

AGENDA
Municipal Services Committee
November 23, 2015
6:30 P.M. – Council Chambers

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. New Business**
 - a. PZC 2015-14: 6901 Clarendon Hills Road:** Petitioner seeks approval of a variation to reduce the required corner side yard setback from 15 feet to 9 feet for a shed. *(Updated)*
 - b. PZC 2015-15: Marion Hills Bible Church, 142 Plainfield Road:** Petitioner seeks approval of a sign variation to permit an electronic message board sign.
 - c. Minutes – October 26, 2015 Municipal Services Committee**
- 4. Director's Report**
- 5. Next scheduled meeting – December 28, 2015**
- 6. Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: November 23, 2015

Issue Statement

PZC 2015-14: 6901 Clarendon Hills Road: Petitioner seeks approval of a variation to reduce the required corner side yard setback from 15 feet to 9 feet for a shed. *(Updated)*

General Information

Petitioner/Owner: Matthew Goodwin
6901 Clarendon Hills Road
Darien, IL 60561

Property Location: 6901 Clarendon Hills Road

PIN: 09-23-311-001

Existing Zoning: R-2 Single-Family Residence

Existing Land Use: Single-family detached home

Comprehensive Plan Update: Low Density Residential

Surrounding Zoning and Land Use:

North: R-2 Single-Family Residence: single-family detached homes
East: R-2 Single-Family Residence: single-family detached homes
South: R-2 Single-Family Residence: single-family detached homes
West: R-2 Single-Family Residence: single-family detached homes

Size of Property: 19,181 square feet

Floodplain: Eastern portion of property is located within a floodplain.
Proposed location of shed is partially located within the floodplain.

Transportation: Property fronts Clarendon Hills Road and 69th Street.

History: None.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Plat of Survey/Site Plan, 1 sheet, survey prepared by Joseph M. DeCraene, dated March 19, 2013, site plan prepared by petitioner.
2. Aerial Map of property.

3. Shed Drawing, 1 sheet, prepared by Arrow.

Planning Overview/Discussion

The subject property is located at the southeast corner of Clarendon Hills Road and 69th Street. The petitioner proposed constructing a 12' x 17' shed on the north side of existing detached garage, next to the garage.

The property is zoned R-2. Detached accessory structures are required to be located at least 15 feet from the corner side lot line (69th Street right-of-way line), Section 5A-5-9-2(A)(b)(2) of the Zoning Ordinance. The shed will encroach 4 feet into the required 15-foot corner side yard setback.

The proposed shed location is located within a floodplain. The City Engineer will have to review the site plan to determine compliance with applicable floodplain regulations.

The variation request must address the following criteria for approval:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Staff Findings/Recommendations

Staff does not object to the proposed variation. The proposed variation does not adversely alter the general character of the property, nor does it adversely alter the essential character of the neighborhood, nor does it impair the adequate supply of light and air in adjacent properties.

Therefore, staff recommends the Planning and Zoning Commission make the following recommendation to grant the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-14 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented, subject to:

1. Floodplain review by the City Engineer.

Planning and Zoning Commission Review – November 4, 2015

The Planning and Zoning Commission considered this matter at their meeting on November 4, 2015. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, John Laratta, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Absent: Ronald Kiefer, Louis Mallers

Michael Griffith, Senior Planner, reviewed the agenda memo. He noted the proposed setback from the 69th Street right-of-way is 11 feet for a 12' x 17' shed. He noted there is floodplain that will be addressed through the permit review process.

Matthew Goodwin, the petitioner, described the shed and proposed location. He stated the shed will be on a concrete slab. He stated there will be about a 2-foot gap between the existing garage and shed.

Mr. Griffith noted that pushes the shed further into the setback resulting in a 9-foot setback from the 69th Street right-of-way.

There was no one from the public to offer comment.

The Commission did not have an objection to the location of the proposed shed or 9-foot setback from the 69th Street right-of-way.

