

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
August 22, 2011**

**PRESENT:** Alderman Joseph Marchese - Chairman, Alderman Halil Avci, Alderman Ted Schauer, Dan Gombac-Director, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** None

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

Ms. Lisa Hauser, 2221 Dunmore and Ms. Jennifer Mazzei, 8905 Kilkenny were present to request signage in their subdivision for the safety of the children in the area to help slow down drivers.

Chairperson Marchese suggested to Staff to review the concern as requested.

Mr. Dan Gombac, Director stated that in his position that the street signs warning people to slow down seemed to be ignored. He stated that portable signs are more proactive and that they can be moved around and not placed in one location. He further stated that he would visit the site to take a look at the area and work with the residents.

**NEW BUSINESS:**

**A. Ordinance – 1033 South Frontage Road, Great Dane Subdivision – Special Use Permit for garage, variation for fence and variation to sign code.**

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that the petitioner is proposing to construct an 8-foot tall, chain-link fence along the perimeter of the property including within the front yard. He further stated that the Zoning Ordinance limits fences within the front yard to 4 feet in height within the I-1 zoning district.

Mr. Griffith reported that the PZC held their meeting and approved the petition subject to the conditions outlined in the staff report. He stated that the conditions were to have a black, metal fence, “wrought iron style” installed along the front of the property with landscaping and staff approval on the lighting.

Mr. Griffith reported that the petitioner proposes to construct a pole sign 31 feet tall and 154 square feet in area. He stated that the Sign Code prohibits pole signs and limits free-standing signs to 60 square feet in area within the I-1 zoning district.

Mr. Griffith reported that the petitioner requires the exposure due to the setback from I-55 and the sign would provide a reference to the business.

Chairperson Marchese stated that the adjacent property is mostly wooded versus the Extended

Stay nearby which has a large sign that is affected by the nearby homes. He also referenced the present condition of the area and that the fence needs to be replaced. He stated that he does not have any objection to replacing it with a chain-link fence adjacent to the sides and back.

Mr. Mike Bialis, CC Industries, Inc. 222 N. LaSalle Street, Suite 1000, Chicago, IL 60601, the petitioner stated that height of the fence is more important to them for security.

Chairperson Marchese opened the meeting to anyone wishing to present public comment.

Ms. Linda Painter, Commissioner, DuPage County Forest Preserve Commissioner and President of the Timberlake Townhome Association stated that she had concerns about stormwater and issues with trucks and contaminants. She stated that more attention needs to be placed on cleaning up the area.

Ms. Painter also stated that some of the home owners in the area have complaints regarding truck noise. She stated that Timberlake is trying to keep the corridor clear of big signs and eliminate the clutter. Ms. Painter informed the Committee that some consideration should be placed on the sign and that the County denied a 192 ft. high sign. She stated that there is concern for the height and size and questioned why the sign needed to be so large. She suggested that the City follow the same criteria as the County and approve a sign that is smaller and in sync with the neighborhood.

Mr. Dan Gombac, Director reported that Great Dane proposes to sell parts related to repair and servicing activities as well as sales of semi-truck, semi-trailer and bus sales lot. He stated that long term is to possibly have a garage to service the vehicles. Regarding the contaminants from trucks the concerns would be addressed with the building permit such as triple catch basins.

Mr. Bialis stated that they are presently looking at the site as a sales office but would like the long term potential for a full service site with repairs of trailers. He stated that Great Dane has criteria such as highway visibility and close to a full interchange. Mr. Bialis stated that the sign is a typical highway sign and higher and larger so it can be seen safely. He stated that by no means is the sign a billboard.

Chairperson Marchese stated that the present sign is barely visible with the sign being lower than the property.

Alderman Avci questioned how the proposed sign compares to a billboard.

Mr. Gombac reported that the proposed sign is 11 x 14 feet oval shaped and 154 square feet versus an average billboard sign that is typically 14 x 18 feet and 180 square feet total.

Chairperson Marchese stated that west of I-355 and adjacent to I-55 there are a proliferation of billboards.

Alderman Avci questioned if the proposed trucks will have pans under them to handle the leakage.

Mr. Bialis stated they are proposing to sell new and used trailers and not proposing presently for a full service station.

Mr. Gombac stated that if and when the site is used for a garage there will have to be improvements to the site and storm water management.  
Alderman Schauer questioned the hours of operation.

Mr. Bialis stated that the office hours will be open until 5:00 p.m.

Alderman Schauer stated that the proposal is an improvement versus the present scenario of dropping off trucks at 1 or 2:00 in the morning.

Ms. Painter agreed that there would be less truck traffic but asked that the Committee consider the height and size of the sign.

Chairperson Marchese stated that the City intended to use the property as a site to construct a joint maintenance facility years back and that this is an improvement on the property which the City has no use for.

Mr. Gombac questioned if the petitioner considered an ornamental fence around the entire site.

