

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
July 22, 2019**

**PRESENT:** Alderman Thomas Belczak - Chairman, Alderman Eric Gustafson, Alderman Joseph Kenny, Dan Gombac – Director, Steve Manning – City Planner

**ABSENT:** None

**ESTABLISH QUORUM**

Chairperson Thomas Belczak called the meeting to order at 7:00 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

**NEW BUSINESS**

- a. **Resolution - Authorizing the purchase of one new SG16B Stump Grinder (#4240461) and A-19B Auger Attachments and related components, for the existing Cat Skid Steer from Altorfer CAT in an amount not to exceed \$9,643.00.**

Mr. Dan Gombac, Director reported that the proposed Stump Grinder attachment will allow the department to provide limited root pruning. He reported that the Auger attachment will allow staff to auger 12-inch holes and that both items will have the ability to reduce outsourced costs. Mr. Gombac reported that there is a cost savings of \$1,300 and the equipment will last 10-12 years.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approval authorizing the purchase of one new SG16B Stump Grinder (#4240461) and A-19B Auger Attachments and related components, for the existing Cat Skid Steer from Altorfer CAT in an amount not to exceed \$9,643.00.**

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

- b. **Resolution – Accepting a proposal from Ampol Group International Inc. for the 2019 Municipal Complex Interior Painting and Flooring Project in an amount not to exceed \$34,985.00.**

Mr. Dan Gombac, Director reported that the FY 19/20 Budget included funding for various housekeeping items as it relates to general painting of the City Hall Administration Building, tile covering and partitions for the existing bathrooms, and painting of trim. He reported that the scope of work is for the general office area and vestibule and that the administrative building has not been painted in excess of 20 years. Mr. Gombac reported that that \$34,000 was budgeted and they are over \$950.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approval accepting a proposal from Ampol Group International Inc. for the 2019 Municipal Complex Interior Painting and Flooring Project in an amount not to exceed #34,985.00.**

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

- c. Resolution – Approval of a Supplemental Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) Funds for the FY 2018-10 General Maintenance-maintenance of various streets and rights of way that impact City streets, in an amount not to exceed \$54,042.55.**

Mr. Dan Gombac, Director reported that every year a resolution is required authorizing the expenditure of MFT funds.

**Alderman Belczak made a motion and it was seconded by Alderman Kenny approval of a Supplemental Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) Funds for the FY 2018-10 General Maintenance-maintenance of various streets and rights of way that impact City streets, in an amount not to exceed \$54,042.55.**

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

- d. Motion – Approval for staff to negotiate a formal economic development agreement with Carriage Greens within the general terms identified by staff.**

Mr. Dan Gombac, Director reported that the City is discussing an economic development agreement with Carriage Greens. He reported that this is a concept.

Mr. Tim Waz was in the audience and questioned why the MSC is not making decisions and questioned where the 10-year lien came from.

Mr. Gombac reported that 10 years made sense from a cost break down and staff did best guestimates and it was discussed with the Finance Director and City Administrator.

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny approval for staff to negotiate a formal economic development agreement with Carriage Greens within the general terms identified by staff.**

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

**e. Discussion – 67<sup>th</sup> Street and Clarendon Hills Road Intersection Traffic Study.**

Mr. Dan Gombac, Director reported that the City Council approved a resolution with Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), traffic-engineering consultants on May 6, 2019 to perform an intersection evaluation and traffic signal warrant study at Clarendon Hills Road and 67th Street. He reported that the intersection is located on the border with the Village of Willowbrook and currently the intersection operates with two-way stop signs at 67th Street, for east and westbound traffic. Mr. Gombac reported that the primary purpose of this study was to determine if the existing intersection traffic and pedestrian volumes and/or crash experience warrant the need for traffic signalization, multi-way stop sign and roadway modifications. He reported that the Attachment A of the Agenda Memo addresses the components in detail.

Chairperson Belczak questioned if staff anticipated cost sharing.

Mr. Gombac reported that he does anticipate cost sharing and that staff is recommending Option 3 with a geometrical configuration and engineering proposal and roadway work for next year.

Alderman Gustafson questioned when Willowbrook updated modifications in the area.

Mr. Gombac reported that Willowbrook updated the area two years ago.

Chairperson Belczak recommended staff discuss with Willowbrook to see if they are interested in a contract with cost sharing and engineering costs.

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

**f. Resolution – Permit for fence on City right-of-way for 1801 Gigi Lane.**

Mr. Steve Manning, City Planner, reported that there is a mid-block, concrete walkway from Gigi Lane to the Park District Community Center property that fronts on Fairview Avenue with the walkway in the center of a 25 foot wide, City-owned right-of-way that was maintained by the Park District until recently. Mr. Manning reported that there are no known utilities or drainage facilities in the right-of-way and that over the years, the homeowners on either side, 1801 and 1737 Gigi Lane, have installed fences and landscaping on the right-of-way up to the walkway, in effect making it part of their yards.

