

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
August 21, 2017**

PRESENT: Alderman Joseph Marchese – Chairman, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac – Director, Steven Manning - City Planner, Elizabeth Lahey-Secretary

ABSENT: None

ESTABLISH QUORUM

Chairman Joseph Marchese called the meeting to order at 6:20 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

a. Ordinance - Approval of an ordinance granting a minor amendment to the PUD for Crossroads of Darien to approve a chiropractic medical use at 2815 83rd Street.

Mr. Steve Manning, City Planner reported that the property fronts 83rd Street west of Walgreen's in the business park known as Crossroads of Darien. He reported that Crossroads has 8 buildings on 8+ acres at the southwest corner of Lemont Road and 83rd Street and has 6 units one of which is 2815 which has 1,475 square feet and is vacant. Mr. Manning reported that the PUD ordinance limits the uses in Building B to the following: "Any use in the B-2 District excluding equipment rental, office, animal hospital, auto parts, banks, appliance repair, medical and dental clinics, employment agencies, schools, secondhand stores, ticket agencies, undertaking". He reported that the space was occupied by Curves.

Mr. Dan Gombac, Director reported that the owner and Dr. Kevin Clark, Chiropractor are present.

Alderman Belczak questioned the rationale of the ordinance.

Mr. Gombac reported that the PUD ordinance was put in place because the frontage fronts 83rd street.

Alderman Chlystek questioned how long the space has been vacant.

The property owner stated that the space has been vacant for a year and a half.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of an ordinance granting a minor amendment to the PUD for Crossroads of Darien to approve a chiropractic medical use at 2815 83rd Street.

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

- b. Resolution - Approval of a proposal from Allied Door for the following scope of work at the Public Works facility located at 1041 South Frontage Road in an amount not to exceed \$40,332.70.**

Mr. Dan Gombac, Director reported that the existing garage doors have been repaired numerous times with sectional replacements and/or hardware from normal wear and tear. He reported that the doors and operators continue to have maintenance issues and have served their useful life.

Mr. Gombac stated that staff is requesting to replace 8 of the 14 bay doors with new doors, hardware and motor operators. He reported that one additional bay will be serviced for the removal and replacement of certain hardware and an operator and that the scope of work includes to furnish new doors and hardware. He further reported that the new doors will be insulated therefore reducing heating costs.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval of a proposal from Allied Door for the following scope of work at the Public Works facility located at 1041 South Frontage Road in an amount not to exceed \$40,332.70.

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

- c. Resolution – Approval of a proposal from Karlson Enterprises for an exhaust system for the Public Works facility located at 1041 South Frontage Road in an amount not to exceed \$14,500.**

Mr. Dan Gombac, Director reported that the exhaust system is utilized primarily by the mechanics and/or during maintenance inspections when the vehicles are inside the garage with the engine idling. He reported that the current practice is an antiquated practice and the newer vehicles have vertical exhaust systems. Mr. Gombac reported that the proposed exhaust system would allow for the mechanical removal of vehicle exhausts and vent them to the exterior. He also reported that the system would include additional exhaust drops placed strategically throughout the shop and will also include an exhaust over the mechanics work area such as the solvent cleaning station.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a proposal from Karlson Enterprises for an exhaust system for the Public Works facility located at 1041 South Frontage Road in an amount not to exceed \$14,500.

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

- d. Ordinance - Approval of an ordinance authorizing the disposal of surplus property.**

Mr. Dan Gombac reported that the disposal of surplus property is for the unused black poles during the Coach Light program and a jackhammer.

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 authorizing the disposal of surplus property.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that DuPage County is looking at roadway improvements. He reported that they doing all survey work presently.

NEXT SCHEDULED MEETING

Chairman Marchese announced that the next regularly scheduled meeting is scheduled for Monday, September 25, 2017 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Chlystek to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 6:40 p.m.

RESPECTFULLY SUBMITTED:

**Joseph Marchese
Chairman**

**Thomas Belczak
Alderman**

**Thomas Chlystek
Alderman**