

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
November 25, 2019**

**PRESENT:** Alderman Thomas Belczak -Chairman, Alderman Eric Gustafson, Alderman Joseph Kenny, Dan Gombac – Director, Joe Hennerfeind – Senior 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 - Accepting a proposal from RGL II, Inc., at the proposed schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from RGL II, Inc., at the proposed schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2020 through April 30, 2021.

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 accepting a proposal from RGL II, Inc., at the proposed schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2020 through April 30, 2021.**

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

- b. **Resolution - Approving a contract extension with EJ USA, Inc. for East Jordan WaterMaster 5BR250 and WaterMaster 5CD250 fire hydrants repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with EJ USA, Inc. for East Jordan WaterMaster 5BR250 and WaterMaster 5CD250 fire hydrants repair parts as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with EJ USA, Inc. for East Jordan WaterMaster 5BR250 and WaterMaster 5CD250 fire hydrants repair parts as required for a period of May 1, 2020 through April 30, 2021.**

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

- c. Resolution – Approving a contract extension with Core & Main LP for the Mueller Super Centurion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Core & Main LP for the Mueller Super Centurion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with Core & Main LP for the Mueller Super Centurion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

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

- d. Resolution - Approving a contract extension with Ziebell Water Services Products for the Traverse City fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Ziebell Water Services Products for the Traverse City fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with Ziebell Water Services Products for the Traverse City fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

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

- e. **Resolution - Approving a contract extension with Ziebell Water Service Products, Inc. for Waterous Pacer fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Ziebell Water Service Products, Inc. for Waterous Pacer fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with Ziebell Water Service Products, Inc. for Waterous Pacer fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

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

- f. **Resolution - Approving a contract extension with Ziebell Water Service Products for the U.S. Pipe fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Ziebell Water Service Products for the U.S. Pipe fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of resolution - Approving a contract extension with Ziebell Water Service Products for the U.S. Pipe fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

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

- g. **Resolution - Approving a contract extension with Core & Main LP for general water department utility fixtures for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Core & Main LP for general water department utility fixtures for the maintenance of the water system for a period of May 1, 2020 through April

30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of Resolution for a contract extension with Core & Main LP for general water department utility fixtures for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

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

- h. Resolution - Approving a contract extension with Ziebell Water Service Products for general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Ziebell Water Service Products for general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with Ziebell Water Service Products for general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

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

- i. Resolution - Approving a contract extension with Water Products Company for various water valves for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with Water Products Company for various water valves for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 of a Resolution for a contract extension with Ziebell Water Service Products for general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

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

- j. Resolution - Approving a contract extension with Water Products Company for various water valves for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution approving a contract extension with EJ USA, Inc for East Jordan CD250 fire hydrants, valves and accessories as required for a period of May 1, 2020 through April 30, 2021. He reported that the proposed contract extension would be the first extension, year two (2) of a three (3) year contract.

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 a Resolution for a contract extension with Water Products Company for various water valves for the maintenance of the water system for a period of May 1, 2020 through April 30, 2021.**

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

- k. Resolution - Accepting a proposal from Underground Pipe & Valve Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Underground Pipe & Valve Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.

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 of a Resolution accepting a proposal from Underground Pipe & Valve Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- I. Resolution - Accepting a proposal from Underground Pipe & Valve Company for High Density Polyethylene Pipes, bands, flared end sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Underground Pipe & Valve Company for High Density Polyethylene Pipes, bands, flared end sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.

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 of a Resolution accepting a proposal from Underground Pipe & Valve Company for High Density Polyethylene Pipes, bands, flared end sections and fittings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- m. Resolution - Accepting a proposal from EJ USA, Inc. for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from EJ USA, Inc. for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from EJ USA, Inc. for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- n. Resolution - Accepting a proposal from Pavement Systems, Inc. for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is for a resolution accepting a proposal from Pavement Systems, Inc. for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from Pavement Systems, Inc. for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- o. Resolution - Accepting a proposal from JC Landscaping & Tree Services, Inc. at the proposed schedule of prices for the Rear Yard Drainage Assistance Program for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is resolution accepting a proposal from JC Landscaping & Tree Services, Inc. at the proposed schedule of prices for the Rear Yard Drainage Assistance Program for a period of May 1, 2020 through April 30, 2021.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from JC Landscaping & Tree Services, Inc. at the proposed schedule of prices for the Rear Yard Drainage Assistance Program for a period of May 1, 2020 through April 30, 2021.**

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

- p. Resolution - Accepting a proposal from Vulcan Construction Materials, LLC. for the purchase and delivery of stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Vulcan Construction Materials, LLC., for the purchase and delivery of stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from Vulcan**

