

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
RESCHEDULED MEETING  
December 20, 2010**

**PRESENT:** Chairperson Joseph Marchese, Alderman John Galan, Alderman Ted Schauer, Dan Gombac-Director, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

**ABSENT:** None

Chairperson Marchese called the Municipal Services Committee Meeting to order at 5:30 p.m. at City Hall - City Hall Conference Room, Darien, Illinois and declared a quorum present.

**NEW BUSINESS**

- A. 6818 Route 83 – Petitioner seeks approval of a special use for a tire and battery establishment within the B-2 zoning district, along with variations from the Zoning Ordinance and Sign Code related to site alterations.**

Mr. Michael Griffith, Planner, presented the staff report. He reported that the proposed use, auto service within the B-2 Zoning District, requires special use approval. He noted that the property was the former Butternut Bakery and that the building has been vacant for a couple of years. Mr. Griffith stated that the business will provide tire and battery installations along with oil and muffler work but that there will be no major auto repair. He stated that the petitioner is proposing to have three retail spaces and that the variations relate mostly to parking. He further stated the petitioner is requesting a variation to reduce the parking stall length from 18 feet to 16 feet and noted that parking spots will be added to the south.

Mr. Griffith reported that the PZC held a public hearing and recommended approval and that they were pleased with the site plan. He reported that there was no one in the audience wishing to speak at the public hearing.

Alderman Galan questioned if the fire department was contacted.

Mr. Griffith reported that the fire department was contacted and that they did not have any objections.

Alderman Schauer asked if there would be any issues with storage of the tires.

Mr. Dan Gombac, Director, stated that the fire department will need to inspect the site and that they will impose guidelines on the builder and that he will have to adhere.

The attorney for the petitioner stated that the petitioner is excited to develop the site.

The architect for the petitioner stated that his client is very aggressive and will move quickly once approved. He stated that the business will occupy two thirds of the building. He thanked staff for their professionalism and thorough job on the staff report.

The architect also noted that the muffler business is minimal and that his client averages 5 muffler jobs per year. He stated that his client is environmentally conscience and that they will be a good neighbor to Darien.

Alderman Galan questioned if a soil test was completed.

Mr. Gombac stated that the site is not being redeveloped and requires no review from the City. The petitioner proposes to install triple catch basins which are a norm within a garage application. There will be no fuel tanks in the ground.

The architect stated that his client has a retrieval system that scoops up liquids and recycles them and that the client would not have purchased the building if it did not pass environmentally.

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

**Alderman Schauer made a motion and it was seconded by Alderman Galan that based upon the submitted petition, the request associated with PZC 2010-14 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 3-0.**

Chairperson Marchese announced that this would be on the consent agenda at the City Council meeting.

**B. Text Amendment, Zoning Ordinance – To include “semi-truck, semi-trailer and bus sales lot” as a permitted use within the I-1 General District.**

Mr. Michael Griffith, Senior Planner presented the staff report. He stated that currently there is only one area zoned I-1 General Industrial within Darien. He stated that the City’s Public Works Facility, along with the parcel immediately to the east, the trucking facility, are the only parcels zoned I-1.

Mr. Michael Griffith stated that the proposed text amendment would add “semi-truck, semi-trailer and bus sales lot” to the list of permitted uses within the I-1 zoning district. He stated that there is a business interested in locating on the property currently used by the trucking facility and that they are interested in selling semi-trucks, trailers and buses. He further stated that there is nothing in the Zoning Ordinance which addresses this type of use.

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

**Alderman Galan made a motion and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2010-15 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition.**

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

Chairperson Marchese announced that this would be on the consent agenda at the City Council meeting.

**C. Resolution – to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2011 Street Maintenance Program in an amount not to exceed \$26,772.00.**

Mr. Dan Gombac, Director reported that the resolution would allow the City to enter into an agreement with Christopher B. Burke Engineering, Ltd for the 2011 Street Maintenance Program. He reported that the estimate of costs were budgeted for the year and that the bid specs will not be awarded until approval by the City Council. The preliminary 2011 Street Maintenance schedule of roads was presented.

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

**Alderman Galan made a motion and it was seconded by Alderman Schauer to approve a RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES BETWEEN THE CITY OF DARIEN AND CHRISTOPHER B. BURKE ENGINEERING LTD. IN AN AMOUNT NOT TO EXCEED \$26,772.00 FOR THE 2011 STREET MAINTENANCE PROGRAM.**

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

**D. Motion authorizing the urgent repairs on the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a total cost not to exceed \$35,712.50.**

Mr. Dan Gombac, Director presented the staff report. He reported that this resolution authorizes the urgent repairs to a 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street. He reported that there has been a concern for this area especially during heavier rains and concern of flooding to the adjacent homes.

Mr. Gombac reported that there are holes in the ground from Maple up to 69<sup>th</sup> Street which range from 4-12 inches in diameter and approximately 3 feet deep. He stated that the concrete joints within this type of pipe were constructed of tar joints that erode over time. Mr. Gombac reported that the City Engineer and Mr. Gombac field reviewed the storm sewer route and identified man-made baffle within two manhole locations. Staff attempted to review documentation regarding the baffles but was unable to verify any reports for the placement of the baffles. Staff concluded that the baffles were put in place in the early 80's to limit storm water flow from 71<sup>st</sup> Street to the Dale Basin and force storm water to flow back towards 75<sup>th</sup> Street. Due to current storm water regulations the baffles may not be removed until a water modeling study is completed and reviewed. The City will be required to submit plans and complete permits through Dupage County for any modifications. Mr. Gombac presented the proposed project as a multi step process consisting of jetting and video taping the storm sewer, joint repairs, securing the open holes, water modeling study and a plan to be presented after the review of the modeling study.

