

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
September 25, 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 6:37 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. PZC 2016-10 – Petitioners seek approval of an annexation, rezoning map amendment to B-3, special use for mobile home sale and rental with variations.**

Mr. Steve Manning, City Planner stated that the petitioner R&R Motor Homes could not be in attendance but that her engineer was present to answer any questions. He reported that the petitioner last presented to the PZC one year ago with many variations. Mr. Manning stated that since that time the petitioner has revised the plan and redesigned with a handful of issues.

Mr. Manning reported that the property is a narrow parcel. He stated that there is existing housing and that will be remodeled and used for an office and the second building for the motor home rental. He further stated that the petitioner will also preserve the existing wetlands and will use the existing drive and connect to the water and sewer. Mr. Manning reported that the petitioner will be building in one phase and has complied with the parking stall width and turning radius to accommodate the vehicles.

Mr. Manning discussed the variations and stated that they are proposing barrier curbs due to the tight parking lot.

Mr. Dan Gombac, Director reported that the barrier curbs are bio swales such as those at the Wight and Company site.

Mr. Manning reported that the drive will be widened to 24 feet and that the City Engineer provided a letter with his comments in the packet. He stated that the annexation agreement will include final engineering approval. He reported that the petitioner provided a letter that she is willing to work with the City.

Alderman Chlystek questioned if the current septic was removed.

Mr. Gombac stated that the current septic was removed.

Chairperson Marchese questioned if there were any comments from the businesses in the area.

Mr. Gombac reported that there were no comments.

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 annexation, rezoning map amendment to B-3, special use for mobile home sale and rental with variations.

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

b. Ordinance – Approval of an ordinance granting a minor amendment to the PUD for the Violet’s Farm to approve an oversized deck at 8414 Dawn Lane.

Mr. Steve Manning, City Planner reported that the homeowners of the townhome have a 10 ft. x 10 ft. concrete patio which they would like to replace with a 12 ft. x 19 ft. deck. He reported that the condo is part of the Violet’s Farm PUD with a condition that any deck/patio greater than the approved 10 ft. x 10 ft. shall submit an application for a minor amendment to the approved PUD. Mr. Manning reported that this does not require a public hearing and that the home is an end unit with a vacant lot behind which has not been constructed. He reported that photos are provided in the packet and that staff received a letter from the management company that they had no issues with the proposed deck.

Mr. Gombac, Director reported that there is all commercial to the west.

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

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of an ordinance granting a minor amendment to the PUD for the Violet’s Farm to approve an oversized deck at 8414 Dawn Lane.

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

c. Motion - Consideration of a motion acknowledging the City of Darien Stormwater Program Annual Report.

Mr. Dan Gombac, Director reported that annually the state law requires municipalities to consider and acknowledge the Stormwater Program Annual Report as it relates to the NPDES, National Pollution Discharge Elimination System. He stated that the City is required to hold a NPDES permit from the IEPA and that staff is required to meet certain hours.

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 motion acknowledging the City of Darien Stormwater Program Annual Report.

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

**d. Minutes - August 7, 2017 Municipal Services Committee - Special Meeting
August 21, 2017 Municipal Services Committee Meeting**

Alderman Marchese made a motion and it was seconded by Alderman Chlystek approval of the minutes of the August 7, 2017 Municipal Services Committee Special Meeting and the August 21, 2017 Municipal Services Committee Meeting.

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

DIRECTOR'S REPORT

There was some discussion about the City banners and that the Lion's Club voted to purchase new banners for 75th Street and Cass.

Mr. Dan Gombac, Director suggested a visit to public works at the next meeting.

Mr. Gombac reported on the case at 723 Leonard Drive and that the structure is a concern.

NEXT SCHEDULED MEETING

Chairman Marchese announced that the next regularly scheduled meeting is scheduled for Monday, October 23, 2017 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Marchese made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:38 p.m.

RESPECTFULLY SUBMITTED:

**Joseph Marchese
Chairman**

**Thomas Belczak
Alderman**

**Thomas Chlystek
Alderman**