Mr. Bialis stated that it would be a substantial cost to place an ornamental fence around the entire site. He stated that their proposal will be an improvement. He further stated that this location will be the main sales office for the Chicago branch which is presently in Bolingbrook.

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

**Alderman Marchese made a motion and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the requests associated with PZC 2011-09 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 petition subject to the following:**

- 1. A black, metal fence, “wrought iron style”, is to be installed along the front of the property, 8-foot tall being acceptable, instead of a chain-link fence;**
- 2. Landscaping is to be included along the frontage of the property, street side of the fence;**
- 3. Staff to review exterior lighting details for Code compliance.**

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

Chairperson Marchese announced that this would be forwarded to the City Council on Tuesday, September 6<sup>th</sup>.

## **B. Resolution – Boundary Agreement with the Village of Woodridge.**

Mr. Michael Griffith, Senior Planner reported that the City of Darien has several Boundary Agreements. He stated that the Boundary Agreement with the Village of Woodridge is expiring. Mr. Griffith stated that one of the changes includes Woodridge to supply water, from their existing water main to an unincorporated property located on Darien’s side of the boundary line.

Mr. Dan Gombac, Director explained that the water tower is across the street from the business and that the City does not have the ability to hook up the unincorporated property. Further he stated that it would not be practical to install an additional water main to serve one business.

Mr. Griffith reported that the agreement will require a public hearing before adoption.

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

**Alderman Schauer made a motion and it was seconded by Alderman Avci to approve the Boundary Agreement with the Village of Woodridge as presented.**

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

### **C. Discussion – Ditch Criteria**

Mr. Dan Gombac, Director presented the staff report. He stated that the discussion is a follow up based on the recommendations at the last Committee meeting. Mr. Gombac stated Alderman Avci shared their comments and feedback regarding revised ditch rating criteria.

Mr. Gombac reported that Top Priority, High Priority and Low Priority were assigned with a new revised rating system. He reported that staff's recommendation was for Consideration #2 as outlined in the agenda memo.

Chairperson Marchese stated that he approved of the revised chart and weighted system but that having the road work drive the ditch repair is wrong.

Mr. Gombac stated that the City can implement a weighted rating system and continue to review the ditches that fall into the annual 5.5 miles of street resurfacing for potential consideration. The City averages approximately three ditches per year that fall into the subsequent year's road program. He further stated that the proposed consideration would not disrupt the program schedule for roadways.

Alderman Avci stated that the intent was to develop a rating system with concentration on the overall score. There are weights assigned to a scheduled roadway and if the total points suggest that the ditch is in the top ranking with a proposed subsequent roadway than the roadway would be scheduled.

Chairperson Marchese stated that he did not want to see the road program drive the ditch program.

Alderman Schauer stated that he was concerned that the ditches that need to be done will get pushed back. He stated that there has never been a proactive funding approach to completing a defined length of ditches every year.

Chairperson Marchese stated that the severity of the ditch should drive what ditch to repair and that it may take several years to work through the system.

Alderman Avci stated that there needs to be a discussion from the City Council regarding policy. Alderman Schauer stated that the City's infrastructure is over 40 years old and that there needs to

be a proactive approach to making sure the infrastructure is set.

Mr. Gombac stated that the survey would take approximately two months to complete the rating system and he would provide the Committee with a rating report prior to goal setting. Pending a recommendation this item will be brought forth to the future goal setting for 2011, for presentation to the Committee of the Whole.

Alderman Marchese suggested that upon completion of the field review, a recommendation to have the City Council look at the top four projects and their costs in terms of the road program and if the road doesn't need to be done it will get patched if necessary. If it is in the road program for the next year it would be incorporated in the 5.5 miles per year. He stated that the severity of the ditch is driving the ditch project and not the road program driving the ditch project.

**Chairperson Marchese made a motion to recommend the implementation of Consideration # 3;-Implement the revised weighted rating system as presented within the agenda memo. Alderman Schauer seconded the motion.**

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

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

#### **C Minutes – July 25, 2011 – Municipal Services Committee**

**Alderman Schauer made a motion and it was seconded by Alderman Avci to approve the July 25, 2011 Municipal Services Committee Meeting Minutes.**

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

#### **DIRECTOR'S REPORT:**

Alderman Avci questioned if there was an overage of wood chips and if the City is not selling as much as expected. Mr. Gombac stated that he would look at the numbers and report back to the Committee.

#### **NEXT MEETING:**

Chairperson Marchese announced that the next meeting is scheduled for Monday September 26, 2011 at 6:30 p.m.

#### **ADJOURNMENT:**

**With no further business before the Committee, Alderman Schauer made a motion and it was seconded by Alderman Avci. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:01p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
Secretary

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**Joseph Marchese**  
Chairperson

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**Halil Avci**  
Alderman

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**Ted Schauer**  
Alderman