Without further discussion, Commissioner Laratta made the following motion seconded by Commissioner Mielkus:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-14 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented, subject to:

- 1. Floodplain review by the City Engineer.**

Upon a roll call vote, THE MOTION CARRIED by a vote of 6-0.

Municipal Services Committee – November 23, 2015

At the November 4, 2015, Planning and Zoning Commission meeting, the petitioner noted the shed will be located about 2 feet from the wall of the existing garage, resulting in a 9-foot setback from the north lot line (69th Street right-of-way) as opposed to 11 feet if the shed is located up against the garage. The Commission did not object. The issue statement has been updated.

Based on the Commission's recommendation, staff recommends the Committee make the following recommendation granting the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-14 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee approve the petition as presented, subject to:

- 1. Floodplain review by the City Engineer.**

Decision Made

Planning and Zoning Commission: November 4, 2015

Municipal Services Committee: November 23, 2015

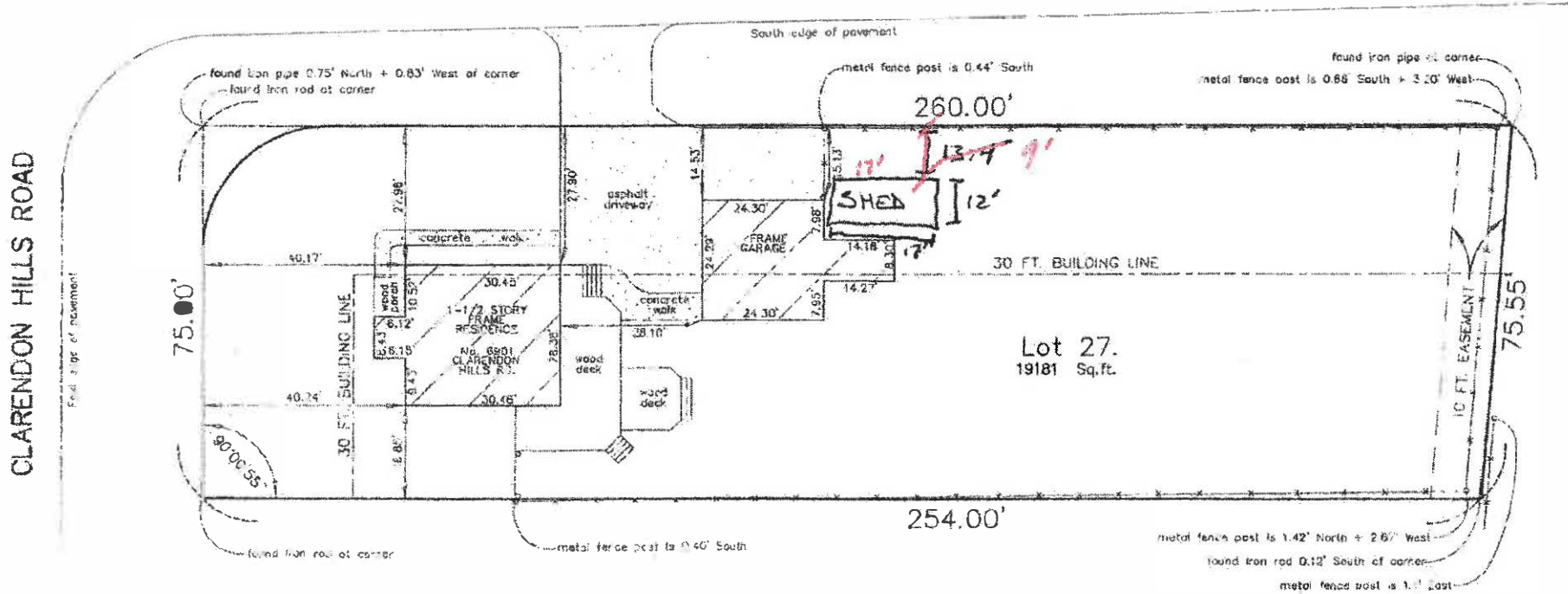
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 S. CYLINE DRIVE
HINSDALE, IL 60527
PH 630-789-0898
FAX 630-789-0697

ALTERED Plat of Survey



LOT 27 IN BLOCK 42 IN TRI STATE VILLAGE UNIT 5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1944 AS DOCUMENT 465114, IN DUPAGE COUNTY, ILLINOIS.

