

CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
July 28, 2014

PRESENT: Alderman Tina Beilke, Alderman Joerg Seifert, Michael Griffith - Senior Planner,
Dan Gombac – Director

ABSENT: Joseph Marchese – Chairperson, Elizabeth Lahey - Secretary

ESTABLISH QUORUM

Acting Chairperson Seifert called the meeting of the Municipal Services Committee to order at 6:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

A. 1910 McAdam Road - Petitioner seeks approval of a variation to reduce the required interior side yard setback from 10 feet to 2 feet for a patio.

Mr. Michael Griffith, Senior Planner reported that the petitioner wishes to reconstruct a patio on the side of his home. He reported that the PZC recommended approval and there was no one in the audience to comment.

Mr. Dan Gombac, Director reported that there are a handful of homes throughout the city with similar side yard patios. He stated the staff will consider ways to make it easier to deal with these homes.

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 2014-05 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend to the City Council approval of the petitioner as presented.

Upon voice vote, THE MOTION CARRIED unanimously 2-0. Alderman Marchese was not present.

B. Workout Anytime, Brookhaven Plaza, 7516 Cass Avenue - Petitioner seeks approval of a minor PUD amendment to permit a 24-hour health club, fitness facility.

Mr. Michael Griffith, Senior Planner reported that the petitioner wishes to open a 24-hour health club and fitness center in the location where the True Value was located. He reported that the proposed facility is a 7000 square foot gym.

The petitioner, Mr. Mike Mufarreh stated that there are two locations in Illinois. He stated that Workout Anytime is a franchised business based in Atlanta. Mr. Mufarreh

stated that there are presently 65 locations throughout the United States and only one facility has closed due to non-performance.

Mr. Mufarreh stated that the cost to join is \$15 per member and there are 1500 to 2500 members depending on the site. He stated that the peak hours are between 5:00 p.m. and 7:00 p.m. He stated that the facility is staffed from 7:00 a.m. – 10:00 p.m. and that the key card system allows clients to utilize the facility when not staffed, he stated there are emergency phones on the wall if there are any issues.

Mr. Gombac reported that staff has been in communication with Mr. Manos from the Brookhaven Plaza and feels that the fitness club will be a good asset for the center. He stated that there is interest in a retail store to take the other half.

Alderman Beilke asked if the center will offer fitness classes.

Mr. Mufarreh stated that there are no group classes but they are exploring the option.

Mr. Gombac questioned how often the equipment is updated.

Mr. Mufarreh stated that the cardio equipment is updated every five years and that all of the cardio equipment is rented for five years and that at the end of the contract, replaced for another five years.

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, the proposed amendment to the Brookhaven PUD does meet the standards of the Darien Zoning Ordinance and move that the Municipal Services Committee recommend to the City Council approval of the petition as presented.

Upon voice vote, THE MOTION CARRIED unanimously 2-0.

C. Resolution - Wal-Mart expansion, 2189 75th Street, Darien Towne Centre: One Year Maintenance - placing this project on a 1-year maintenance and holding 10% of the original Letter of Credit amount for security.

Mr. Dan Gombac, Director reported that the developer is required to provide a one-year security in the amount of 10% of the original Letter of Credit for the guarantee of public improvements. He reported that upon completion, the one-year deposit is returned.

Alderman Beilke questioned what is going on with the other pad.

Mr. Gombac reported that he has been working with the new owner's representative and recently staff has had a couple of inquiries from brokers regarding the site. The brokers have not disclosed who the retailer is going to be.

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 approve Resolution - Wal-Mart Expansion, one year maintenance placing this

project on a 1-year maintenance and holding 10% of the original Letter of Credit amount for security.

Upon voice vote, THE MOTION CARRIED unanimously 2-0.

- D. Resolution - Authorizing the Mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. in an amount not to exceed \$50,000.00 for the surveying, engineering and water modeling study of the open ditch and storm water conveyance system for Sawmill Creek - East and West leg.**

Mr. Dan Gombac, Director reported that the goal of the engineering evaluation is to review current conditions and elevations of the Sawmill Creek branches and compare them to the plans on file in 1974. He stated that the proposed engineering study would authorize Christopher B. Burke Engineering to proceed with surveying both legs of Sawmill Creek, including the existing storm sewer underdrain system and then conduct a water modeling study for 10, 50 and 100 year rain events.

