

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
July 20, 2020**

PRESENT: Alderman Thomas Belczak -Chairman, Alderman Eric Gustafson,
Alderman Joseph Kenny, Dan Gombac – Director, Joe Hennerfeind – Senior Planner

ABSENT: None

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 6:45 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. **Ordinance – Petitioner RETHINK Electric seeks approval to vary Section 5A-5-9-8(B) 5 of the City Zoning Code for relief from the screening requirement for non-flush mounted solar panels at 8131 Lemont Road in Darien, Illinois.**

Mr. Dan Gombac, Director reported that the Safeguard Self-Storage facility building sits approximately 75 feet from the primary Lemont Road frontage, and 100 feet from the north road frontage. He reported that the building is unique in that there is no parapet wall at the cap of the building. He explained that Parapet walls typically extend higher than the roof and are often constructed to screen various types of rooftop equipment.

Mr. Gombac reported that the petitioner, Safeguard Self Storage and RETHINK Electric propose to install a solar array in the flat roof of the building.

Mr. Gombac reported that solar panels installed on a flat roof must be installed at an angle, and although not excessive in height, are approximately 14 inches off the roof at the highest point. He further reported that the Code states that panels on a flat roof that are not flush-mounted must have a parapet or screening wall between the panels and the adjacent street and said parapet or screening wall must be at least as high as the panels. Mr. Gombac reported that 14 inches in height and without parapet wall on the building to properly screen the panels, the installation cannot occur without a variation.

Mr. Gombac reported that the PZC approved the petition at their meeting. He reported that the petitioner provided attachments showing how the panels will look have been provided in the packet.

Alderman Gustafson stated that the panels will not be seen and that he has no issues.

Mr. Gombac reported that this is first of its kind.

Alderman Belczak made a motion and it was seconded by Alderman Gustafson approval of an Ordinance to vary Section 5A-5-9-8(B) 5 of the City Zoning Code for

relief from the screening requirement for non-flush mounted solar panels at 8131 Lemont Road in Darien, Illinois.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY.

b. Minutes – June 15, 2020 Municipal Services Committee

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

Alderman Gustafson made a motion and it was seconded by Alderman Kenny approval of the June 15, 2020 Municipal Services Committee Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY.

DIRECTOR'S REPORT

Mr. Gombac had no report.

NEXT SCHEDULED MEETING

Chairperson Belczak announced that the next meeting is scheduled for Monday, August 24, 2020.

ADJOURNMENT

With no further business before the Committee, Alderman Kenny made a motion and it was seconded by Alderman Gustafson to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 6:55 p.m.

RESPECTFULLY SUBMITTED:

**Thomas Belczak
Chairman**

**Eric Gustafson
Alderman**

**Joseph Kenny
Alderman**