

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
August 26, 2013**

**PRESENT:** Joseph Marchese – Chairperson, Alderman Joerg Seifert, Alderman Tina Beilke, Dan Gombac – Director, Michael Griffith, Senior Planner, 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. 8901 Wood Vale – Petitioner requests a variation to permit the construction of a 6-foot tall fence within a rear yard adjacent to a neighboring front yard, on a corner lot.**

Mr. Michael Griffith, Senior Planner reported that this is a variation to permit a 6-foot tall fence within a rear yard adjacent to a neighboring front yard, a corner lot. He reported that the Committee received aerial maps in the packet which illustrate the scenario. He further reported that the petitioner presently has a 6-foot tall fence which was installed approximately 25 years ago. Mr. Griffith reported that the PZC held a public hearing and recommended approval.

Alderman Beilke questioned if any neighbors were contacted.

Mr. Griffith reported that the neighbors received notice of the public hearing and that he had not had any calls.

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

**Alderman Beilke made a motion, and it was seconded by Alderman Seifert that based upon the submitted petition and the information presented, the request associated with PZC 2013-05 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.**

- B. Dotty’s Brookhaven Plaza, 7516 Cass Avenue – Petitioner requests a special use to permit a drinking and eating establishment within the B-2 Community Shopping Center District.**

Mr. Michael Griffith, Senior Planner reported that the petitioner is requesting a special use to permit a drinking and eating establishment within the B-2 Community Shopping Center District. He reported that the petitioner is also seeking a liquor license and gaming license.

Mr. Griffith reported that the PZC held a public hearing and recommended approval. He reported that he received several phone calls but that there were no objections. He further reported that the PZC discussed the parking but that the petitioner did not see it as an issue because they get between 3-5 patrons throughout the day.

Mr. Dan Gombac, Director reported that the special use for all eating establishments was incorporated when Steak N Shake was built. He stated that the liquor license consideration is on the Administrative Finance agenda for September 3<sup>rd</sup>.

Chairperson Marchese suggested having the Committee review the liquor license instead of Administrative Finance because they go hand in hand and it seems ridiculous to separate them.

Mr. Gombac stated that the decision would be up to the Mayor and the City Administrator.

Alderman Beilke asked the petitioner if he was prepared in the event the gaming is denied.

The petitioner, Mr. Dan Fischer stated that there is a section within the lease agreement for the gaming provision that allows him to opt out if the gaming is denied by the State or the City.

Alderman Seifert stated that he would like this item to be placed under "New Business" for the City Council meeting in the event there is a resident who may object to gaming.

Chairperson Marchese stated that he was concerned with parking.

Mr. Fischer stated that their clientele is 80% woman over the age of 40 and that parking is not an issue based on having 3-5 patrons at a time.

Alderman Beilke asked about the hours of operation.

Mr. Fischer reported that the hours of operation are 8:00 a.m. – 10:00 p.m. serving breakfast, lunch and dinner.

Mr. Gombac questioned if the other locations have experienced many police reports.

Mr. Fischer stated that this business is not very complicated. He stated that they have not had any policing problems and that the owners do not have access to the cash from the machines, therefore limiting robbery events.

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 2013-06 is in conformance with the standards of the Darien City Code and move that the**

**Municipal Services Committee approve the petition as presented; placing this item under “New Business” on the City Council Agenda.**

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

**C. 1041 S. Frontage Road – Darien Municipal Services – Petitioner requests the following approvals to permit the construction of a 300-foot tall wireless communications tower:**

- 1. A special use for public and private utility facilities within the I-1 General Industrial District.**
- 2. A variation to permit a tower at 300 feet tall where 60 feet is the maximum permitted.**
- 3. A variation to permit a detached accessory structure within a front yard.**
- 4. A variation to reduce the required front yard setback from 50 feet to 30 feet.**

Mr. Michael Griffith, Senior Planner reported that the PZC held a public hearing and recommended approval. He reported that the location of the tower has changed and will be removed from the City Council Memo. Mr. Griffith distributed the new site plan to the Committee.

Chairperson Marchese questioned if anyone from the Brookeridge community was contacted.

