

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
October 26, 2015**

PRESENT: Alderman Joseph Marchese - Chairman, Alderman Thomas Chlystek, Dan Gombac-Director

ABSENT: Alderman Thomas Belczak

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

NEW BUSINESS:

- A. PZC 2015-10: TCF Bank ATM, 7335 Cass Avenue: Petitioner requests special use approval to allow the establishment of an ATM drive-thru facility and a variation to reduce the required vehicle stacking for the ATM from 20 to 3.**

Mr. Dan Gombac, Director reported that the petitioner proposes to install a stand-alone ATM facility at the far west end of the parking lot along Cass Avenue. He reported that the vehicle stacking requested is from 2 to 3 and that staff does not see any issues as there are other drive-thru facilities in Darien with similar stacking and no issues.

Chairperson Marchese stated that there will be 17 spaces eliminated but that parking is not an issue. He stated that there is some flooding in the lot.

Mr. Gombac stated that there is some flooding but it does not last long and the proposed area is not affected by storm events.

The petitioner, Ken Kahle, Catalyst Exhibits, Inc. reported that if approved they would like to start in two weeks. He reported that they are also remodeling the bank inside.

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

Alderman Chlystek made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2015-10 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 request as presented.

Upon voice vote, THE MOTION CARRIED unanimously. Alderman Belczak was not present.

- B. PZC 2015-11: Elite Smiles Dental, 7511 Lemont Road, Chestnut Court Shopping Center: Petitioner requests approval of a special use in order to establish a dental clinic within the B-3 General Business zoning district.**

Mr. Dan Gombac, Director reported that Dr. Dilip Patel will be taking over part of what was Blockbuster Video to establish a dental clinic. He reported that the property owner is Inland and that all medical uses require a special use.

Mr. Gombac reported that the PZC held a public hearing and recommended approval.

Alderman Marchese stated that the report indicated that the business will start small. He questioned Dr. Patel's plans for the future.

Dr. Dilip Patel, Elite Smiles Dental reported that he and his wife are the dentists and that they will start small until they build up a clientele.

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

Alderman Chlystek made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2015-11 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. Alderman Belczak was not present.

C. PZC 2015-12: 1033 S. Frontage Road: Revocation of special use granted by Ordinance 0-20-11, which permitted the establishment of a "garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding."

Chairperson Marchese reported that this property was the proposed Thermo King location and that the Municipal Services Committee voted 2-1 against the petition. He stated that the petitioner still had an option of going to the City Council for review but they did not.

Mr. Dan Gombac, Director reported that the owner of the property is Great Dane L.P. and the request is for the revocation of a special use for the establishment of a "garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding."

Mr. Gombac reported that the PZC held a public hearing and voted 6-1 in favor of the petition. He reported that a business still has the opportunity to apply for a permit for a similar use but would be subject to be in compliance with the code such as a hard surface for the parking lot. He further reported that the PZC was not in favor of any zoning changes for the property.

Chairperson Marchese stated that the public made it known at the last meeting that there were environmental and safety issues. He stated that Great Dane still has the ability to use the site as a truck parking facility and if they still chose to, they will have to clean up the site. He further stated that this petition removes the special use.

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

Mr. Steve Delergio stated that he attended all the Thermo King meetings and that as a group they tried to come up with plan that would be beneficial for the residents and the City of Darien as well as generate revenue. He questioned if a recreational use is allowed.

Mr. Gombac reported that a recreational use is allowed.

Mr. Delergio questioned who has the authority to change the petition for zoning.

Mr. Gombac reported that the Planning and Zoning Commission and the City Council can recommend changes for zoning if they are looking to change.

Chairperson Marchese stated that if someone is interested in doing something different that the City is open to other uses. He stated that he is not in favor of the Forest Preserve purchasing the property.

Mr. Gombac stated that the City received correspondence that the Forest Preserve is not interested in the property.

Mr. Delergio stated that there are many that would like to see the Crown Family donate the land to the Forest Preserve.

Alderman Chlystek made a motion and it was seconded by Alderman Marchese to approve PZC 2015-12: 1033 S. Frontage Road: approval of an ordinance revoking the special use granted by Ordinance 0-20-11, which permitted the establishment of a "garage for the storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding."

Upon voice vote, THE MOTION CARRIED unanimously. Alderman Belczak was not present.

D. PZC 2015-13: Horizon Academy, 17w125 S. Frontage Road: Petitioner seeks final plat of subdivision approval for a 1-lot subdivision and site plan approval for a private school.

Mr. Dan Gombac, Director reported that the proposed school is approximately a ¼ mile east from the Public Works Facility along Frontage Road. He reported that the property was annexed into the City in 2005.

Mr. Gombac reported that staff reviewed the floodplain and wetlands. He reported that DuPage County reviewed the site but have not heard back from them regarding traffic comments.

Mr. Gombac reported that the petitioner has addressed all the storm water issues and will develop a detention area. He reported that the City will assign a Darien address but that the roadway is under the Downers Grove Township.

Mr. Gombac reported that the PZC held a Public Hearing and recommend approval.

Chairperson Marchese questioned the number of students.

The petitioner, Mr. Bassam Osman stated that they initially will have seven classrooms with 20-25 students per class. He stated that the middle school will be built later on the eastern half of the property.

Alderman Chlystek questioned the roadway responsibilities.

Mr. Gombac reported that the Downers Grove Township does 90% of the roadway and that they will continue. He stated that Darien reciprocates.

Chairperson Marchese asked when the school intends to open.

Mr. Osman stated that they hope to open in September but that the contractors are saying that it may be later.

Mr. Gombac reported that the petitioner needs to begin construction this year so as not to jeopardize the storm water permit on file that expires this year.

Mr. Osman stated that his engineer is applying for an extension.

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

Alderman Chlystek made a motion and it was seconded by Alderman Marchese that based upon the submitted petition and the information presented, the request associated with PZC 2015-13 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee approve the petition as presented, subject to the following conditions:

- 1. Address assignment**
- 2. Dumpster enclosure to be screened by masonry enclosure at least 6 feet tall.**
- 3. Provide signage details.**
- 4. Address City Engineer's comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated September 30, 2015. Planning**

Upon voice vote, THE MOTION CARRIED unanimously. Alderman Belczak was not present.

MINUTES

Alderman Chlystek made a motion and it was seconded by Alderman Marchese to approve the August 31, 2015 Special Municipal Services Committee Meeting Minutes and the September 28, 2015 Municipal Services Committee Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously. Alderman Belczak was not present.

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that the Carlisle Bridge is completed and was finished under budget. He reported that there was no use for the contingencies. Mr. Gombac also reported that the Ditch Improvement Projects were completed and that there is a lot of interest in the Darien Towne Center.

Mr. Gombac reported that the State informed the proposed hotel that they may need flood insurance should the proposed Flood Maps be revised. The hotel is considering revising the floor elevation.

NEXT MEETING

Chairperson Marchese announced that the next Municipal Services Committee meeting is scheduled for Monday, November 23, 2015 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Chlystek made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Joseph Marchese
Chairperson

Thomas Chlystek
Alderman

Thomas Belczak
Alderman