69th STREET



- NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
 - DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.

METAL CHAIN-LINK FENCE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: MARCH 19, 2013

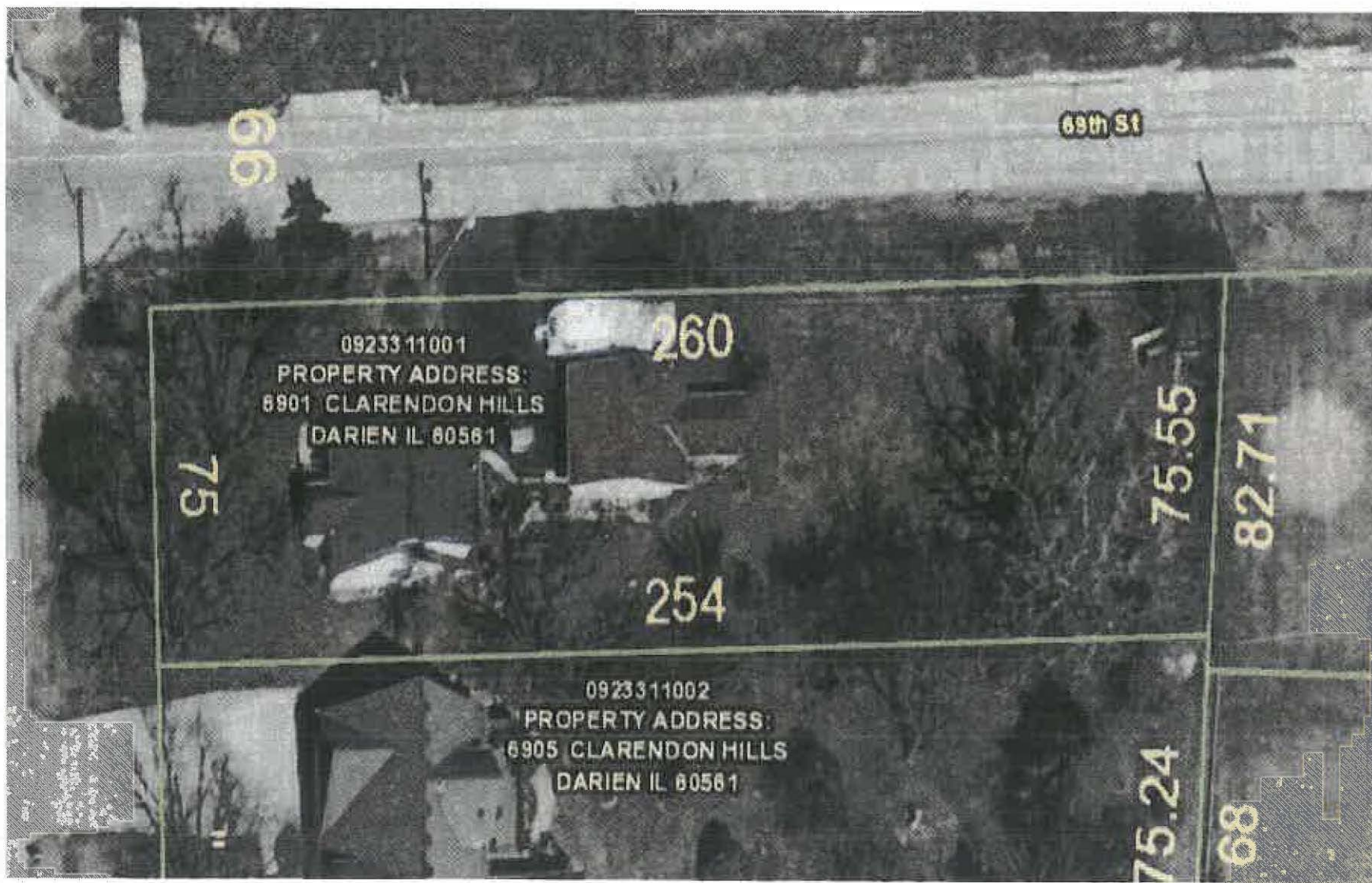
Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO 2478

