

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
January 27, 2014**

**PRESENT:** Joseph Marchese - Chairperson, Alderman Tina Beilke, Alderman Joerg Seifert, Dan Gombac – Director, Michael Griffith - Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** None

**ESTABLISH QUORUM**

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

**NEW BUSINESS**

- A. 2551 75th Street - Petitioner requesting a rezoning from B-1 neighborhood Convenience Shopping District to B-2 Community Shopping Center District and special use approval to establish a drinking establishment within the B-2 Community Shopping Center Business District.**

Chairperson Marchese announced that the petitioner withdrew his request.

- B. 105 74th Street - Petitioner requests to rezone the subject property from R-2 Single-Family Residence to B-1 Neighborhood Convenience Shopping District related to expand the parking lot for The Patio Restaurant.**

Mr. Michael Griffith, Senior Planner reported that the PZC held a public hearing and recommended approval. He reported that staff suggested rezoning so that the entire property would be treated consistently. He further reported that the parking lot will add 80 to 113 stalls and will comply with City Code.

Mr. Griffith reported that there was a resident on 74th Street who commented at the public hearing and raised issues regarding parking on 74th Street and speeding. He stated that her issues were more related to the high school activity and speeding and that he forwarded the comments to the Police Chief.

Mr. Dan Gombac, Director reported that the owner of the Patio is eventually going to pursue the purchase of the last property to the west. He reported that the petitioner has been congenial to staff and to the City of Darien.

Mr. Griffith reported that he was contacted by a homeowner that was concerned that the Patio was buying her property.

Alderman Beilke stated that those issues are between the homeowner and the Patio.

Alderman Seifert stated that the parking lot is overcrowded and that the petitioner has done a pleasingly aesthetic job.

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

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke that based upon the submitted petition and the information presented, the request associated with PZC 2013-12 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee approve the petition as presented.**

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

**C. Ordinance - Amending Title 4, Building Regulations-P-Section 1018.3.5 for the Abbey Woods Townhome Subdivision-Relief of building alarm panels.**

Mr. Dan Gombac, Director reported that Claudia Moore from the Abbey Woods Townhome Association was present. He reported that the Association's fire alarm panels were to be in compliance by May 1, 2013 and have not been repaired to date. He further reported that the City has been in contact with the Association and there has been numerous correspondences attempting to resolve the issue to repair or replace the alarms.

Mr. Gombac reported that the alarms serve each building and that each building has four units with the panel on the exterior walls. He reported that the panels have been out of service for approximately one year due to a heating component that was never installed initially. Mr. Gombac reported that the alarm panels should not have been installed in an exterior application unless an integral heating element was included.

Mr. Gombac reported that the City was never aware that the alarms were not installed per the manufacturer's specifications and that the Darien-Woodridge Fire Protection District was contacted regarding the equipment inspection. They replied that it is the installer's responsibility for the alarm panel to be in compliance with the manufacturer's specifications. Mr. Gombac reported that the District approved the fire alarm panels in July 2005.

Mr. Gombac reported that the Association is requesting a variance from the fire code that would allow them not to have fire alarm panels tied into a central monitoring station for the 4 buildings. He reported that staff is in favor of granting the variance because of the cost and how it was originally constructed. He further reported that he visited the site and there are no other opportunities for the alarms to be placed.

Alderman Beilke questioned if they are grandfathered in.

Mr. Gombac stated that the Code has been on the books since 2000 and Darien is stricter than other towns.

Alderman Seifert stated that someone dropped the ball and that the system broke because it was done incorrectly. He questioned safety and liability.

Mr. Gombac stated that the City is not creating a precedent, due to the situation and staff has reviewed the case with the City attorney.

Chairperson Marchese questioned if one of the panels was working.

Ms. Claudia Moore, Property Manager, reported that before the buildings were approved, the Fire District agreed that the panels would be approved with a heater. She stated that they have had issues since day one.

Chairperson Marchese stated that the Association homes will now be treated like any other single family home.

Ms. Moore reported that all of the homes have hardwired smoke and carbon monoxide detectors in the home and that the homeowner can tie into a security company like ADT. She reported that the Associations insurance carrier, Farmers Insurance, has stated that they do not require the alarm panel.

Alderman Seifert questioned if there are other developments with similar settings.

Mr. Gombac reported that there is a development in Addison and they do not require the alarm panels. He stated that Darien is strict compared to other towns.

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

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve an Ordinance - Amending Title 4, Building Regulations-P-Section 1018.3.5 for the Abbey Woods Townhome Subdivision-Relief of building alarm panels.**

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

#### **D. Discussion Hinsdale South Parking Survey**

Mr. Dan Gombac, Director reported that this report was generated from the last meeting and the ongoing complaints regarding the overflow parking on the adjacent streets during special events held by Hinsdale South High School.

Mr. Gombac reported that the Committee received three options to review as noted in the staff agenda memo. Option 1 to extend the school day regulations, Option 2 to implement permit parking along Brookbank Road and Evans Place and Option 3 to utilize portable barricades on Brookbank and Evans Place at Elm Street.