Mr. Manning reported that the new owner of 1801 Gigi Lane, lot 126, would like to install a new fence that would connect to the existing fence along the walkway but that typically, the City does not allow private fences on City property but since the neighbors are already using and maintaining this right-of-way, the City could issue a fence permit with typical easement language that reserves the City right to enter and remove structures and landscaping if needed for utilities, drainage, or other public purpose.

The homeowner, Mr. Jonathan Keuper provided a plan showing the existing fence.

Mr. Manning reported that the City Attorney has reviewed and approved the resolution and does not see any problems.

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny approval for a permit for fence on City right-of-way for 1801 Gigi Lane.**

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

**g. Ordinance – Consideration of an amendment to Liquor Code regarding live music in outdoor areas, per the request from Chuck’s Café at 8025 Cass Avenue.**

Mr. Steve Manning, City Planner reported that Chuck’s Cafe at 8025 Cass Avenue has requested permission to have live music on their front patio on Sunday August 11 from 2:00 pm to 5:00 pm. He reported that the current Code limits live music outdoors to Fridays and Saturdays 7:00 pm to 10:00 pm. Mr. Manning reported that presently there is piped in music on the patio.

A representative from Chuck’s Café reported that they are proposing to have a three-piece band and not a big rock band.

Alderman Kenny stated that he would rather have a variance versus code change to see if it works. Alderman Gustafson agreed.

Mr. Gombac reported that the resolution can be revoked if there are issues.

Mr. Manning reported that the Code still has to be changed in order for the Liquor Commissioner to grant approval.

Alderman Gustafson questioned if Chuck’s had any other plans for the future.

A representative from Chuck’s stated that they would love to do more. He stated that it was the band’s suggestion to be outside.

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny approval of an amendment to Liquor Code regarding live music in outdoor areas, per the request from Chuck’s Café at 8025 Cass Avenue.**

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

**h. Resolution – Approving an amendment to the T-Mobile lease to add a generator.**

Mr. Steve Manning, City Planner reported that T-Mobile, Verizon, AT&T and Sprint rent space on the City Water Tower at 1220 Plainfield Road and ground space around the water tower for their telecommunication equipment. He reported that the T-Mobile would like to install a diesel generator north of their small brown brick equipment building north of the tower to be used only when there is a Com Ed power interruption.

Mr. Manning reported that T-Mobile has agreed to build the same baffled enclosure around their generator that Verizon built to muffle the generator noise with an increase in rent of \$325 per month.

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

**Alderman Gustafson made a motion and it was seconded by Alderman Kenny approving an amendment to the T-Mobile lease to add a generator.**

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

- i. **Resolution – Accepting the unit price proposal from Hispano Lawn Maintenance & Landscaping Co. DBA HL Landscape for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program in an amount not to exceed \$32,095.00.**

Mr. Dan Gombac, Director reported that the 2019 Tree Planting Program calls out for City and resident 50/50 Parkway Tree Planting Program. He reported that staff has included \$4,000 (\$2,000 City funding and \$2,000 Resident funding) cost for residents that would like to participate in the 50/50 program and storm, perished, and project related replacement.

Mr. Gombac reported that the program would allow for the planting of 2.5-inch caliper trees as part of the replacement of trees removed due to storm, perished or project removals. He reported that staff had advertised and sent out invitations to bid and received three (3) sealed bids on July 16, 2019 with the lowest responsive bidder Hispano Lawn Maintenance & Landscaping Co. DBA HL Landscape.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approval accepting the unit price proposal from Hispano Lawn Maintenance & Landscaping Co. DBA HL Landscape for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program in an amount not to exceed \$32,095.00.**

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

- j. **Minutes – April 22, 2019 Municipal Services Committee  
June 24, 2019 Municipal Services Committee**

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

**Alderman Kenny made a motion and it was seconded by Alderman Belczak approval of the April 22, 2019 Municipal Services Committee Meeting Minutes.**

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

**Alderman Gustafson made a motion and it was seconded by Alderman Kenny approval of the June 24, 2019 Municipal Services Committee Meeting Minutes.**

**DIRECTOR'S REPORT**

No report.

**NEXT SCHEDULED MEETING**

Chairperson Belczak announced that the next meeting is scheduled for Monday, August 26, 2019.

**ADJOURNMENT**

**With no further business before the Committee, Alderman Kenny made a motion and it was seconded by Alderman Gustafson to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:00 p.m.**

**RESPECTFULLY SUBMITTED:**

---

**Thomas Belczak**  
**Chairman**

---

**Eric Gustafson**  
**Alderman**

---

**Joseph Kenny**  
**Alderman**