**Construction Materials, LLC. for the purchase and delivery of stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- q. Resolution - Accepting a proposal from Vulcan Construction Materials, LLC. to purchase and pick up stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Vulcan Construction Materials, LLC., to purchase and pick up stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from Vulcan Construction Materials, LLC. to purchase and pick up stone for Public Works projects for a period of May 1, 2020 through April 30, 2021.**

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

- r. Resolution - Accepting a proposal from XBE, LLC, to provide trucking services at a rate of \$95.00 per hour for services relating to hauling waste generated from excavations for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from XBE, LLC. To provide trucking services at a rate of \$95.00 per hour for services relating to hauling waste generated from excavations for a period of May 1, 2020 through April 30, 2021. He reported that the pricing is up from last year and that the trucking industry is increasing.

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

**Alderman Kenny made a motion and it was seconded by Alderman Gustafson approving a Resolution accepting a proposal from XBE, LLC, to provide trucking services at a rate of \$95.00 per hour for services relating to hauling waste generated from excavations for a period of May 1, 2020 through April 30, 2021.**

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



**s. Ordinance - Approval authorizing the disposal of surplus property.**

Mr. Dan Gombac, Director reported that this is approval of an ordinance authorizing the disposal of surplus property.

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

**Alderman Kenny made a motion and it was seconded by Alderman Belczak approving an Ordinance authorizing the disposal of surplus property.**

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

**t. Resolution - Authorizing the purchase of the deicing and anti-icing chemical product, ThermaPoint R, from Industrial Systems Ltd., in an amount not to exceed \$30,000, (27,523 gallons x \$1.09/gallon).**

Mr. Dan Gombac, Director reported that this is a resolution authorizing the purchase of the deicing and anti-icing chemical product, ThermaPoint R, from Industrial Systems Ltd., in an amount not to exceed \$30,000, (27,523 gallons x \$1.09/gallon).

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

**Alderman Kenny made a motion and it was seconded by Alderman Belczak approving a Resolution authorizing the purchase of the deicing and anti-icing chemical product, ThermaPoint R, from Industrial Systems Ltd., in an amount not to exceed \$30,000, (27,523 gallons x \$1.09/gallon).**

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

**u. Petition for zoning text amendments to the City Code, New Title, Title 10-A Cannibas-Medical and Recreational.**

Chairperson Belczak reported that this is a new law which will take effect Jan, 2020. He reported that discussion is on what areas in Darien make sense.

**7800 Lemont Road – Warehouse**

Mr. Dan Gombac, Director reported that the Planning and Zoning Committee held a public hearing and looked at locations of where retail centers and warehousing can be put in. He reported that the staff agenda memo outlines the PZC recommendations.

Mr. Gombac reported that the City Council reviewed and recommended 1035 S. Frontage Road and 7800 Lemont Road as permitted uses for warehousing for

cannabis craft growers, Cannabis Cultivation Center, Cannabis Infuser Organization or Infuser, Processing Organization or Processor and Transporting Organization or Transporter.

Mr. Gombac reported that the PZC made a motion to prohibit any permitted use or special use condition that there is no business that operates any business establishment that caters to children under the age of 21 for Cannabis Craft Grower, Cannabis Cultivation Center, Cannabis Infuser Organization or Infuser, Processing Organization or Processor, Transporting Organization or Transporter and only allow retail use. He reported that the motion tied 4-4.

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

There was some discussion regarding the PZC's decision and the proximity to the Volleyball Club.

Alderman Gustafson stated that warehousing will not having people walking in and out and that he had no problem with a permitted use. Chairperson Belczak agreed.

Alderman Kenny stated that he did not like it at all.

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving 7800 Lemont Road – Warehouse with a permitted use for a Cannabis Craft Grower, Cannabis Cultivation Center, Cannabis Infuser Organization or Infuser, Processing Organization or Processor, Transporting Organization or Transporter.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

### **1035 S. Frontage Road – Warehouse**

Mr. Dan Gombac, Director reported that public works is nearby and adjacent to the Forest Preserve. He stated that there is one business there presently and that they will put in walls as tenants come in.

Chairperson Belczak stated that the warehouse is not open to the public.

Alderman Kenny questioned how the distance is measured. He stated that there is a school near I-55.