Mr. Gombac presented the Committee the cost breakdowns as they relate to the project and informed the Committee that there are funds available in the Capital Projects-Ditching account.

Mr. Gombac stated that when the modeling study is completed that the City will ask the County for reimbursement of the modeling study completed by the City since the County was unable to complete the modeling study until the end of summer 2011 due to an existing workload. The Staff recommended completing the modeling study immediately to prevent potential future repairs as identified.

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

**Alderman Galan made a motion and it was seconded by Alderman Schauer to authorize the urgent repairs on the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a total cost not to exceed \$35,712.50.**

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

**E. Resolution – Accepting a proposal from Dawn Companies Inc. for the jetting and videotaping and placement of a flowable-fill for the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a cost not to exceed \$6,252.50 of the \$35,712.50 cost.**

Mr. Dan Gombac, Director reported that the resolution will allow Dawn Companies Inc. for the jetting and videotaping and placement of a flowable-fill for the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a cost not to exceed \$6,252.50 of the \$35,712.50.

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

**Alderman Galan made a motion and it was seconded by Alderman Schauer to approve a RESOLUTION ACCEPTING A PROPOSAL FROM DAWN COMPANIES INC. FOR THE JETTING AND VIDEOTAPING AND PLACEMENT OF A FLOWABLE-FILL FOR THE 42-INCH STORM SEWER ADJACENT TO CLARENDON HILLS ROAD BETWEEN 71<sup>ST</sup> STREET AND 69<sup>TH</sup> STREET AT A COST NOT TO EXCEED \$6,252.50 OF THE \$35,712.50 COST.**

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

**F, Resolution – Accepting a proposal from Visu-Sewer of Illinois LLC for the placement of mechanical seals within the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a cost not to exceed \$12,960.00 of the \$35,712.50 cost.**

Mr. Dan Gombac, Director reported that approval of the resolution will allow Visu-Sewer of Illinois LLC for the placement of mechanical seals within the 42-inch storm sewer adjacent to Clarendon Hills Road between 71<sup>st</sup> Street and 69<sup>th</sup> Street at a cost not to exceed \$12,960.00 of the \$35,712.50 cost.

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

**Alderman Galan made a motion and it was seconded by Alderman Schauer to approve a RESOLUTION ACCEPTING A PROPOSAL FROM VISU-SEWER OF ILLINOIS LLC FOR THE PLACEMENT OF MECHANICAL SEALS WITHIN THE 42-INCH STORM SEWER ADJACENT TO CLARENDON HILLS ROAD BETWEEN 71<sup>ST</sup> STREET AND 69<sup>TH</sup> STREET AT A COST NOT TO EXCEED \$12,960.00 OF THE \$35,712.50 COST.**

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

**G. Resolution – Accepting a proposal from Christopher B. Burke Engineering for the following services: Conduct a FEQ Water Modeling Analysis not to exceed \$2,500.00 and determine optimal alternative analysis for remediation not to exceed \$5,000.00.**

Mr. Gombac reported that the resolution will allow a Water Modeling Study and analysis on the 42-inch storm sewer and to determine optimal alternative analysis for remediation.

Alderman Galan stated that he walked along Clarendon Hills Road and there are 10-12 cones set up. He stated that the holes are big enough that someone can fall in and that it is a safety issue that needs to be resolved. He further stated that if this is not fixed correctly it will happen again. He suggested fixing the problem and continue to pursue the County for any funding mechanisms.

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

**Alderman Galan made a motion and it was seconded by Alderman Marchese to approve A RESOLUTION ACCEPTING A PROPOSAL FROM CHRISTOPHER B. BURKE ENGINEERING FOR THE FOLLOWING SERVICES: CONDUCT A FEQ WATER MODELING ANALYSIS NOT TO EXCEED \$2,500.00 AND DETERMINE OPTIMAL ALTERNATIVE ANALYSIS FOR REMEDIATION NOT TO EXCEED \$5,000.00.**

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

**H. Minutes – November 22, 2010 Municipal Services Committee**

**Alderman Schauer made a motion and it was seconded by Alderman Galan to approve the November 22, 2010 Municipal Services Committee Meeting Minutes.**

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

### **DIRECTOR'S REPORT**

**a. 2011 Concrete pricing – Suburban Concrete Inc.**

Mr. Dan Gombac, Director reported that a letter was received by Suburban Concrete Inc. for the 2011 Sidewalk Replacement Program maintaining the pricing schedule as awarded for the 2010 Sidewalk Replacement Program. The Committee concurred with Staff that it was in the best interest to seek competitive bids for the 2011 program. Mr. Gombac reported that staff is pleased with the concrete work that they have done.

**b. Commercial/Office/Industrial available space**

Mr. Gombac reported that the Committee received a report on the available space in Darien.

**NEXT MEETING**

Chairperson Marchese announced that the next scheduled meeting will be held on Monday, January 24, 2011 at 6:30 p.m.

**ADJOURNMENT**

**There being no other business before the Committee, Alderman Galan made a motion and it was seconded by Alderman Schauer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 6:16 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey**  
Secretary

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**Joseph Marchese**  
Chairperson

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**John Galan**  
Alderman

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**Ted Schauer**  
Alderman