

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
September 26, 2016**

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

ABSENT: Joseph Marchese – Chairman

ESTABLISH QUORUM

Acting Chairman Belczak called the meeting to order at 6:36 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. PZC 2016-09: 1017 71st Street: Petitioner seeks approval of a variation to reduce the required setback distance from 5 feet to 1 foot in the interior side yard for the purpose of constructing a concrete paved storage pad for a recreational camper to be stored in the side yard of his house.**

Mr. Steve Manning, City Planner reported that the petitioner is proposing a 9 foot wide concrete driveway extending into the west side yard from the existing concrete driveway in the front yard. He reported that 0.5 feet of green space is proposed between the new driveway and the side lot line and the adjacent house side yard is approximately 10 feet wide.

Mr. Manning reported that the adjacent neighbor testified at the public hearing that he was concerned about the future impact of the pad and using it for something other than storing an RV.

Mr. Dan Gombac, Director reported that for several years the City has prohibited RV storage in driveways. He reported that the City has approved many requests for side pads.

Alderman Chlystek questioned if there were any drainage concerns.

Mr. Gombac reported that there were no drainage issues and that the petitioner is well within the threshold under the DuPage County Stormwater Management Ordinance.

Acting Chairperson Belczak stated that there are two houses off Seminole with the same type of pad.

Alderman Chlystek questioned if the City can enforce the pad under the Ordinance.

Mr. Gombac reported that the City can enforce what is within the Ordinance.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to recommend approval to the City Council of petition PZC 2016-09 at 1017 71st Street for side yard variation for storage of a recreational vehicle as presented based on our findings of fact in regards to the Variation Authority and Standards.

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

Mr. Gombac reported that this would be forwarded to the City Council for approval on October 3, 2016.

- b. PZC 2016-10: 17W615 N. Frontage Road: Petitioners seek approval to rezone the property to B-3 (after annexation), grant a special use for motor home rental, maintenance, and sales in the B-3 zoning district, and to grant variations to reduce lot area, reduce side yard for the principal building, exceed square foot size for accessory building, reduce side yards for parking lot, reduce driveway setback, reduce driveway width, reduce driveway turning radius, reduce parking stall depth, delete parking curb, and reduce landscaping.**

Mr. Steve Manning, City Planner reported that the petitioner and engineer are present. He reported that there are a lot of variances but that the shape of the lot is extra deep but narrow and limits other uses. Mr. Manning reported that the low intensity character of RV rental will not produce much traffic.

Mr. Manning reported that the PZC recommended approval but that there was some discussion on the driveway size in order to accommodate oversized vehicles and that the petitioner agreed to the conditions.

Mr. Steve Daul, Morris Engineering stated that they are in agreement with staff recommendations and that they have received preliminary feedback from the County regarding widening the driveway to 24 feet pending a redesign of the wetland buffer.

Alderman Chlystek stated that when he saw all of the variances he was not in favor but after looking at the property it makes sense. He questioned the hours of operation, and the rental of RV's and storage.

The petitioner, Ms. Renata Zach stated that the hours will be Monday - Saturday from 9:00 am - 5:00 pm. She stated that there will be approximately 10 RV's on the site and that they are rented weekly and weekends but that it varies. Ms. Zach stated that she is going to clean up the existing home on the property and that she is planning on getting rid of the garage and build a new garage towards the rear of the lot for storage and maintenance of the RV's.

Mr. Daul stated that they looked at the Code and that the ultimate build out will be done in phases.

Acting Chairperson Belczak questioned if there are other vacant properties in the area.

Mr. Dan Gombac, Director reported that there are at least two other vacant lots next to Joanie's Dry Dock. He reported that there are a variety of small businesses.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to recommend approval to the City Council of petition PZC 2016-10 for B-3 zoning, special use, and variations as presented based on findings of fact in regards to the Zoning Map

Amendment Standards, the Special Use Standards, and the Variation Authority and Standards subject to:

- 1. Re-design of the site plan to widen the driveway to 24 feet**
- 2. Increase the turning radius of the driveway at the street to at least 27.6 feet pending review and approval by IDOT**
- 3. Lengthening the RV parking stalls to 38 feet**
- 4. Pending review and approval of stormwater and wetland plans by DuPage County**
- 5. Pending review and approval of the well and septic plans by DuPage County**
- 6. Pending review and approval of final engineering plans by the City**

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

Mr. Gombac reported that this would be forwarded to the City Council for approval on October 3, 2016.

- c. PZC 2016-11: 8225 Bailey Road: Petitioners seek approvals to subdivide their single family home lot into three lots, with their existing house to be on Lot 2, and for variations to reduce the required front setbacks on Lot 2 for the existing house from 35 feet to 25 feet and for existing pool and deck from 35 feet to 14 feet.**

Mr. Steve Manning, City Planner reported that the proposal subdivides Lot 7 into three lots. He reported that the existing driveway is located westerly from the house to Bailey Road which would cross the backyard of the proposed Lot 1. He further reported that the existing barn and walkways to the barn would be on proposed Lot 3 and proposing demolition.

Mr. Manning reported that Mr. Jon Green, engineer for the petitioner looked at rerouting the driveway and that the petitioner is agreeable to moving the existing driveway to the north end of Lot 1. He further reported that homeowners attending the public hearing and there was much discussion regarding the enforcement of the Homeowners Association (HOA) provisions and the ownership rights to the property.