Mr. Gombac reported that the State law does not limit school distance.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving 1035 S Frontage Road – Warehouse with a permitted use for a Cannabis Craft Grower, Cannabis Cultivation Center, Cannabis Infuser Organization or Infuser, Processing Organization or Processor, Transporting Organization or Transporter.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

### **Retail**

Mr. Dan Gombac, Director reported staff looked at locations. He reported that the City has been approached by various vendors in the Cannabis business and that staff looked at all locations for various reasons. Mr. Gombac reported that staff researched distances eliminating many sites within the City of Darien and proximity to schools or any locations catering to children under 21 years of age.

#### **a. 75th Street and Lemont Road-Chestnut Court Shopping Center**

Mr. Gombac reported this is the Chestnut Court Shopping Center and that the PZC recommended approval with a permitted use.

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

Ms. Ann Murphy, applicant and candidate for Warehouse stated that the landlord informed her that they are not interested and that there are covenants in place.

Alderman Gustafson stated that the landlord's decision could change later.

Mr. Gombac reported that staff did not look to restrict based on covenants in place.

Alderman Kenny stated that this needs to be looked at long term.

Alderman Gustafson stated that he would like to see a corner location. He stated that Downers Grove opted out and that he does not want to restrict to fill in space.

Alderman Kenny stated that it is only one location and that it will not make or break Darien.

**Alderman Gustafson made a motion and it was seconded by Alderman Belczak approving 75th Street and Lemont Road-Chestnut Court Shopping Center with a permitted use for retail.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**b. 75th Street–east of Lyman Avenue 2100 block-Darien Towne Centre**

Mr. Dan Gombac, Director reported that he spoke with the landlord and that they are currently not allowing. He reported that the PZC voted and did not recommend approval.

Alderman Gustafson reported that this should be a permitted use.

Chairperson Belczak questioned if there were any outlots.

Mr. Gombac stated that the pad between Walmart and PetSmart is open.

Chairperson Belczak stated that what the landlord says is not relevant and that he agrees it should be a permitted use.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving 75th Street-east of Lyman Avenue 2100 block-Darien Towne Centre as a permitted use for retail.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**c. 75th Street-west of Lyman Avenue 2400 block-Market Place of Darien**

Mr. Dan Gombac, Director reported that the PZC did not recommend.

Chairperson Belczak stated that there are issues with parking and traffic. Alderman Gustafson agreed.

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny denying 75th Street-east of Lyman Avenue 2100 block-Darien Towne Centre as a permitted use for retail.**

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

**d. 7800 Lemont Road-Warehouse**

Mr. Dan Gombac, Director reported that this location has an opportunity for retail and warehouse. He reported that he recently learned that there is good opportunity for retail/warehousing at this location and that the tile company and a potential cosmetic firm is looking at the site for retail/test site for consumers.

Alderman Gustafson questioned what is looked at for a special use.

Mr. Gombac reported that zoning is looked at and public opportunity to give comment.

Mr. Joe Hennerfeind, City Planner also reported that parking and safety is examined.

Mr. Gombac reported that this location has a good amount of parking.

Alderman Gustafson stated that he is comfortable leaving it a special use. Chairperson Belczak agreed and stated that it would be there for discussion and decision.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving 7800 Lemont Road-Warehouse for retail with a special use regarding a business that caters to children under the age of 21.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

e. **6800-6818 Route 83-Darien Center**

Mr. Dan Gombac, Director reported that the PZC recommended approval with a permitted use.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving 6800-6818 Route 83-Darien Center for retail with a permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

Chairperson Belczak announced that these locations are for retail sale only and that there will be no lounges or tasting in these establishments.

## **Optional Dispensary Sites**

### **Option 1-Brookhaven Plaza-Existing Walgreens**

### **Option 2-Brookhaven Plaza**

### **Option 3 Brookhaven Plaza**

Mr. Dan Gombac, Director reported that this location is for the existing Walgreens. He reported on upcoming changes to the area and that the limits need to be defined. He further reported that the City received an application for a playground like Chuck E. Cheese.

Alderman Gustafson stated that liquor stores are not treated any differently regarding proximity to children.

There was much discussion regarding the businesses in the area and proximity to children and how it is measured.

Alderman Kenny stated that there has been a lot of attention and discussion as the area being the center of Darien. He stated that this one place within the City that has a school across the street with a lot of people and children. He asked the Committee to honor the PZC's recommendation.

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

Ms. Ann Murphy stated that she has been in the business for five years and that they are interested in opening a business in Darien and that Brookhaven is a seamless opportunity and open to liquor and gaming. She stated that the application deadline is December 10<sup>th</sup> and by January 2<sup>nd</sup> they would have to hire an architect, security, etc. and that time is of the essence.

Alderman Kenny stated that having a business that requires extra security, it is a bad idea.

