

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
September 26, 2022**

PRESENT: Alderman Thomas Belczak-Chairman, Alderman Eric Gustafson, Alderman Joseph Kenny, Dan Gombac – Director, Jordan Yanke – City Planner

ABSENT: None

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 6:03 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

a. Petitioner seeks approval of an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance.

Mr. Jordan Yanke, City Planner reported that staff received word that the petitioner would like to present at another time.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson to table the request to the October meeting.

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

b. PZC2022-05 Tabriz Khanlodhi (1005 75th Street) - PZC2022-05 Tabriz Khanlodhi (1005 75th Street).

Mr. Jordan Yanke, City Planner reported that this is a special use request for a Tobacco Shop/Food Store. He reported that the petitioner has proposed a conversion of the existing drive-through (2 lanes) to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related products as well as food items. He further reported that the PZC recommended approval 7-0 with the following conditions:

1. The business must cease operations and shut signage off no later than 11:00 p.m.
2. Signage shall comply with the City's Sign Code. There shall be no flashing, blinking, digital, or electronic messaging window, wall, freestanding or other signs on site. Internally or externally illuminated window signs, LED displays, and other forms of temporary signage that could distract drivers such as inflatables, flags, or costumed attention contractors are prohibited.
3. If/when the demand arises for an exterior waste disposal container, applicant or future owner shall implement and construct an enclosure with landscaping, all in accordance with the submitted site plan and in compliance with the City's Zoning Ordinance. The City can demand the enclosure at any time. Applicant may install

the enclosure if required by reason of its operations or rule of the hauler.

4. The City's traffic consultant (KLOA, Inc.) provides written acceptance/approval of the traffic study (dated July 25, 2022) submitted by the applicant.

Mr. Mark Daniel, Attorney for the petitioner provided an overview of the two stores in Villa Park and Lombard and reported that the store hours are based on the traffic. He stated that he was unsure what the McDonald's hours were and that there are homes across the street. He further stated that another option could be to shut down the drive through and keep the store open to midnight.

Mr. Daniel stated that they believe that the garbage will be paper and cardboard but if that changed, they would put an enclosure outdoors. He stated that the north drive through will be a service window and the south drive through an ATM which they hope to lease the space. Mr. Daniel provided an overview of the POS system and stated that they would like to request that the hours of operation be reviewed by the City Council.

Alderman Gustafson questioned if staff received any resident concerns.

Mr. Yanke reported that there was a resident on Manning who attended the Public Hearing.

There was some discussion regarding the hours of operation.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson to approve PZC2022-05 Tabriz Khanlodhi (1005 75th Street) - PZC2022-05 Tabriz Khanlodhi (1005 75th Street) with the following conditions:

- 1. The business must cease operations and shut signage off from 12:00 a.m. – 7:00 a.m.**
- 2. Signage shall comply with the City's Sign Code. There shall be no flashing, blinking, digital, or electronic messaging window, wall, freestanding or other signs on site. Internally or externally illuminated window signs, LED displays, and other forms of temporary signage that could distract drivers such as inflatables, flags, or costumed attention contractors are prohibited.**
- 3. If/when the demand arises for an exterior waste disposal container, applicant or future owner shall implement and construct an enclosure with landscaping, all in accordance with the submitted site plan and in compliance with the City's Zoning Ordinance. The City can demand the enclosure at any time. Applicant may install the enclosure if required by reason of its operations or rule of the hauler.**

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

- c. Ordinance – Approval for regulating parking and traffic control regulations on the 8300/8400 block of Kearney Road.**

Mr. Dan Gombac, Director reported that the City has received ongoing complaints concerning traffic congestion on Kearney Road related to the activities at Honey Bee Garden. He reported that the farmers market activities are conducted on Fridays and Saturdays-mid morning to early afternoon, between June and October.

Mr. Gombac reported that there are currently no restrictions for parking on Kearney Road and Patrons park on both sides of the 8300 block of Kearney Road creating safety concerns for emergency vehicles and general motor vehicle traffic for northbound and southbound traffic.

Mr. Gombac reported that that City staff and the owner of the farm memorialized a solution with no parking as follows:

1. Eastern Right of Way-Kearney Rd at Creekside Ln-Immediately north of Creekside Lane with 2 No Parking Anytime signs;
2. Eastern Right of Way-Kearney Rd-South of 9S385 Kearney Rd at the City Limits between the first utility pole approximately 240 feet south to the second utility pole;
3. Western Right of Way-8400 Kearney Road approximately 60 feet from the existing driveway south to Creekside Lane with 4 No Parking Anytime signs
4. Southeast Corner of Kearney Road and Creekside Lane-Existing light pole
No Farm Parking Beyond This Point, Ordinance No. O-XX-22 (implemented on sign) TBD.

Mr. Gombac reported that Honey Bee Gardens will be reimbursing the City for the custom sign.

Alderman Gustafson stated that the facility is beautiful and there is no parking. He suggested that the City pay half of the costs since Darien residents use the facility. Chairperson Tom Belczak disagreed.

Mr. Gombac stated that he would prepare a cost comparison for the City Council meeting with a potential split or at the farm's expense.

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

Alderman Belczak made a motion, and it was seconded by Alderman Gustafson approval for regulating parking and traffic control regulations on the 8300/8400 block of Kearney Road.