LIC. EXP. 11-30-2014

ORDERED BY: RICHARD F. SARNA, ATTY.

ORDER NO: 130210

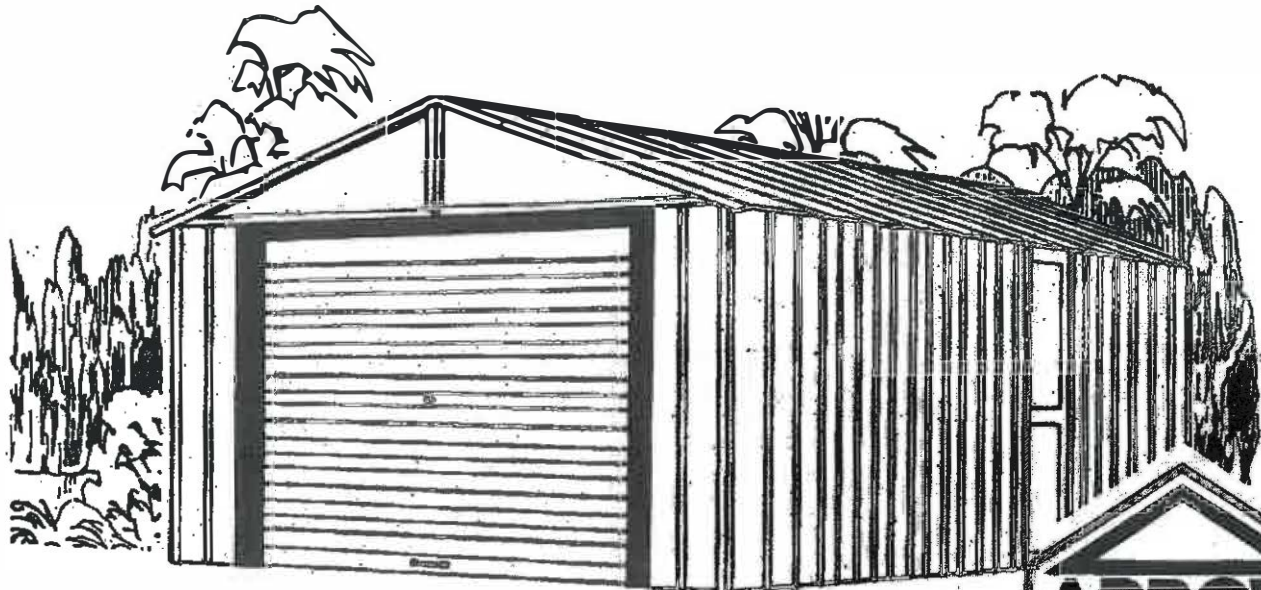
© COPYRIGHT 2013 JOSEPH M. DE CRAENE



Owner's Manual & Assembly Instructions

8701

Model No. VT1210-A VT1217-A VT1224-A
VT1231-A 697.68608-A
697.68609-A 697.68610-A
697.68611-A



713781207



CAUTION: SOME PARTS HAVE SHARP EDGES. CARE MUST BE TAKEN WHEN HANDLING THE VARIOUS PIECES TO AVOID A MISHAP. FOR SAFETY SAKE, PLEASE READ SAFETY INFORMATION PROVIDED IN THIS MANUAL BEFORE BEGINNING CONSTRUCTION. WEAR GLOVES WHEN HANDLING METAL PARTS.