Mr. Dan Gombac, Director reported that the Brookeridge community was forwarded letters as required per the zoning ordinance. Linda Painter, Board Member of the Forest Preserve District and President of the Brookeridge Homeowners Association was copied on a correspondence from the adjacent Forest Preserve. Ms. Painter had not contacted staff with any objections.

Mr. Aaron Valley, representing the company that will build the tower reported that there will be a total of up to 8 carriers on the tower with his client having one of them.

Mr. Gombac reported that the City negotiated a facility contribution from the developer and will receive approximately \$67,000. The monies would be utilized for City water to the Public Works facility, a storage yard to replace the proposed tower space and employee parking upgrades

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 2013-04 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee approve as presented.**

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

**D. Resolution – Accepting a proposal from Associated Technical Services, Ltd. for two (2) FCS Model S-30 Ultrasonic Leak Surveyor units in an amount not to exceed \$9,100.00.**

Mr. Dan Gombac, Director reported that leak surveying devices are used to assist in determining if there is a water leak in the system infrastructure. He reported that the existing equipment is approximately 13 years old and has exceeded its useful life. He further reported that the technology advancements have significantly improved from 13 years ago and the equipment is more compact and has the ability to detect leaks significantly better.

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 A RESOLUTION ACCEPTING A PROPOSAL FROM ASSOCIATED TECHNICAL SERVICES, LTD. FOR TWO (2) FCS MODEL S-30 ULTRASONIC LEAK SURVEYOR UNITS IN AN AMOUNT NOT TO EXCEED \$9,100.00**

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

**E. Resolution – Authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for a temporary easement at 7515 South Cass Avenue – Heritage Plaza for 75<sup>th</sup> Street and Cass Avenue Reconstruction Project.**

Mr. Dan Gombac, Director reported that this agreement authorizes the County to create a temporary easement within specific locations of the currently City owned property referred to as the Heritage Plaza. The easement may be utilized for temporary utilities, storage of construction devices including small equipment. He reported that the IGA will be in effect for up to three years and the County will compensate the City a one-time reimbursement in the amount of \$2,000.

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 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE COUNTY OF DUPAGE FOR A TEMPORARY EASEMENT AT 7515 SOUTH CASS AVENUE-HERITAGE PLAZA FOR THE 75<sup>TH</sup> STREET AND CASS AVENUE RECONSTRUCTION PROJECT.**

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

**F. Ordinance – Authorizing the disposal of surplus property.**

Mr. Dan Gombac, Director reported that this Ordinance allows the staff to dispose of surplus property that has no further value or service to the City. An Inventory sheet was provided within the agenda memo.

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 authorizing the disposal of surplus property.**

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

**G. Resolution – Authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City’s 2013 Rock Salt Agreement with North American Salt Company.**

Mr. Dan Gombac, Director reported that this IGA authorizes the City of Darien to provide rock salt to the Darien Park District for their deicing operations. He reported that the Park District does not have the facilities to accommodate rock salt and will save by utilizing the City’s bulk pricing and storage.

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 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE DARIEN PARK DISTRICT FOR THE REIMBURSEMENT OF ROCK SALT THROUGH THE CITY’S 2013 ROCK SALT AGREEMENT WITH NORTH AMERICAN SALT COMPANY.**

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

**H. Resolution – Authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City’s 2013 Rock Salt Agreement with North American Salt Company.**

Mr. Dan Gombac, Director reported that this IGA authorizes the City of Darien to provide rock salt to Center Cass School District #66 for their deicing operations. He reported that the School District does not have the facilities to accommodate rock salt and will save by utilizing the City’s bulk pricing and storage.

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 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH CENTER CASS SCHOOL DISTRICT #66 FOR THE REIMBURSEMENT OF ROCK SALT THROUGH THE CITY’S 2013 ROCK SALT AGREEMENT WITH NORTH AMERICAN SALT COMPANY.**

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

**I. Resolution – Accepting the Unit Price proposal from The Fields on Caton Farm, Inc. for the purchase and installation of the 50/50 Parkway Tree Program and the planting of various parkway trees in an amount not to exceed \$28,795.00.**

Mr. Dan Gombac, Director reported that staff has identified 92 trees for replacement due to storm related incidents this year. He also reported that the Emerald Ash Borer (EAB) has infested 182 trees and that additional trees will need to be removed. He provided an update of

tree replacement noted in the staff agenda memo as Attachment 2. Mr. Gombac reported that 5 residents have committed to date; to the 50/50 program and that the vendor will be supplying, installing and mulching all of the trees.

