

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
June 26, 2017**

PRESENT: Alderman Joseph Marchese – Chairman, Alderman Thomas Chlystek, Dan Gombac – Director, Steven Manning - City Planner, Alderman Tina Beilke

ABSENT: Alderman Thomas Belczek

ESTABLISH QUORUM

Chairman Joseph Marchese called the meeting to order at 6:41 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

a. PZC 2017 - 02: 7620 Wilton Court: Petitioner seeks approval of a variation to allow boat storage on their existing driveway in their front yard.

Mr. Steve Manning, City Planner reported that in 2010 the property owners submitted a petition for a new single driveway in the rear yard off Manning Road that would provide access to a new garage for boat storage in their rear year. He reported that the City Council denied the request based on the proposed driveway creating a safety hazard on Manning Road.

Mr. Manning reported that the 2017 petition included a plan for a new circular driveway in the rear would provide access to a new boat storage pad in their rear yard. He reported that at the May 3rd PZC meeting, the petitioners asked for a continuation to modify their proposal and on May 30th they sent a letter explaining their preference to store their boat on their existing driveway.

Mr. Manning reported that at the June 7th PZC meeting the petitioners stated that all of the neighbors were in favor of the boat being stored in the front yard and the PZC voted recommending approval based on three conditions: 1. The variation should be for one boat only, 2. The variation should expire when the petitioners no longer store their boat on the property and 3. The variation should expire when the petitioners sell the property.

The petitioners, Diane and Ted Schimel stated that they were proud of Alderman Sylvia McIvor who went above and beyond to help the PZC understand.

Chairperson Marchese stated that he was fully expecting a MSC meeting with a petition for a circular driveway. He questioned why it was withdrawn.

Ms. Diane Schimel stated that they did not know that the neighbors preferred to see the boat stored on the driveway and that she was not aware that it was an option.

Chairperson Marchese stated that the property on the east would need to be elevated. He questioned if a pad on the west was an option.

Mr. Dan Gombac, Director reported that it was staff's opinion that the grade would need modifications.

Mr. Manning stated that the west is relatively flat and there would be a driveway crossing in the front.

Chairperson Marchese stated that he has served on the City Council for a number of years and that there were hours spent writing the ordinance for recreational vehicles to deliver a policy. He stated that allowing a variation opens up Pandora's Box with regard to the City and that if approved the City will be deluged by people with boats, trailers, snow mobiles, etc. He further stated that he does not see how this can be approved.

Ms. Schimel stated that the City recently approved a similar petition.

Chairperson Marchese stated that the petitioner Ms. Schimel referenced had his boat in the side yard.

Ms. Schimel recited a list from her attorney stating why the petition should be approved.

Chairperson Marchese suggested that the homeowner look at putting the boat in storage. He stated that Mayor Weaver was very much against allowing this or changing the Code.

Mr. Gombac reported that there was a photo in the packet showing the left (south side). He stated that staff looked at if there was potential of a grade drop off and a retaining wall. He further stated that staff asked the City Engineer to review and he reported that the drainage and utility easements could be forgiven and that they would need to grant a variation for the side yard.

Ms. Schimel stated that the City told them where to store the boat.

Mr. Gombac stated that the City did not tell the Schimel's where to put the boat and that the issue was the second driveway cut. He stated that staff discussed the drainage easement and that the petitioners thought it was too costly.

Ms. Schimel stated that they are getting misdirected and that the PZC unanimously approved the request.

Chairperson Marchese stated that the City Council does not always vote for what the PZC recommends. He stated that he was surprised they approved it and suggested that the petitioners look at the side property.

Alderman Chlystek stated that he visited the property five minutes before the meeting and that there is a blind spot to turn right and he is concerned.

Mr. Gombac stated that they could explore the driveway off Manning but there will be costs to explore and possibly a culvert and/or a retaining wall would be needed. He stated that costs may range from \$15,000 - \$20,000 but it can be done.

The petitioners stated that they have not had any estimates.

Chairperson Marchese questioned if they could store the boat.

Ms. Schimel stated that they cannot financially afford it.

Mr. Gombac reported that this would have to go back to the PZC for approval. He recommended getting costs and look at the side.

b. 2225 Shannon Court: Petitioners seek approval of a Plat of Vacation of Oldfield Road right-of-way to add to their home site.

Mr. Steve Manning, City Planner reported that there is a new homeowner Todd Wrenn. He stated that there is a portion of his yard which is an odd shaped triangular area between the lot and sidewalk which belongs to the City. He reported that the previous owner had landscaped the triangular area and maintained it as part of his backyard and that the new owners would like to own the triangular area with the understanding that they would be paying taxes on it.

Mr. Dan Gombac, Director reported that Public Works will not be affected and that the quadrant is useless to the City.

The petitioner, Mr. Todd Wrenn stated that he would like to put in a fence to visually make it look better. He stated that he just wanted to make it a formality and is willing to grant an easement if the City needs to get in.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approval of a Plat of Vacation of Oldfield Road right-of-way to add to their home site.

