

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
May 29, 2012**

PRESENT: Joseph Marchese – Chairperson, Alderman Halil Avci, Alderman Ted Schauer, Dan Gombac - Director, Elizabeth Lahey-Secretary

ABSENT: None.

ESTABLISH QUORUM

Chairperson Marchese called the meeting to order at 6:30 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present,

NEW BUSINESS

- A. 7201 Sunrise Avenue – Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 23.9 feet in order to construct a covered porch.**

Mr. Dan Gombac – Director reported that the petitioner, Mr. Ronald Roti constructed a front porch and was in violation of the City Code regarding a front yard setback. He reported that Mr. Roti purchased several homes in Darien and rehabs them. Mr. Gombac stated that this violation has been a long ordeal but that staff supports what has been done.

Chairperson Marchese stated that overall the appearance is an improvement.

Alderman Avci stated that the home looks nice. He encouraged the petitioner to follow the protocol as to avoid conflict in the future.

Chairperson Marchese stated that he appreciated what the petitioner is trying to do but that in the future he should not hesitate to speak with staff if there are any questions.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2012-05 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

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

Chairperson Marchese announced that the petition would be forwarded to the City Council on Monday, June 4, 2012.

- B. 7440 Route 83, The Patio Restaurant – Petitioner seeks approval of a variation from the Sign Code in order to construct a free standing, monument sign which contains**

advertising for a business conducted or a product sold on a different parcel from where the sign is to be located.

Mr. Dan Gombac – Director reported that The Patio Restaurant is completing a major remodeling project and has also constructed a driveway access to the commercial property immediately south of the restaurant for cross access. The property immediately to the south is within the Village of Willowbrook’s jurisdiction and is owned by the Patio Restaurant. The code does not allow signage to be erected to advertise for another property. Since the properties are adjacent to each other and advertising is critical to the site due to limited access from Route 83 and 75th Street the signage would be in harmony with the overall development. He reported that Willowbrook has approved the proposed sign. The freestanding sign will assist in advertising the businesses.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2012-06 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

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

Chairperson Marchese announced that this would be forwarded to the City Council on Monday, June 4th.

C. 7511 Lemont Road, Chestnut Court Shopping Center, Ross Dress for Less – Petitioner seeks a variation from the Sign Code to permit a greater amount of wall signage than permitted by the Sign Code.

Mr. Dan Gombac, Director reported that the petitioner is requesting an additional sign on the north façade facing 75th Street for Ross Dress for Less. The proposed signage would be erected between the existing Joanne Fabrics and the Oakridge Hobby Shop. Mr. Gombac reported that the petitioner provided a color rendering and that the sign exceeds the square footage for the north façade wall.

Mr. Gombac reported that staff supports the request and that this is part of an economic incentive with no cost to the City. He further reported that the PZC met and unanimously approved the request.

Alderman Avci stated that the City has granted similar variations and questioned if the Ordinance is too restrictive.

Mr. Gombac reported that the Ordinance is not too restrictive and that this is a unique situation to the property. He stated that if another sign is requested that the code allows the petitioner the opportunity to apply for a variance and the City to review.

Mr. Jeff Howard, Inland Commercial Property Management stated that Ross is the anchor and that the tenant demands certain exposure.

Mr. Gombac stated that the retail mall is unique with a bank, very large trees and Home Run Inn Restaurant is situated in the middle of the Shopping Center. He stated that it is difficult for patrons to view from Lemont Road and 75th Street the retailers that are located within Chestnut Court. The signage would allow the motorists on 75th Street to be exposed to the primary retailers.

Alderman Marchese inquired to the status of the recently approved Monument signs. Mr. Jeff Howard responded that they are currently working on the details and will be submitting soon.

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

Alderman Schauer made a motion, and it was seconded by Alderman Avci that based upon the submitted petition and the information presented, the request associated with PZC 2012-09 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

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

Chairperson Marchese announced that this would be forwarded to the City Council on Monday, June 4th.

D. Resolution – Water Sampling Program-Approval of a resolution authorizing the Mayor to contract with EnviroTest/Perry Laboratories, Inc. for the 2012/13 Bacteriological and Chemical/Radiological/LT2 Water Sampling Program.

Mr. Gombac reported that the resolution is for a yearly contract for water sampling required by the EPA. He reported that the EPA uses a company through the State of Illinois and that staff looked into local laboratories and identified that the State is more costly. He further reported that the State does not require the City to use their vendor. Mr. Gombac did state that any laboratory the City uses must be accredited with the EPA.

The Staff had received competitive quotes for the laboratory services for the year and is recommending that the quote be awarded to EnviroTest/Perry Laboratories. The City has used the service of the lab in prior years and they have provided satisfactory services.

Alderman Avci questioned the locations of the samplings.

Mr. Gombac reported that samplings are completed at EPA approved locations throughout the City. He reported that there are 396 bacteriological samplings completed on a yearly basis. In addition, other samples are required throughout the year as mandated by the EPA schedule.

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

Alderman Avci made a motion, and it was seconded by Alderman Schauer to approve A RESOLUTION AUTHORIZING THE MAYOR TO CONTRACT WITH ENVIROTEST/PERRY LABORATORIES, INC. FOR THE 2012/13

BACTERIOLOGICAL AND CHEMICAL/RADIOLOGICAL/LT2 WATER SAMPLING PROGRAM.

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

E. Minutes – April 23, 2012 Municipal Services Committee

Alderman Schauer made a motion and it was seconded by Alderman Avci to approve the April 23, 2012 Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac – Director, reported that staff is working on the ditching projects at Poplar and Bentley and the roads are tentatively scheduled for June. He reported that he has received several calls regarding brush pick-up and that residents do not understand the schedule despite all the advertising that has been done.

Alderman Schauer questioned if staff has looked into special pick-up dates.

Mr. Gombac reported that staff has looked into additional pick-up dates but that staff time is needed to work on other projects.

Alderman Avci questioned staff's thoughts regarding homes that place boulders on the streets without sidewalks.

Mr. Gombac reported that staff has discussed this item in the past with our insurance carrier and it was recommended to remain neutral. He stated that he would forward the question to Assistant Administrator Scott Coren for follow up.

Chairperson Marchese reported that he received correspondence regarding a resident in unincorporated Downers Grove who contracted to have Darien water brought to him.

Mr. Gombac reported that there is an agreement in place with DuPage County for the last few years allowing unincorporated areas to hook up to the City water when adjacent. He stated that the County allows unincorporated residents to secure private easements to hookup to an adjacent water main for service. The City does not support these types of connections through private easements and we are limited to prohibit such actions. He further stated that the fees go to the County and that the resident is charged out of area water fees. While the City has not been forwarded any plans regarding the service the City will be working with the County on the permitting process.

Chairperson Marchese stated that he would forward the email to Mr. Gombac for a response.

NEXT MEETING

Chairperson Marchese announced that the next meeting is scheduled for Monday, June 25, 2012 at 6:30 p.m.

ADJOURNMENT

With no further business before the Commission, Alderman Avci made a motion and it was seconded by Alderman Schauer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:15 p.m.

RESPECTFULLY SUBMITTED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairman

Halil Avci
Alderman

Ted Schauer
Alderman