

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

PRESENT: Alderman Joseph Marchese–Chairman, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac – Director, Steven Manning - City Planner

ABSENT: None

ESTABLISH QUORUM

Chairperson Joseph Marchese called the meeting to order at 6:30 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

OLD BUSINESS

- a. PZC 2018-09 - 6710 Rt. 83 -Petitioner seeks approval of a variation to Section 4- 3-16 of the Darien Sign Code to allow an electronic message center on the ground sign at 6710 Rt. 83.**

Mr. Steve Manning, City Planner reported that this is a variation for an electronic message center. He reported that the PZC reviewed the petition January 16, 2019 with a vote of 4-4 and at the Municipal Services Committee Meeting on January 28, 2019 the Committee asked the petitioner for a redesign.

Mr. Manning reported that the petitioner has provided a revised plan showing a reduction in sign height to 23'4" and relocation of the electronic message panel to the second position from the top and new cladding around the sign structure with a faux brick base.

Mr. Manning reported that the committee could take a vote and that it does not have to go back to PZC.

Chairperson Marchese questioned why the owner feels the need to keep the sign.

Mr. Albert Santa Maria, Olympic Signs stated that the owner has reduced the rates two times in last ten years and that business for the tenants is increasing but that a message center would increase business even more. He stated that they looked at the message board height because of the trees and if the message board is put lower down the sign, they will lose a lot of northbound traffic. Mr. Santa Maria reported that the new design is \$20,000.

Alderman Chlystek questioned the height of the sign at Pete's.

Mr. Dan Gombac, Director reported that the sign will be 12 ft lower than the Pete's sign.

Alderman Belczak stated that the new plan was an improvement and in line with the other signs and that the petitioner is at a disadvantage being further from the street.

Chairperson Marchese stated that he liked the design of the new plan and that they need a sign that is a bit taller.

Alderman Chlystek stated that he liked the updates to the new sign and that he is happy that the petitioner met the City half way.

Mr. Manning reported that the previous condition was that the message should be held for 60 seconds and maintain constant brightness and multiple colors.

Mr. Santa Maria stated that 60 seconds is acceptable but not what others in Darien are following.

Mr. Gombac reported that staff has sent notices to the businesses in town regarding maintaining the 60 seconds.

There was no one else wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of PZC 2018-09 - 6710 Rt. 83 – a variation to Section 4- 3-16 of the Darien Sign Code to allow an electronic message center on the ground sign at 6710 Rt. 83.

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

Chairperson Marchese reported that this would be forwarded to the City Council but that the petitioner should be there earlier if moved to New Business.

NEW BUSINESS

- a. **PZC 2019-01 - 419 Plainfield Road - Petitioner seeks approval of a variation to the Darien Zoning Code Section SA-5-12 (C), that otherwise requires a 60 foot maximum height for transmitting towers, for a proposed tower 130 feet tall to be built in the rear yard of their Fire Station #122 at 419 Plainfield Road.**

Mr. Steve Manning, City Planner reported that Tri-State Fire District is seeking approval of a variation for a proposed tower 130 feet tall to be built in the rear yard of the fire station on Plainfield Road. He reported that the District's consultant determined that the minimum height of sending and receiving microwave antennas is 130 feet and that the other towers at Sportsplex and the high school; would not be feasible.

Mr. Manning reported the District is also anticipating moving the local radio antennas from the building roof to the monopole. He further reported that there will be other ports in the monopole available to lease in the future.

Mr. Manning reported that the PZC reviewed and spent some time discussing and voted 7-1 with concern from one Commissioner about the impact and character criteria used for variations.

Mr. Gombac reported that ACDC is at Public Works and that their contract was recently renewed. He reported that staff has been working with the Fire District and that the stealth tower could not be used because of the height.

Chairperson Marchese questioned if this is necessary for public safety.

Deputy Chief Pat Brenn reported that the microwaves will travel in a straight line from dish to dish and that they presently rely on phone lines for emergency dispatch and data transmission. Deputy Chief Brenn stated that they currently use Comcast and AT&T costing \$90,000 per year and old technology. He further reported that 75% of the calls are by cell phone and that this technology will eliminate a step. He reported that call on average currently it takes over a minute to initiate.

Deputy Chief Brenn reported that at the PZC meeting that the Chief stated that the District was willing to put a limit on the leasing if they could recoup some of the cost.

Alderman Belczak questioned other communities that are doing the same thing.