Mr. Doug Pauly, Real Estate Agent, stated that he was not involved in the business but that the location is great and that it will generate tax revenue. He stated that Walmart and Home Depot have choices to allow uses and that approval is great but years down the line you may miss a great opportunity for the City.

Ms. Murphy reported that they could probably bring in a million per year or \$600,000 in a bad year and that if they made \$2 million the City would get \$1.2 million.

Alderman Kenny noted that the City will only get 3%.

A gentleman in the audience stated that he has lived in Darien for 25 years and he does not want another indulgence like gambling and a liquor establishment.

Chairperson Belczak stated that the law will be in place January 1<sup>st</sup> and that it is not a whole lot different than liquor, gaming, etc. and allowing a business to the City is beneficial. He recommended eliminating Walgreens and Option 2 and 3 recommended as permitted use.

**Alderman Belczak made a motion and it was seconded by Alderman Kenny denying Option 1-Brookhaven Plaza-Existing Walgreens.**

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 2-Brookhaven Plaza and Option 3 Brookhaven Plaza with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

#### **Option 4-7900 S Cass Ave-EXISTING OFFICE BUILDING**

Mr. Dan Gombac, Director reported that there is a Kindercare approximately 100 feet away and a Lindenwood adjacent to the building.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 4-7900 S Cass Ave-EXISTING OFFICE BUILDING with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

#### **Option 5-8100 S Cass Ave-OUTLOT**

Mr. Dan Gombac, Director reported that the PZC approved with a special use which is conflicting with the motion.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 5-8100 S Cass Ave-OUTLOT with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**Option 6-8100 S Cass Ave**

Mr. Dan Gombac, Director reported that the PZC approved with a special use which is conflicting with the motion.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 6-8100 S Cass Ave with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**Option 7-1220 S Plainfield Road**

Mr. Dan Gombac, Director reported that this is a site off on its own and that there does not appear to be enough parking. He reported that the PZC recommended denying this location.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson denying Option 7-1220 S Plainfield Road.**

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

**Option 8-MID 8100 BLOCK OF CASS AVE – PIN NO 3 AND 4**

Mr. Dan Gombac, Director reported that the PZC approved with a special use which is conflicting with the motion.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 8-MID 8100 BLOCK OF CASS AVE – PIN NO 3 AND 4 with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**Option 9-7300 BLOCK OF ROUTE 83 BETWEEN 73RD AND 74TH STREET**

Mr. Dan Gombac, Director reported that the PZC did not recommend.



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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson denying Option 9-7300 BLOCK OF ROUTE 83 BETWEEN 73RD AND 74TH STREET.**

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

**Option 10-2600 BLOCK OF 83RD STREET**

Mr. Dan Gombac, Director reported that the PZC did not recommend.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson denying Option 10-2600 BLOCK OF 83RD STREET.**

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

**Option 11-8100 BLOCK OF LEMONT RD**

Mr. Dan Gombac, Director reported that this is the Rockwell International site. He reported that the PZC recommended with permitted use.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving Option 11-8100 BLOCK OF LEMONT RD with permitted use.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

**Option 12-8200 BLOCK OF LEMONT RD**

Mr. Dan Gombac, Director reported that Perfect Swing is nearby. He reported that the PZC did not recommend.

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny denying Option 12-8200 BLOCK OF LEMONT RD.**

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

### **Option 13-SOUTHWEST QUADRANT OF LEMONT RD AND 83RD STREET**

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

**Alderman Belczak made a motion and it was seconded by Alderman Kenny denying Option 13-SOUTHWEST QUADRANT OF LEMONT RD AND 83RD STREET.**

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

### **Business License**

Mr. Dan Gombac, Director reported that the PZC recommended one business license for retail only.

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

**Alderman Belczak made a motion and it was seconded by Alderman Gustafson approving one business license for retail only.**

**Upon voice vote, THE MOTION CARRIED 2-1. Alderman Kenny voted Nay.**

Mr. Gombac reported that the final ordinance will be presented to the City Council on December 16, 2019.

### **v. Minutes – October 28, 2019 Municipal Services Committee.**

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 of the October 28, 2019 Municipal Services Committee Meeting Minutes.**

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

### **DIRECTOR'S REPORT**

Mr. Dan Gombac, Director reported on a four-story development proposal for a 40-unit apartment complex on Plainfield Road.

### **NEXT SCHEDULED MEETING**

Chairperson Belczak announced that the next meeting is scheduled for Monday, December 23, 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 9:30 p.m.

RESPECTFULLY SUBMITTED:

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**Thomas Belczak**  
Chairman

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**Eric Gustafson**  
Alderman

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**Joseph Kenny**  
Alderman