated that he is a Loan Officer at 75<sup>th</sup> and Lemont. He stated that the building will be at least one third larger than the site in Bolingbrook

Chairperson Marchese questioned if the drawings reference 75<sup>th</sup> Street construction.

Mr. Meseck stated that Chase is proposing two drives on Cass with a right in and right out pending County approval. He reported that the architect provided rendering of the future development and that there is a proposed line up ingress and egress with Brookhaven. He further reported that Chase has also requested that the County remove the median.

Alderman Marchese questioned if the teller area inside would be located near the front.

Mr. Meseck stated that the tellers are more to the side. He stated that there will be clear glass in the front to see from the pedestrian walkway and that there will be a kiosk and business station at the walk up area. Mr. Meseck stated that Chase planned for the day with an eye to the future and that they took the short and long vision and built it into their plan.

Mr. Meseck stated that Chase also plans on incorporating year round landscaping with plantings that are pedestrian friendly.

Chairperson Marchese questioned if the utilities will be buried.

Mr. Gombac stated that the Code does not allow the City to have Chase bury the utilities.

Chairperson Marchese questioned if there is money available through a grant and how this would impact Chase with regards to space.

Mr. Gombac stated that there are no grants currently available and the impact of the burial of the lines would have no impact on Chase.

Chairperson Marchese questioned if there was a need for the eastern cut on Plainfield Road.

Mr. Meseck stated that the back curb cut is designed for full access to all patrons.

Mr. Gombac stated that on the eastern portion there would be future ingress and egress and another good route for delivery, employee parking.

Mr. Gombac questioned the timing for construction if approved.

Mr. Meseck stated that they are in constant contact with the County and that whatever they dictate is what Chase will live with.

Chairperson Marchese asked staff if there is anything that the City can do to move things along with the County.

Mr. Gombac reported that staff is also in contact with the County and supports the curb cuts as presented by Chase.

Alderman Schauer questioned if the roof will have architectural shingles.

Mr. Meseck stated that the new building will not have the blue pitched roof and that the roof is lower to stagger the roof top HVAC units.

Mr. Gombac thanked Chase for creating the renderings for the City's property at their expense and not the City's.

Mr. Gombac reported that he received an email from Mr. John Manos, owner of Brookhaven stating that he supports the variances and that Chase will be a nice addition to the area.

Alderman Marchese reported that he has received feedback from the Brookhaven tenants who also support the proposal.

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

**Alderman Schauer made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2011-11 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval subject to the following:**

- 1. Taper down the fence height within the front yard along the east line as the fence approaches 75<sup>th</sup> Street.**
- 2. Address the comments noted in the letter dated December 13, 2011 from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd.**
- 3. Driveway locations, configuration and number subject to DuPage County approval.**
- 4. Revise photometric plan to show lighting will not exceed 3 foot-candles along the east lot line.**
- 5. Eliminate the wall signage on the east building façade.**
- 6. Chase Bank to participate in a traffic study if/when a study is necessary to support a cut in the median in Cass Avenue proposed by DuPage County, where the median cut would be located as to provide cross access between the east and the west sides of Cass Avenue.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Avci was not present.**

Chairperson Marchese reported that this would be placed on the January 16, 2012 City Council agenda for formal approval.

#### **D. Minutes – November 21, 2011 - Municipal Services Committee**

**Alderman Schauer made a motion and it was seconded by Alderman Marchese to approve the November 21, 2011 Municipal Services Committee Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Avci was not present.**

**DIRECTOR'S REPORT:**

Mr. Gombac reported that the January 18<sup>th</sup> meeting will include a presentation of the Municipal Services equipment at the Public Works Facility. He reported that the tree trimming is going well.

Alderman Schauer stated that he would like discussion regarding the parking lot at the Public Works Facility and forwarding a recommendation for removal and replacement in the upcoming budget.

Chairperson Marchese stated that the facility needs work and that he would like consideration of proposing costs into the upcoming budget.

**NEXT MEETING:**

Chairperson Marchese announced that the next meeting is scheduled for Wednesday, January 18, 2012 at 6:00 p.m.

**ADJOURNMENT:**

**With no further business before the Committee, Alderman Schauer made a motion and it was seconded by Alderman Marchese. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:15 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Joseph Marchese  
Chairperson**

**ABSENT**

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**Halil Avci  
Alderman**

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**Ted Schauer  
Alderman**