Deputy Chief Brenn reported that Addison, Westmont, Pleasantview and Bloomingdale were some of the departments to name a few.

Alderman Chlystek questioned if going back to bigger is the best technology.

Deputy Chief Brenn stated that this is the best technology and that a lot of departments don't do it because of costs.

Alderman Chlystek questioned the watts and the power.

The District's consultant reported that the two antennas work like two flashlights and stated that it is the best out there. He further reported that there are no reported cases that the antennas have caused harm.

Mr. Gombac questioned if there will be a light on top of tower.

The consultant reported that 200 feet requires lighting per the FAA and there is no need for light.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval a variation to the Darien Zoning Code Section SA-5-12 (C), that otherwise requires a 60 foot maximum height for transmitting towers, for a proposed tower 130 feet tall to be built in the rear yard of their Fire Station #122 at 419 Plainfield Road.

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

NEW BUSINESS

- a. **Caring Network - 2849 83rd Street - Petitioner seeks approval of a minor PUD amendment to allow their medical use at 2849 83rd Street in building D 1 of the Crossroads business park.**

Mr. Dan Gombac, Director reported that Caring Network is a not-for profit agency offering a women's clinic. He reported that the site is zoned B-2 with a planned unit development.

Ms. Beth Rockouski, President, Caring Network reported that they have been operating since 1961 and receive donor support from churches. She reported that they have five other centers and that they had a center in Downers Grove in 2016.

There was no one else wishing to present public comment.

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval of a minor PUD amendment to allow their medical use at 2849 83rd Street in building D 1 of the Crossroads business park.

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

- c. **Text Amendment, Zoning Code: Chemical Related Uses and Activities - Consideration of a proposed text amendment of the Zoning Code regarding standards for chemical related uses and activities, currently in Chapter 9: Office and Industrial Districts, Chapter 12: Performance Standards, and Chapter 13: Definitions.**

Mr. Steve Manning, City Planner reported that at a Goal Setting meeting the Council discussed recommending revisions in land uses with the goal of minimizing uses that may pose a hazard and requirements for public notification in the case of an EPA violation.

Mr. Manning reported that the City Administrator drafted a text amendment focusing on permitted and special uses that may involve problematic chemical uses and activities to be prohibited, not allowed or restricted. He reported that the PZC held four hearings, heard from the people and that a second draft was prepared and included in the packet. Mr. Manning presented Amendments 1, 2 and 3. He reported that staff received late correspondence dated March 20th from Sterling Bay.

Mr. Dan Gombac, Director reported that Sterling Bay is concerned with electric forklifts with batteries and exceeding the minimum threshold. He reported that both attorneys' have been in communication.

Chairperson Marchese stated that there may be a time in the future that this topic will need to be revisited depending on what occurs in the future.

Mr. Gombac reported that the language will be incorporated into the business application.

Ms. Brooke Lenneman, Attorney, Holland & Knight, LLP and representing Sterling Bay stated that at the PZC meeting that there was a request for a language change regarding the threshold and chloride.

There was some communication regarding batteries and the threshold from Ms. Lenneman and the Committee.

Chairperson Marchese stated he liked the present language and if needed it can be tweaked. He stated that the City is extremely sensitive to the community but also conscious of business. Alderman Belczak agreed with Chairperson Marchese.

Mr. Gombac reported that across the board the City will work with Sterling Bay when it comes to a new tenant.

Ms. Lenneman stated that Sterling Bay never had the intention of unsafe liability.

Mr. Keith Lang stated that he has attended all the meetings and that the language from Mr. Manning was not the motion that the PZC approved.

Mr. Gombac stated that the text read was at the staff level and that the Committee is aware of the PZC's motion.

Mr. Manning read aloud the changes to the motion from Commissioner Desmond of the PZC adding the word "process" after the words "utilization" and the words "at quantities" before the words "subject to the Tier II reporting".

There was no one else wishing to present public comment.

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of the ordinance as presented with changes to the text in sections 1 and 2 adding the word "process" after the words "utilization" and the words "at quantities" before the words "subject to the Tier II reporting" based on a finding-of-fact that the proposed zoning text amendment does comply with the decision criteria in Section 5A-2-2-5 of the Zoning Code, specifically that it would be compatible with the existing uses and trend of development in the area, it would not have a negative impact on the character of the area or the property values therein, and it would be consistent with the plans and policy of the City to protect the health safety and general welfare.

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

d. Resolution - Approval to authorize the Private Property Rear Yard Storm Water Management Assistance Projects.