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

Chairperson Marchese stated that the public hearing will be held on July 17th before the City Council meeting.

c. 2109 Cottage Lane: Petitioners seek approval of a re-subdivision plat of Lot 20 in Rolling Knolls to adjust the width of side yard easements and building setbacks.

Mr. Steve Manning, City Planner reported that this is the smallest lot for Rolling Knolls- Lot 20. He reported that the developer would like to shift the home 4.34' south to avoid conflict with the ComEd line. He further reported that the shift would put lot 19 and 20 closer together and that a revised plat will have to be approve but a public hearing is not needed.

The petitioner, Mr. Paul McNaughton stated that there is 9 1/2 ft. easement and that he is flipping the set back. He stated that the total side yard setback will not change.

Mr. Gombac stated that staff has suggested that ComEd move the cable.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approval of a re-subdivision plat of Lot 20 in Rolling Knolls to adjust the width of side yard easements and building setbacks.

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

d. Resolution - Approval of a resolution authorizing the purchase of one new 2017 Ford F 250XL 4X4 Super Cab from Currie Motors in the amount of \$41,719.

Mr. Dan Gombac, Director reported that the proposed vehicle replaces a 2009 Chevrolet Silverado with 125,000 miles. He reported that the purchase will be through the Suburban Purchasing Cooperative Program.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approval of a resolution authorizing the purchase of one new 2017 Ford F250XL 4X4 Super Cab from Currie Motors in the amount of \$41,719.

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

e. Resolution - Approval of a resolution authorizing the mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. In an amount not to exceed \$29,204 for Conceptual Design Services for the Cass Avenue and I-55 Cloverleaf Interchange.

Mr. Dan Gombac, Director reported that this is for conceptual drawings for the beautification project for the I-55 and Cass Avenue corridor. He reported that IDOT will need to approve but they are not participating.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approval of a resolution authorizing the mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. In an amount not to exceed \$29,204 for Conceptual Design Services for the Cass Avenue and I-55 Cloverleaf Interchange.

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

f. Resolution - Approval of a resolution to enter into a contract with Amber Mechanical Contractors for the removal and replacement of the Heating, Ventilation and Air Conditioning (HVAC) system at the Darien Police Department, 1710 Plainfield Road, in amount not to exceed \$453,731 and A contingency in the amount of \$15,000 for unforeseen repairs related to the removal and replacement of HVAC components.

Mr. Dan Gombac, Director reported that the HVAC system at the Police Department has exceeded its life expectancy. He reported that they system is 25 years old. He reported that this is in the budget.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek Approval of a resolution to enter into a contract with Amber Mechanical Contractors for the removal and replacement of the Heating, Ventilation and Air Conditioning (HVAC) system at the Darien Police Department, 1710 Plainfield Road, in amount not to exceed \$453,731 and a contingency in the amount of \$15,000 for unforeseen repairs related to the removal and replacement of HVAC components.

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

- g. Ordinance - Consideration of an ordinance amending the Liquor Control Regulations, Section 3-3 of the City Code, to create a new liquor license, a Class P License and to amend the Class H License and to reduce the number of licenses from three to two.**

Mr. Dan Gombac, Director reported that Zazzo's is requesting their bar to open at 8:00 am. He reported that currently they have a Class H license which allows them to begin serving alcohol at 11:00 am and on Sundays at noon.

Mr. Gombac reported that a new liquor license, a Class P will be created and Class H License will be reduced from three to two. He reported that Mayor Weaver supports this request.

Alderman Beilke stated that there are two other businesses in Darien with similar hours. She stated that the business contributes to the City.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek Approval of an ordinance amending the Liquor Control Regulations, Section 3-3 of the City Code, to create a new liquor license, a Class P License and to amend the Class H License and to reduce the number of licenses from three to two.

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

- h. Ordinance - Approving an ordinance ascertaining the prevailing rate of wages for laborers, workman, and mechanics employed on Public Works projects for the City of Darien, County of DuPage, Illinois.**

Mr. Dan Gombac, Director reported that annually the state law requires that municipalities ascertain the prevailing wages to be paid on Public Works projects.

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

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approving an ordinance ascertaining the prevailing rate of wages for laborers, workman, and mechanics employed on Public Works projects for the City of Darien, County of DuPage, Illinois.

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

- i. Minutes - May 22, 2017 Municipal Services Committee**

Alderman Marchese made a motion and it was seconded by Alderman Belczak to approve the May 22, 2017 Municipal Services Committee meeting minutes.

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

DIRECTOR'S REPORT

No Report.

NEXT SCHEDULED MEETING

Chairman Marchese announced that the next regularly scheduled meeting is scheduled for Monday, July 24, 2017 at 6:30 p.m. There was some discussion that the meeting may be rescheduled for July 25th or August 7th prior to the City Council meeting.

ADJOURNMENT

With no further business before the Committee, Alderman Marchese made a motion and it was seconded by Alderman Chlystek to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:57 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Thomas Belczak
Alderman

Thomas Chlystek
Alderman