BUILDING DIMENSIONS * Size rounded off to the nearest foot

*Approx. Size	Foundation Size	Storage Area Sq. Ft. Cu. Ft.		Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions (Wall to Wall)		
				Width	Depth	Height	Width	Depth	Height
12' x 10'	141 1/8" x 111 3/4"	110	801	146 1/8"	117"	103 1/4"	141 1/8"	111 3/4"	102"
12' x 17'	141 1/8" x 198"	194	1419	146 1/8"	203 1/4"	103 1/4"	141 1/8"	198"	102"
12' x 24'	141 1/8" x 284 1/4"	278	2037	146 1/8"	289 1/2"	103 1/4"	141 1/8"	284 1/4"	102"
12' x 31'	141 1/8" x 370 1/2"	362	2655	146 1/8"	375 3/4"	103 1/4"	141 1/8"	370 1/2"	102"
3,7m x 3,1m	3,58m x 2,84m	10,2m ²	22,7m ³	3,71m	2,97m	2,62m	3,58m	2,84m	2,59m
3,7m x 5,2m	3,58m x 5,03m	18,0m ²	40,2m ³	3,71m	5,16m	2,62m	3,58m	5,03m	2,59m
3,7m x 7,3m	3,58m x 7,22m	25,8m ²	57,7m ³	3,71m	7,35m	2,62m	3,58m	7,22m	2,59m
3,7m x 9,5m	3,58m x 9,41m	33,6m ²	75,2m ³	3,71m	9,54m	2,62m	3,58m	9,41m	2,59m

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: November 23, 2015

Issue Statement

PZC 2015-15: Marion Hills Bible Church, 142 Plainfield Road: Petitioner seeks approval of a sign variation to permit an electronic message board sign.

General Information

Petitioner/Owner: Marion Hills Bible Church
142 Plainfield Road
Darien, IL 60561

Property Location: 142 Plainfield Road

PIN: 09-26-101-001; -002

Existing Zoning: R-2 Single-Family Residence

Existing Land Use: Religious institution

Comprehensive Plan Update: Low Density Residential

Surrounding Zoning and Land Use:

North: R-2 Single-Family Residence: single-family, detached residence
East: R-2 Single-Family Residence: single-family, detached residence
South: R-2 Single-Family Residence: single-family, detached residence
West: R-2 Single-Family Residence: single-family, detached residence

Floodplain: None.

Natural Features: None.

Transportation: Property has frontage on Plainfield Road and High Road.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

Planning Overview/Discussion

The subject property is located at the northeast corner of Plainfield Road and High Road.

The petitioner recently replaced their free-standing sign with a new sign. Upon the sign's installation, staff noticed the sign was an electronic message board. The Sign Code prohibits electronic message board signs. The petitioner is requesting a variation from the Sign Code to

bring the matter into compliance.

The City Council has granted variations to permit electronic message board signs for several institutions in Darien, including: First American Bank on 75th Street, Republic Bank on 75th Street, Chuck's Southern Comforts Café on Cass Avenue and most recently Our Lady of Peace Church on Plainfield Road. In each case, approvals have included conditions, in part, the time messages are required to be held and prohibiting flashing, blinking, scrolling messages.

To be consistent, staff offers the following conditions:

1. Messages will be held for 60 seconds.
2. Messages will change all at once.
3. Messages may display multiple colors.
4. Illumination will maintain a constant light intensity or brightness.
5. Illumination brightness will comply with the Sign Code, to be verified at time of permit issuance.

With the above conditions, messages are not allowed to scroll, but will have to maintain constant illumination.

Per Section 4-3-18 of the Sign Code, the following shall be considered when granting a variation from the Sign Code:

1. The available locations for adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting of the variation.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
5. The general intent of the Sign Code.

Section 4-3-2 of the Sign Code provides the general intent of the Sign Code:

This sign code is adopted for the following purposes:

1. To promote and protect the public health, safety, comfort, morals, convenience and general welfare of the residents of the City.
2. To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.
3. To promote the safety and recreational value of public travel.
4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.
5. To ensure compatibility of signs with surrounding land uses.
6. To enhance the economy of the City by promoting the reasonable, orderly and effective display of outdoor advertising.