Mr. Gombac also informed the Committee that Staff requested bids earlier this year than in the past to allow residents additional time to participate in the programs which includes the City's 50/50 program and the Private Property planting program.

There was not one in the audience wishing to present public comment

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve A RESOLUTION ACCEPTING THE UNIT PRICE PROPOSAL FROM THE FIELDS ON CATON FARM INC. FOR THE PURCHASE AND INSTALLATION OF THE 50/50 PARKWAY TREE PROGRAM AND THE PLANTING OF VARIOUS PARKWAY TREES IN AN AMOUNT NOT TO EXCEED \$28,795.000.**

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

- J. Resolution – Accepting a proposal from Corrpro Companies, Inc. for the removal and replacement of the cathodic protection system for the water plant located at 67<sup>th</sup> Street and Wilmette Avenue in an amount not to exceed \$22,500.00.**

Mr. Dan Gombac, Director reported that during routine inspections, staff identified that the cathodic protection system for the underground pumping station at 67<sup>th</sup> and Wilmette Avenue was not correctly protecting the piping and pumps. He reported that cathodic protection is a technique used to control corrosion in metals and that the original equipment is over 20 years old.

Mr. Gombac reported that Corrpro Companies, Inc. is the exclusive distributor and installer of cathodic protection systems for all adjacent municipalities with operating water systems.

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 A RESOLUTION ACCEPTING A PROPOSAL FROM CORRPRO COMPANIES, INC. FOR THE REMOVAL AND REPLACEMENT OF THE CATHODIC PROTECTION SYSTEM FOR THE WATER PLANT LOCATED AT 67<sup>TH</sup> STREET AND WILMETTE AVENUE IN AN AMOUNT NOT TO EXCEED \$22,500.00.**

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

- K. Resolution – Accepting a quote from Advanced Automation and Controls, Inc. for a Radio Communication System in an amount not to exceed \$19,660.00.**

Mr. Dan Gombac, Director reported that this expenditure is for upgrading the City's water SCADA system as it relates to communication between the water facilities. He reported that the present water system's communication operates through a telephone system which is unreliable

and during communication failure requires staff to monitor controls and gauges around the clock until the communication system is up and running. He further reported that the radio system has become the industry standard for SCADA communications.

Chairperson Marchese questioned if Darien is more diligent than other communities regarding the water system.

Mr. Gombac reported that the cathodic protection system is not out of the ordinary and that all the surrounding towns have it. He reported that Darien is antiquated in respect to the communications for the SCADA system. The radio systems are the norm for communications in SCADA systems especially when multiple sites, such as Darien are utilized to monitor the water system.

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 A RESOLUTION ACCEPTING A QUOTE FROM ADVANCED AUTOMATION AND CONTROLS, INC. FOR A RADIO COMMUNICATION SYSTEM IN AN AMOUNT NOT TO EXCEED \$19,660.00.**

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

**L. Minutes – Approval of the July 22, 2013 Municipal Services Committee Regular Meeting Minutes.**

**Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve the July 22, 2013 Municipal Services Committee Regular Meeting Minutes.**

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

**DIRECTOR'S REPORT**

Mr. Gombac provided a status report on the development of Chase Bank and there is no hard date for a construction start. He also reported that True Value is closing and that he has been in contact with the Property Manager John Manos on filling the space.

Mr. Gombac reported that staff is preparing a report regarding the Emerald Ash Borer.

**NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, September 23, 2013 at 6:30 p.m.

**ADJOURNMENT**

**With no further business before the Committee, Alderman Beilke made a motion and it was seconded by Alderman Seifert to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:40 p.m.**

**RESPECTFULLY SUBMITTED:**

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**Elizabeth Lahey**  
**Secretary**

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**Joseph Marchese**  
**Chairman**

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**Tina Beilke**  
**Alderman**

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**Joerg Seifert**  
**Alderman**