Mr. Gombac reported that staff had surveyed the neighbors and that of the 26 surveys sent 13 responses were received. He reported that 9 of 13 are not in favor of any of the options, 9 of 13 are not in favor of a parking permit and 8 of 13 are not in favor of temporary barricades.

Chairperson Marchese stated that the responses are all over the place.

Mr. Gombac reported that staff can reach out to the residents again to provide them with an update of the survey and conduct an additional survey.

Alderman Beilke stated that she received a call from a resident who liked the permit but that this does not address the issues on the weekend. The resident stated that there is a safety concern.

Alderman Seifert stated that there is no cohesion. He suggested that Alderman Beilke and the concerned group come in and meet with staff to discuss ideas.

Chairperson Marchese stated that there is an issue between the City and the school and that communication to the City is non-existent.

Mr. Gombac stated that staff will send out the survey summary and request residents to revisit the survey.

Alderman Beilke informed staff that she would follow up with the concerned residents for further feedback.

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

**E. Resolution - Accepting a bid from Season Comfort Corporation to remove and replace two furnaces in City Hall and one furnace at the Municipal Services facility.**

Mr. Dan Gombac, Director reported that during an inspection of the furnaces that several problems were found at City Hall, Municipal Services building and the Police Department. He reported that this resolution accepts a bid from Season Comfort Corporation to remove and replace two furnaces at City Hall and one furnace at the Municipal Services Facility.

Alderman Seifert inquired about the age of the furnaces. Mr. Gombac stated that the furnaces are inspected every year and there were no other issues prior to. He also informed the Committee that staff will implement a program regarding the useful life of the remaining HVAC units. There was no one in the audience wishing to present public comment.

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to accept a bid from Season Comfort Corporation to remove and replace two furnaces in City Hall and one furnace at the Municipal Services facility.**

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

Chairperson Marchese announced that items F through II would be discussed and voted as one. He reported that items F-II are a process that was incorporated to allow staff to go out for bids on quantities prior to the budget process. He stated that this process has been quite successful and was not done prior to Mr. Gombac.

Mr. Gombac reported that several of the proposals were negotiated due to the competitive pricing between vendors. He cited an example where one vendor may have bid a higher unit price for a line item and the competitors pricing was lower and the higher priced vendor would

be awarded the quote since they provided the lower overall cost for various line items. He reported that the City receives very good pricing and a great cost savings throughout the year. He stated that companies can back out on their pricing but that staff has not seen this. Mr. Gombac stated that this process allows staff to know pricing when it comes time for the budget and to allocated funding properly to upcoming projects.

- F. Resolution - Accepting the unit price proposal for bituminous products from Central Blacktop Co. Inc. for Public Works projects for period from May 1, 2014 to April 30, 2015.**
- G. Resolution - Accepting a proposal from Pavement Systems Inc. and Scorpio Construction for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various Public Works projects for a period of May 1, 2014 to April 30, 2015.**
- H. Resolution - Accepting a proposal from Kieft Brothers for Culvert Metal Pipes, metal bands, and metal flared end sections and fittings as required for various Public Works projects for a period of May 1, 2014 to April 30, 2015.**
- I. Resolution - Accepting the unit price proposal for tipping and transfer fees from Elmhurst Chicago Stone and E.F. Heil, LLC at the proposed unit prices for certain waste for a period of May 1, 2014 through April 30, 2015.**
- J. Resolution - Accepting a proposal from DAS Enterprises Inc. to provide trucking services at a rate of \$79.99 per hour for services relating to hauling waste generated from excavations for a period of May 1, 2014 to April 30, 2015.**
- K. Resolution - Accepting a proposal from Advance Drainage Systems and Norwalk Tank Company for High Density Polyethylene pipes, bands, flared end sections and fittings as required for various Public Works projects for a period of May 1, 2014 to April 30, 2015.**
- L. Resolution - Accepting a proposal from Scorpio Construction at the proposed schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2014 to April 30, 2015.**
- M. Resolution - Accepting a proposal from C & M Pipe and Supply Company Inc. and Ziebell Water Service Products, Inc. for Pressure Pipe as required for various Public Works projects for a period of May 1, 2014 through April 30, 2015.**
- N. Resolution - Accepting a proposal from Elmhurst Chicago Stone to purchase stone for Public Works projects for a period of May 1, 2014 to April 30, 2015.**
- O. Resolution - Accepting a proposal from Elmhurst Chicago Stone to provide stone and delivery for Public Works projects for a period of May 1, 2014 to April 30, 2015.**