7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions and hazards created by a proliferation of off-site advertising signs.
8. To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.
9. To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.

Staff Findings/Recommendations

Staff finds the proposed sign an improvement over the previous sign. The proposed variation will not affect pedestrian and motor traffic and meets the general intent of the Sign Code by enhancing the economy of the City by promoting reasonable, orderly and effective display of signage.

Staff recommends the Commission make the following recommendation to approve the variation petition subject to conditions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-15 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition subject to the following conditions:

1. **Messages will be held for 60 seconds.**
2. **Messages will change all at once.**
3. **Messages may display multiple colors.**
4. **Illumination will maintain a constant light intensity or brightness.**
5. **Illumination brightness will comply with the Sign Code, to be verified at time of permit issuance.**

Planning and Zoning Commission Review – November 4, 2015

The Planning and Zoning Commission considered this matter at their meeting on November 4, 2015. The following members were present: Beverly Meyer – Chairperson, Andrew Kelly, John Laratta, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Absent: Ronald Kiefer, Louis Mallers

Michael Griffith, Senior Planner, reviewed the agenda memo.

Bob Muester and Greg Karvcek, with Marion Hills Bible Church, were present. They questioned holding the message for 60 seconds, suggesting 10 seconds. They noted Cass Jr. High School's sign changes more frequently than 60 seconds.

Mr. Griffith noted signs approved for both Cass Jr. High and Hinsdale S. High School were approved through an Intergovernmental Agreement instead of a sign variation. He noted signs for Chucks Café, Republic Bank and Our Lady of Peace all included the condition to hold messages for 60 seconds.

The Commission discussed the time period to hold messages. Commissioner Oberland stated all such signs should be treated the same. The other Commissioners stated the 60 seconds standard should be applied, noting that has been the standard applied in similar cases.

No one from the public was at the meeting to offer comment.

Without further discussion, Commissioner Ritzert made the following motion seconded by Commissioner Mielkus:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-15 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition subject to the following conditions:

- 1. Messages will be held for 60 seconds.**
- 2. Messages will change all at once.**
- 3. Messages may display multiple colors.**
- 4. Illumination will maintain a constant light intensity or brightness.**
- 5. Illumination brightness will comply with the Sign Code, to be verified at time of permit issuance.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 5-1.
Commissioner Oberland voted Nay.**

Municipal Services Committee – November 23, 2015

Based on the Commission's recommendation, staff recommends the Committee make the following recommendation to approve the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-15 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee recommend approval of the petition subject to the following conditions:

- 1. Messages will be held for 60 seconds.**
- 2. Messages will change all at once.**
- 3. Messages may display multiple colors.**
- 4. Illumination will maintain a constant light intensity or brightness.**

- 5. Illumination brightness will comply with the Sign Code, to be verified at time of permit issuance.**

Decision Mode

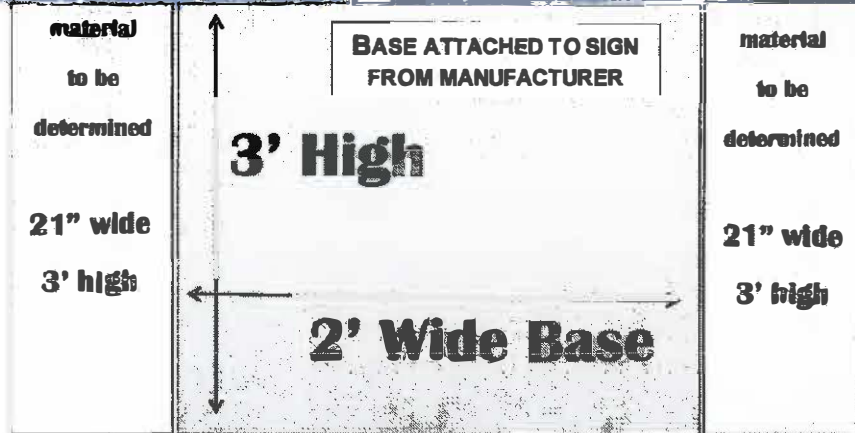
Planning and Zoning Commission: November 4, 2015