Mr. Dan Gombac, Director reported that the City Attorney reviewed the HOA bylaws and reported that the HOA and development are separate and if the HOA wishes to proceed they would have to file suit.

Mr. Jon Green, Engineer for the petitioner reported that they agreed with the City Engineer and have made changes but that they were not changed on the drawings. He stated that they are shifting the drive 25 feet to the north and leaving a buffer.

Mr. Gombac reported that the flag lot drive is allowed in Darien.

Acting Chairperson Belczak opened the meeting to anyone wishing to present public comment.

Mr. Steve Alavi, Treasurer of the Homeowners Association stated that they currently maintain Lot 3. He stated that they are concerned with exposure to the pool and that Lot 3 will be unattractive. He further stated that they are concerned with the flow on Lot 3

Mr. Gombac reported that the City does not govern aesthetics and suggested the HOA speak with the Spano's to ask for more landscaping. He stated that the Spano's have the right to subdivide.

Mr. Bill Durkin, President of the Homeowners Association stated that the community is very nice and asked if they could seek some professional opinions. He stated that it is going to be difficult to sell with a driveway in your backyard and a pool in the front yard. Mr. Durkin stated that the neighbors are concerned with the look and that an architect's opinion is needed.

Mr. Jon Green stated that it is in the Spano's best interest to screen their property. He stated that they are going to be redoing the fencing and that they will be hospitable neighbors.

There was no one else wishing to present public comment.

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to recommend approval to the City Council of petition PZC 2016-11 for final plat of subdivision of Marco Estates First Addition and front setback zoning variations for the existing house, deck and pool structures on Lot 2 as presented based on the findings of fact in regards to the Zoning Variation Authority and Standards subject to:

- 1. Relocate existing driveway to the north end of Lot 1**
- 2. Locate new driveway serving Lot 1 to Marco Court, not Bailey Road**
- 3. Demolish barn and walkways on Lot 3 and easements prior to recording plat**
- 4. Sanitary and Drainage Certificates to be approved by DuPage Count**
- 5. Revisions to the final plat and engineering plans to be approved by City Engineer.**

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

Mr. Gombac reported that this would be forwarded to the City Council for approval on October 3, 2016.

- d. PZC 2016-12: 7218 Bayberry Lane: Petitioner seeks approval for a variation to reduce the required setback distance from 5 feet to 0 feet in a side yard of his house for the purpose of constructing a concrete paved storage pad for a RV boat.**

Mr. Steve Manning, City Planner reported that the petitioner is requesting to build a concrete pad to store his boat. He reported that the petitioner has stored his boat in the driveway for several years.

Acting Chairperson Belczak questioned if the petitioner spoke with his neighbor.

Mr. Manning stated that he was not aware if the petitioner spoke with his neighbor.

Mr. Dan Gombac, Director reported that this petition is a result of a complaint a couple of blocks from Bayberry Lane.

Alderman Chlystek questioned why the 0 feet.

Mr. Manning reported that the home has an overhang and that the boat will not fit.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to recommend approval to the City Council of petition PZC 2016-12 at 7218 Bayberry Lane

for side yard variation for RV storage as presented based on our findings of fact in regards to the Variation Authority and Standards.

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

Mr. Gombac reported that this would be forwarded to the City Council for approval on October 3, 2016.

e. Resolution -Approval of a resolution awarding a final contract extension to Homer Tree Care, Inc. in an amount not to exceed \$117,568.25 for the City's 2016/2017 Tree Trimming and Removal Program

Mr. Dan Gombac, Director reported that this resolution is for the annual tree trimming program and private property tree trimming. He reported that this is the last of the 3 year contract. He stated that the vendor has been very responsive.

Acting Chairperson Belczak questioned if the Ash Tree issue and treatment has met staff's expectations.

Mr. Gombac reported that staff is satisfied and ready to do another treatment. He reported that the tree removals are not all Ash trees and the numbers have gone down in the last two years.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to recommend approval to the City Council A RESOLUTION AUTHORIZING THE AWARDING OF A CONTRACT EXTENSION TO HOMER TREE CARE, INC. IN AN AMOUNT NOT TO EXCEED \$117,568.25 FOR THE CITY'S 2016/2017 TREE TRIMMING AND REMOVAL PROGRAM.

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

Mr. Gombac reported that this would be forwarded to the City Council for approval on October 3, 2016.

f. Minutes - August 22, 2016 Municipal Services Committee

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve the August 22, 2016 Municipal Services Committee meeting minutes.

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

DIRECTOR'S REPORT - Discussion Lions Club - space needs/storage

Mr. Dan Gombac, Director reported that he has not received any definitive direction or specific information on space needs. He reported that this discussion can be tabled until further information is provided.

Alderman Belczak stated that it appears that this is short term and that the City can rent for a one year lease but it is just a band aid and more discussion is needed for a long term solution.

Mr. Steve Manning provided an update on the garbage can issue. Alderman Belczak requested putting the topic on for a goal setting session.

Mr. Gombac reported that Starbuck's is open and that the nail salon is scheduled to open at the end of the month.

NEXT SCHEDULED MEETING

Acting Chairman Belczak announced that the next regularly scheduled meeting is scheduled for Monday, October 24, 2016 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Chlystek made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:42 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Acting Chairman

Thomas Chlystek
Alderman

Joseph Marchese
Chairman