Mr. Dan Gombac, Director reported that this is second year staff is presenting a formal proposal identifying the projects. He reported that there are 14 projects and that all residents have committed and have received invoices with a deadline of May 1st.

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

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of a resolution authorizing the Private Property Rear Yard Storm Water Management Assistance Projects.

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

e. Resolution -Approval to accept a Storm Sewer Easement from the following property: 7023 Sierra Drive 09-22-310-019.

Mr. Dan Gombac, Director reported that this resolution is accepting a storm sewer easement from 7023 Sierra Drive for an upcoming rear yard drainage project. He reported that staff reached out to the resident for a storm sewer easement to be dedicated only to the City of Darien.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a resolution to accept a Storm Sewer Easement from the following property: 7023 Sierra Drive 09-22-310-019.

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

f. Resolution - Approval to accept a Storm Sewer Easement from the following property: 7806 Stratford Place 09-27-308-030.

Mr. Dan Gombac, Director reported that this resolution is accepting a storm sewer easement from 7806 Stratford Place for an upcoming rear yard drainage project. He reported that staff reached out to the resident for a storm sewer easement to be dedicated only to the City of Darien.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a resolution to accept to accept a Storm Sewer Easement from the following property: 7806 Stratford Place 09-27-308-030.

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

- g. Resolution - Authorizing the purchase of one (1) new 2020 Peterbilt Model 348 Cab, Unit 101, and Chassis from JX Peterbilt in an amount not to exceed \$101,821.56.**

Mr. Dan Gombac, Director reported that this resolution is for the purchase of one new 2020 Peterbilt Model 348 Can and Chassis. He reported that this vehicle replaces the 2008 Sterling 9-ton dump truck with 46,000 miles.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a resolution authorizing the purchase of one (1) new 2020 Peterbilt Model 348 Cab, Unit 101, and Chassis from JX Peterbilt in an amount not to exceed \$101,821.56.

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

- h. Resolution - Accepting a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2020 Peterbilt Model 348, in an amount not to exceed \$102,172.00.**

Mr. Dan Gombac, Director reported that this resolution accepts a proposal for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2020 Peterbilt Model 348.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a resolution accepting a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2020 Peterbilt Model 348, in an amount not to exceed \$102,172.00.

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

- i. Resolution -Authorizing the purchase of one new 2019, Ford F-350 4X4 Super Cab from Currie Commercial Center in an amount not to exceed \$59,234.**

Mr. Dan Gombac, Director reported that this resolution authorizes the purchase of a new 2019 Ford F-350 replacing the 2011 Ford F-250 pickup truck with 113,000 miles.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a resolution authorizing the purchase of one new 2019, Ford F-350 4X4 Super Cab from Currie Commercial Center in an amount not to exceed \$59,234.

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

- j. Resolution - Authorizing the purchase and installation of the following from B&H Equipment Specialists, Inc. in an amount not to exceed \$12,618: One 3-compartment double wall UL 142 fluid storage tank with all fittings, sight gauges and vents, also with (3) 5:1 ratio oil pumps, (3) W' x 50' hose reels, (3) electronic metered dispense valves, air regulators, connecting hoses and One 4-tank stackable poly system - 60 gallon each on stand with gravity feed pumping, drip trays, secondary containment.**

Mr. Dan Gombac, Director reported that this resolution authorizes the purchase and installation of fluid storage containers with spill containment protection.

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

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of a resolution Authorizing the purchase and installation of the following from B&H Equipment Specialists, Inc. in an amount not to exceed \$12,618: One 3-compartment double wall UL 142 fluid storage tank with all fittings, sight gauges and vents, also with (3) 5:1 ratio oil pumps, (3) W' x 50' hose reels, (3) electronic metered dispense valves, air regulators, connecting hoses and One 4-tank stackable poly system - 60 gallon each on stand with gravity feed pumping, drip trays, secondary containment.

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

- k. Minutes - February 25, 2019 Municipal Services Committee**

Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of the February 25, 2019 - Municipal Services Committee Meeting.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that staff is working with a potential restaurant owner at Plainfield and Cass. He provided an update on the vacancies and economic status.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next meeting is scheduled for Monday, April 22, 2019.

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Chlystek to adjourn. Upon voice vote, THE MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:50 p.m.

RESPECTFULLY SUBMITTED:

**Joseph Marchese
Chairman**

**Thomas Belczak
Alderman**

**Thomas Chlystek
Alderman**