Municipal Services Committee: November 23, 2015

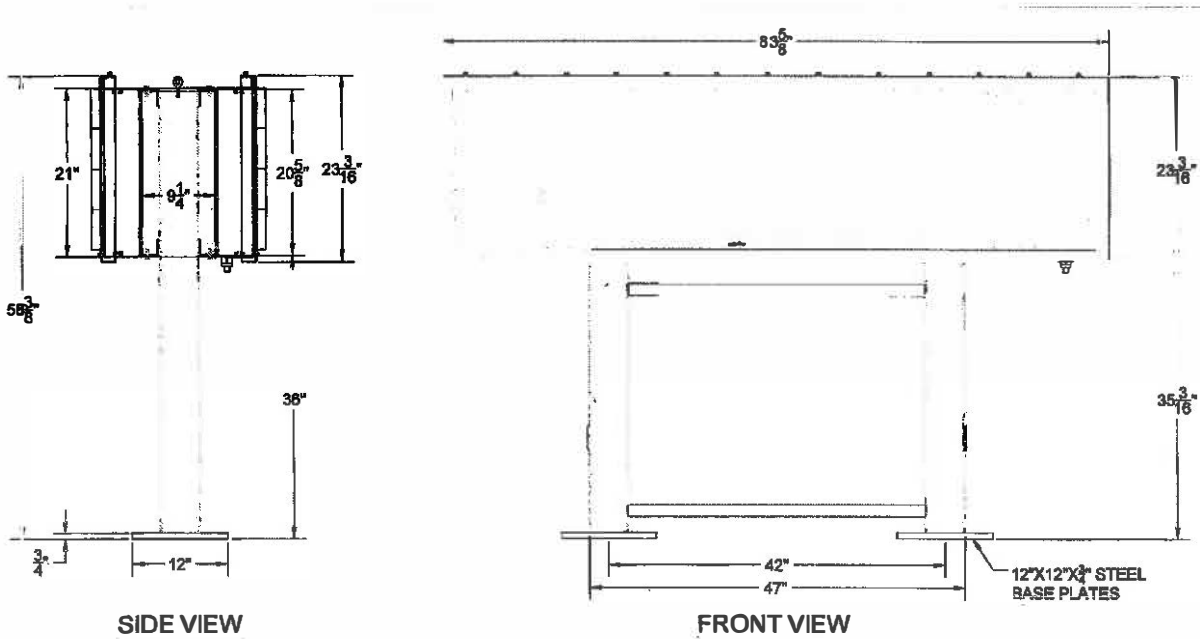
IF YOU HAVE QUESTIONS PLEASE CONTACT: 630-986-0108 -OR- EMAIL: HIDDENWITHCHRIST@ATT.NET