Mr. Gombac stated that the evaluation will determine the scope of future improvements required and regulatory agency permitting requirements. He further stated that residents adjacent to the Creek will have an opportunity to have their homes surveyed for the purpose of preparing a FEMA Elevation Certificate for an additional \$850.00 per property.

Alderman Seifert questioned how many residents are being affected by this study.

Mr. Gombac reported that there are approximately 100 residents affected.

Mr. Gombac reported that the study was not put out for bid because of the ongoing floodway map revisions Christopher B. Burke Engineering and the City continue reviewing with the County of DuPage. There is a great amount of history that the consultant has along with existing water models provided by the County. He also reported that Christopher B. Burke Engineering has not increased their rates in ten years.

Alderman Seifert stated that the \$850.00 fee is not the lowest rate, but it is a convenience factor. He reported that by doing this, residents can be taken out of the flood insurance which could be up to \$1600 per year savings.

Mr. Gombac reported that without this study the City would be going in blindly for a proposed scope of future work. He stated that this report will assist staff in budgeting for the project.

Acting Chairperson Seifert opened the meeting for public comment.

A resident on 69th Street stated that 4% of his garage is in the flood plain. He stated that they continue to pay the insurance because there is water back there.

Mr. Gombac commented that the study will provide a review of whether additional water storage is required and whether future property buyouts are necessary.

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve authorizing the Mayor to accept a proposal from Christopher B. Burke

Engineering, Ltd. in an amount not to exceed \$50,000.00 for the surveying, engineering and water modeling study of the open ditch and storm water conveyance system for Sawmill Creek - East and West leg.

Upon voice vote, THE MOTION CARRIED unanimously 2-0.

E. Ordinance - prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method.

Mr. Dan Gombac, Director reported that the City of Darien received a request from BP to extend the current ordinance limiting groundwater wells from certain locations to an area adjacent to Route 83 and 75th Street. He reported that BP Amoco consultant is required to comply with the IEPA regulations as part of the remedial process. He further reported that should a resident construct a well on the property for groundwater, it may be hazardous due to the contamination from the former gas station site. Mr. Gombac reported that the affected area includes 7 parcels on 74th Street. He reported that there are no residents on a well in the area nor any businesses using well water.

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 approve an Ordinance - prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method.

Upon voice vote, THE MOTION CARRIED unanimously 2-0.

F. Minutes – June 23, 2014 Municipal Services Committee

Mr. Gombac reported that there was a date change on the minutes and that he changed and initialed.

Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve the June 23, 2014 Municipal Services Committee Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 2-0.

DIRECTOR'S REPORT

Mr. Gombac reported that he received renderings for the Darien Towne Center as a sample of what the tower will look like. He reported that the cost of the rendering was \$350 by Batistich Architects as pro bono. He further reported that the rendering provides a visual of the proposed amenity scheduled for Plainfield Road and Cass Avenue.

Mr. Gombac provided a report on the ditch projects for 68th Street and Capitol Drive. He reported that preliminary projections indicate that both projects are going over budget and pending review of the final scope to complete them staff would be bringing the item to the City Council. Mr. Gombac also informed the Committee that Gail Avenue was realizing a cost savings of approximately \$25,000.

a. Liquor Licenses - current holders

Mr. Gombac reported that staff provided a summary of Liquor Licenses to the Committee.

The Committee discussed the inventory of liquor licenses, restrictions, and transfers as it relates to an establishment closing.

Alderman Beilke stated that the liquor licenses have grown in the last ten years especially with gaming.

Mr. Gombac stated that staff would like to continue reviewing each license through the current process on a case by case basis. The Committee concurred with the recommendation to review each case on its own merits.

b. Basins – Weed control

Mr. Gombac distributed a FAQ sheet regarding weed control to the Committee. He stated that staff would like to provide a report for all the facilities, including right of ways currently being mowed or maintained through agreements and bring the inventory back to the workshop session in October.

Mr. Gombac reported that he would like everyone to review the FAQ and provide comments regarding applications.

NEXT SCHEDULED MEETING

Acting Chairperson Seifert announced that the next regular meeting is scheduled for Monday, August 25, 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 8:00 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Tina Beilke
Alderman

Joerg Seifert
Alderman