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

d. Resolution - Authorizing the Mayor to execute a Bill of Sale for the transfer of certain water main and appurtenances to the County of DuPage.

Mr. Dan Gombac, Director reported that the City and the County entered into an agreement to extend a water main south and east of the City. He reported that the expiration of 20 years has occurred, and that the City would like to convey the water main extension to the County, conduits, pipes, laterals, hydrants and valves that run from Frontage Road South through 87th Street then east on 87th Street to the County's existing water system. He reported that the City Attorney had 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 Gustafson approval of a Resolution authorizing the Mayor to execute a Bill of Sale for the transfer of certain water main and appurtenances to the County of DuPage.

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

- e. **Resolution – Waiving the competitive quote process and accepting a proposal from Baxter & Woodman Natural Resources for the purchase and installation of three (3) educational informational signs for the native prairie plantings adjacent to the 74th Street and Elm Native Planting project at a cost not to exceed \$11,700.**

Mr. Dan Gombac, reported that staff is working with Baxter and Woodman to develop custom informational signs and hardware for the purpose of education. He reported that the signage will include the benefits of such a storm water project and includes description of the types of native plantings that were installed.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of a Resolution waiving the competitive quote process and accepting a proposal from Baxter & Woodman Natural Resources for the purchase and installation of three (3) educational informational signs for the native prairie plantings adjacent to the 74th Street and Elm Native Planting project at a cost not to exceed \$11,700.

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

- f. **Resolution – Accepting a proposal from Illinois Landscape Supply, LLC. for the purchase and delivery of Unilock PISA retaining wall block and coping for the City Hall 1702 Retaining Wall Project in an amount not to exceed \$7,540.80.**

Mr. Dan Gombac, Director reported that the Municipal Complex at the western property, line of the Police Department the landscape consists of a mulch landscaping with over story trees. He reported that during heavy rain events ongoing erosion and the displacement of the mulch contributes to blockage of the storm sewer inlet and trench grates along with mulch strewn within the drive isle. Mr. Gombac reported that to eliminate the ongoing concern, the site was reviewed for a decorative retaining wall adjacent to the curb line which will assist in channeling the storm water to an inlet located within the landscaped area.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of a Resolution accepting a proposal from Illinois Landscape Supply, LLC. for the purchase and delivery of Unilock PISA retaining wall block and coping for the City Hall 1702 Retaining Wall Project in an amount not to exceed \$7,540.80.

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

- g. **Resolution - Accepting a proposal from Terrain Landscape Contractors for the preparation and installation of a retaining wall at the City Hall-Police Department 1702 Plainfield Road in an amount not to exceed \$10,395.**

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of Resolution accepting a proposal from Terrain Landscape Contractors for

the preparation and installation of a retaining wall at the City Hall-Police Department 1702 Plainfield Road in an amount not to exceed \$10,395.

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

h. Resolution – Accepting a proposal from Illinois Landscape Supply, LLC., for the purchase and delivery of Unilock PISA retaining wall block and coping for the Ailsworth and Stewart Over Land Flow Drainage Project in an amount not to exceed \$11,186.60.

Mr. Dan Gombac, Director reported that during severe rain events, the 8600 block of Ailsworth Drive tends to hold up to 2.5 feet of storm water within the roadway and encroaches upon private property. He reported that while there have been no reports of private property structure damage, a residual amount of debris has deposited onto properties and Municipal Services has been engaged on the cleanup. He further reported that the roadway flooding typically lasts from 15 to 45 minutes pending the rain event.

Mr. Gombac reported that the storm sewer system drains over land from Farmingdale Unit 4 and Unit 2 and the storm sewers lead to the intersection of Ailsworth and Stewart Drive. From the intersection, a 27-inch storm sewer drains westerly through the side yard easement between 8642 and 8652 Ailsworth Drive where it then makes its way to the detention facilities/ponds within the Village of Woodridge. He reported that the subdivision was built under DuPage County in 1977 and subsequently was annexed into the City of Darien.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of Resolution accepting a proposal from Illinois Landscape Supply, LLC., for the purchase and delivery of Unilock PISA retaining wall block and coping for the Ailsworth and Stewart Over Land Flow Drainage Project in an amount not to exceed \$11,186.60.

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

i. Resolution - Accepting a proposal from JC Landscaping and Tree Services for the preparation and installation of a retaining wall for the Ailsworth and Stewart Over Land Flow Drainage Project in an amount not to exceed \$24,300.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of Resolution accepting a proposal from JC Landscaping and Tree Services for the preparation and installation of a retaining wall for the Ailsworth and Stewart Over Land Flow Drainage Project in an amount not to exceed \$24,300.

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

j. Minutes – September 6, 2022 Municipal Services Committee

Alderman Kenny made a motion, and it was seconded by Alderman Belczak approval of the September 6, 2022, Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported on the ditch drainage project.

NEXT SCHEDULED MEETING

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, October 24, 2022.

ADJOURNMENT

With no further business before the Committee, Alderman Gustafson made a motion, and it was seconded by Alderman Kenny to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:17 p.m.

RESPECTFULLY SUBMITTED:

**Thomas Belczak
Chairman**

**Eric Gustafson
Alderman**

**Joseph Kenny
Alderman**