- P. Resolution - Accepting a proposal from Norwalk Tank Company for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects for a period of May 1, 2014 through April 30, 2015.**
- Q. Resolution - Accepting a proposal from DuPage Topsoil Inc. at the proposed schedule of prices for topsoil for various Public Works projects for a period of May 1, 2014 to April 30, 2015.**
- R. Resolution - Accepting a proposal from Underground Pipe and Valve Inc. for the Clow Medallion fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2015.**
- S. Resolution - Accepting a proposal from HD Supply Waterworks Inc. and Ziebell Water Service Products for the US Pipe fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2015.**
- T. Resolution - Accepting a proposal from East Jordan Iron Works Inc. for the East Jordan fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2014.**
- U. Resolution - Accepting a proposal from Ziebell Water Service Products Inc. for the Traverse City fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2015.**
- V. Resolution - Accepting a proposal from Water Products Company for Solid Sleeves and Accessories for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- W. Resolution - Accepting a proposal from Ziebell Water Service Products Inc. for Mega Lug and Cut In Sleeve Assemblies for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- X. Resolution - Accepting a proposal from East Jordan Iron Works for East Jordan fire hydrant, valves and accessories as required for a period of May 1, 2014 through April 30, 2015.**
- Y. Resolution - Accepting a proposal from Ziebell Water Service products for the Mueller Super Centurion fire hydrant parts as required for a period of May 1, 2014 through April 30, 2015.**
- Z. Resolution - Accepting a proposal from HD Supply Waterworks and Ziebell Water Service Products Inc. for the Waterous Pacer fire hydrant repair parts a required for a period of May 1, 2014 through April 30, 2015.**

- AA. Resolution - Accepting a proposal from Underground Pipe and Valve Inc. for the Clow Eddy fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2015.**
- BB. Resolution - Accepting a proposal from Underground Pipe and Valve Inc. for the Clow Eddy F2500 fire hydrant repair parts as required for a period of May 1, 2014 through April 30, 2015.**
- CC. Resolution - Accepting a proposal from HD Supply Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 238 in various Sizes and Gate Wedge Valves for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- DD. Resolution - Accepting a proposal from HD Supply Waterworks and Ziebell Water Service products for Smith and Blair Stainless Steel Water Main Repair Clamps Style 226 with stainless steel bolts for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- EE. Resolution - Accepting a proposal from HD Supply Waterworks and Ziebell Water Service Products for service boxes (b-boxes) and repair lids for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- FF. Resolution - Accepting a proposal from HD Supply Waterworks Inc. and Ziebell Water Service products Inc. for the valve box extensions and stabilizers for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- GG. Resolution - Accepting a proposal from HD Supply Waterworks and Ziebell Water Service for Mueller Brand brass fittings for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- HH. Accepting a proposal from Water Products Inc. for Hymax 2-12 inch Couplings for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**
- II. Resolution - Accepting a proposal from Ziebell Water Service Products for b-box risers threaded with set screws and shear guards for the maintenance of the water system for a period of May 1, 2014 through April 30, 2015.**

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

**Alderman Beilke made a motion and it was seconded by Alderman Seifert to approve items F-II.**

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

Chairperson Marchese announced that these items would be placed on the consent agenda of the City Council meeting.

**JJ. Minutes - Approval of the December 16, 2013 – Municipal Services Committee - Special Meeting Minutes and the December 23, 2013 Municipal Services Committee Regular Meeting Minutes.**

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve the December 16, 2013 Municipal Services Committee - Special Meeting Minutes and the December 23, 2013 Municipal Services Committee Regular Meeting Minutes.**

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

**DIRECTOR'S REPORT**

Mr. Dan Gombac, Director reported that the engineering and architectural services for Heritage Plaza contracts were signed and the companies are beginning to work on the plans. He reported that minor footprint modifications of the building are scheduled to be discussed and presented as options back to the Committee once the architectural draft plans are completed. He reported that the weather is holding field work for the site engineering.

Mr. Gombac reported on the 75<sup>th</sup> Street/DuPage County IGA. He reported that the County had included language in the proposed IGA holding the City responsible for contaminated soils from the previous dry cleaner at the Heritage Plaza, within the right of way of Cass Ave. This was the first that staff had heard of this and informed the County that the City has received the No Further Remediation for the previous dry cleaner and the City should have no further responsibility, especially since the County did not identify any contaminant in the earlier stages of the planning process for the construction of Cass Ave in conjunction with the 75<sup>th</sup> Street Reconstruction Project. He reported that he will provide an update when available.

He further reported on the salt supply and stated that unlike other communities that he feels confident the City has plenty to last through the remainder of the winter.

Alderman Beilke questioned if the audio issues from the last meeting were resolved.

Mr. Gombac reported that Mr. Scott Coren oversees the audio equipment and would pass the comment onto him.

**NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, February 24, 2014 at 6:30 p.m.

**ADJOURNMENT**

**With no further business before the Committee, Alderman Seifert made a motion and it was seconded by Alderman Beilke to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:55 p.m.**

**RESPECTFULLY SUBMITTED:**

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**Joseph Marchese**  
**Chairman**

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**Tina Beilke**  
**Alderman**

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**Joerg Seifert**  
**Alderman**