*192 Plainfield Rd
Darien IL*

MARION HILLS BIBLE CHURCH



4' of Landscaping around sign



SIDE VIEW

FRONT VIEW



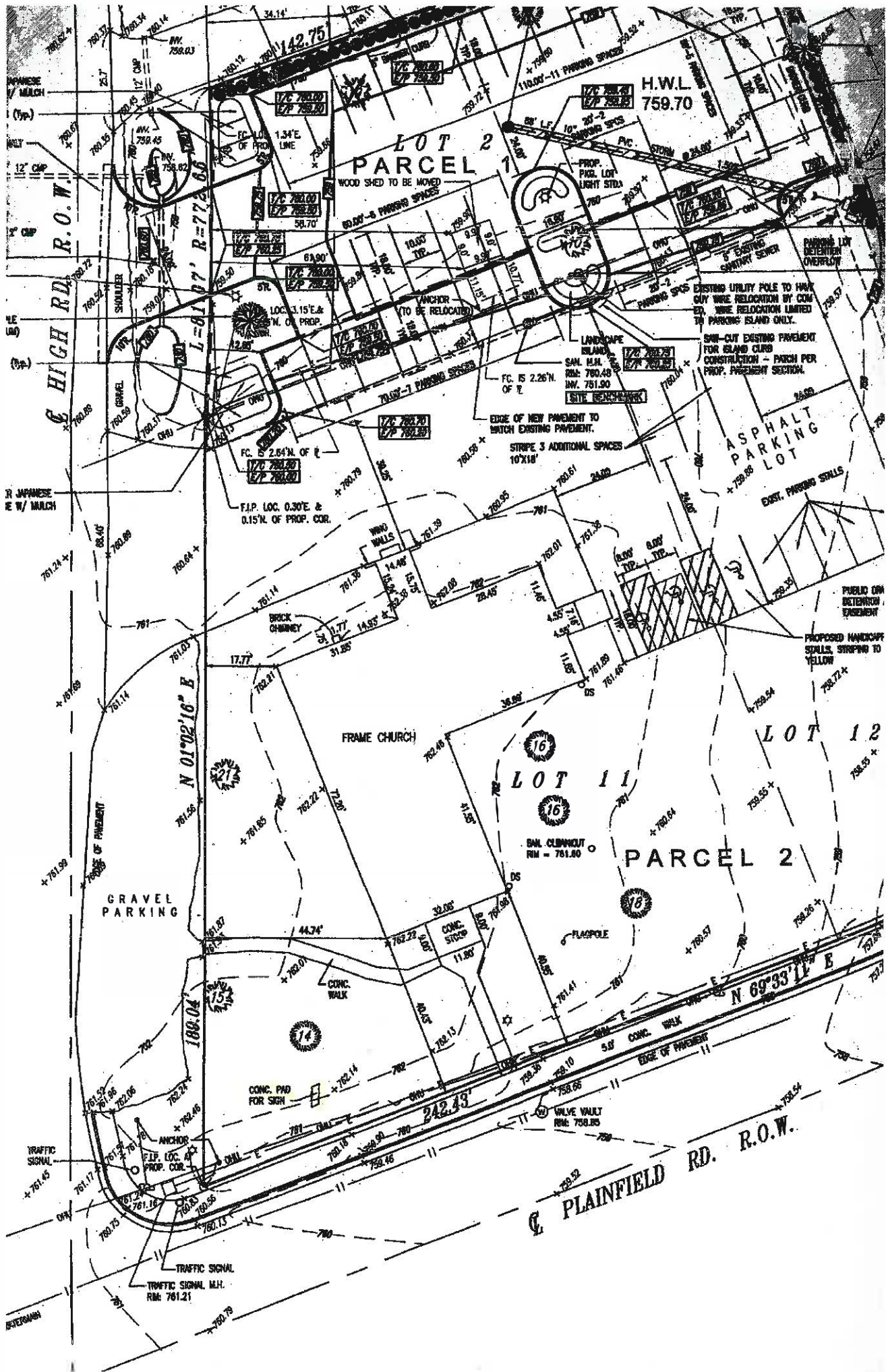
Date: 07-17-15
Drawn by: JRM
Checked by:
1. PROJECT SUPERVISOR
2. PROJECT MANAGER
3. ESTIMATOR
4. SALES

J.M.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

DRAWING DESIGNED TO BE PRINTED ON 6 1/2 X 14" PAPER

Sign Model:	Page
DAYSTAR EXP 118mm S2X 126	2 OF 6

Drawing #:	Sketch #:	Customer #:	Customer Name:	Customer Address:
DEP-16mm-D-32x128	858322-5D-S	1119044	MARION HILLS BIBLE CHURCH	142 PLAINFIELD ROAD DARIEN, IL 60551-3909



**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**