

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
August 23, 2021**

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

ABSENT: Alderman Eric Gustafson

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 7:04 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

NEW BUSINESS

- a. **PZC 2021-04 – Petitioner is seeking final approval for a Planned Unit Development (PUD), Annexation Agreement Amendment, and Plat of Consolidation. Approval would allow the construction of a 68-unit apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.**

Mr. Jordan Yanke, Senior Planner reported that the petitioner is seeking final approval for a Planned Unit Development (PUD), Annexation Agreement Amendment, and Plat of Consolidation. He reported that the City Council granted preliminary approval for this petition on May 3, 2021 but that final approval shall only be granted if the final plan conforms substantially to the preliminary plan as approved. He further reported that the supporting documentation was noted in the Agenda Memo.

Mr. Yanke reported that the discussion is for the final plan and does not pertain to the use. He reported that a follow up memo regarding stormwater was in the packet and that the PZC had a favorable recommendation.

Mr. Yanke reported that the petitioner was present.

Mr. Paul Swanson, Petitioner stated that after the City Council meeting that he agreed to change the color of the brick from charcoal to brown to blend with the neighbors.

Mr. Dan Gombac, Director reported that the townhome and condo associations gathered in a meeting with the City regarding rebuttals. He reported that the residents were concerned about the stormwater system. Mr. Gombac reported that there is a shared detention that Mr. Swanson will contribute funds in addition to a separate Paul Swanson detention.

Mr. Gombac reported that the homeowner's associations are providing the City with a list regarding stormwater detention responsibilities and that staff will work with them.

Chairperson Belczak questioned if there was anything different in the new plan other than the change of the brick color.

Mr. Yanke reported that the engineering specifications were also finalized.

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

Alderman Kenny made a motion, and it was seconded by Alderman Belczak approval of PZC 2021-04 – Petitioner is seeking final approval for a Planned Unit Development (PUD), Annexation Agreement Amendment, and Plat of Consolidation. Approval would allow the construction of a 68-unit apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

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

b. Minutes – June 21, 2021 Municipal Services Committee

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of the June 21, 2021 Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director provided an update on the retaining wall program. He reported that the Bailey Road project is \$15,000 over budget and that there may be an additional cost for a fence depending on the recommendation. He reported that if a fence is needed it will be brought back to the City Council for budget approval.

NEXT SCHEDULED MEETING

Chairperson Belczak announced that the next meeting is scheduled for Monday, September 27, 2021.

ADJOURNMENT

With no further business before the Committee, Alderman Kenny made a motion, and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:24 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Chairman

Eric Gustafson
Alderman

Joseph Kenny
Alderman