

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
April 24, 2023

PRESENT: Alderman Thomas Belczak-Chairman, Alderman Eric Gustafson, Alderman Joseph Kenny, Dan Gombac – Director, Jordan Yanke – City Planner

ABSENT: None

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 6:01 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

- a. Motion - Approval to recommend zoning ordinance revisions pertaining to short-term rentals to the City Council and to forward the draft revisions to the Planning and Zoning Commission for public hearing and commission review.

Mr. Jordan Yanke, City Planner reported that the City Council heard public comment regarding short-term rentals and how they are regulated and directed staff to research a greater restriction for short term rentals. He reported that staff researched a few ordinances and modeled Oakbrook Terrace's ordinance where they defined short term rentals and prohibited it.

Mr. Dan Gombac, Director reported that enforcement will include a notice of violation, ticket issuance and a court hearing.

Chairperson Tom Belczak questioned if the city attorney has reviewed.

Mr. Gombac reported that the attorney has reviewed the ordinance.

Chairperson Belczak questioned if there is a need for exceptions.

Mr. Yanke reported that some of the exceptions were a bit too wordy and that the Oakbrook Terrace ordinance seemed to fit best.

There was some discussion regarding short term rentals for sporting events, business, etc. in the area.

Mr. Gombac reported that the short term rentals will be defined as six weeks or more based on the definition of family. He reported that short term rentals have been an issue with Argonne in the past.

Mr. David Leatherwood, Darien resident stated that his neighbor's house is an Airbnb rental on the weekends.

Mr. Gombac encouraged Mr. Leatherwood to contact the police for noise and safety concerns and so that there is a record of the issue.

There was some discussion regarding penalties. The committee agreed to recommend to the City Council a fine of \$1,000.

Chairperson Belczak stated that the fine is for residents to obey the ordinance and not intended for the City to make money.

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

Alderman Gustafson made a motion, and it was seconded by Alderman Kenny approval to recommend zoning ordinance revisions pertaining to short-term rentals to the City Council and to forward the draft revisions to the Planning and Zoning Commission for public hearing and commission review.

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

- b. Resolution - Accepting a proposal from Steve Piper and Sons for Tub Grinding Services in an amount not to exceed \$6,200.00.

Mr. Dan Gombac, Director reported that the City requires the services of regrinding wood mulch accumulated through the City's brush pick-up program twice a year. He reported that the wood chips are then utilized for City planters throughout town and are delivered at a cost to residents.

Mr. Gombac reported that residents also have the opportunity to pick up the double ground chips at no cost from the Public Works facility. He reported that the City requested competitive quotes for the tub grinding and received two responses.

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 accepting a proposal from Steve Piper and Sons for Tub Grinding Services in an amount not to exceed \$6,200.00.

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

- c. Resolution - Authorizing the following Private Property Rear Yard Storm Water Management Assistance Projects.

Mr. Dan Gombac, Director reported that throughout the year, the City receives complaints regarding drainage issues within the rear or side yard lot lines/easements due to standing water that stems from active sump pumps, grading issues, and mature landscaping. He reported that the areas further stay saturated throughout the season, thereby making it difficult to mow and maintain the areas and further create conditions for mosquito breeding.

Mr. Gombac reported that the City's Private Property-Rear Yard Storm Water Management Assistance Policy or Rear Yard Drainage Program allows residents, multifamily, commercial property owners, and the City to work together in resolving the nuisance ponding and drainage issues. He reported that this falls within the budget with an \$8,000 surplus.

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

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson authorizing the following Private Property Rear Yard Storm Water Management Assistance Projects.

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

- d. Resolution - Accepting a quote from Terrain Landscape Contractors, for the Darien Clock Tower Maintenance Project at the northeast corner of Plainfield and Cass Ave for fountain maintenance, wall removal and replacement, resetting of the pavers and electrical upgrades with modified lighting in an amount not to exceed \$74,875.00.

Mr. Dan Gombac, Director, reported on the maintenance of the clock tower structure and erosion issues from the water. He reported that this year's FY23/24 Budget includes funding for extensive maintenance and overhaul for the water feature and the existing modular wall units and paver block.

Mr. Gombac provided an overview of the maintenance and the current issues and reported that due to the extent of the maintenance, staff is recommending modifying the existing round design to a geometrical shape that will be square. He reported that the revised geometrical configuration will provide an optimal structural integrity and substantially reduce the overspray onto the pavers, due to high winds.

Alderman Joe Kenny questioned if the project details were reviewed by Christopher Burke for engineering review.

Mr. Gombac reported that staff did not consult with them and that they used people in the trade. He reported that the issues are landscaping amenities and not an engineering issue.

Alderman Kenny stated that he questioned the water feature when the fountain was installed and asked why it has to run 24/7.

There was some discussion regarding the configuration of the fountain, the benches, garbage cans, etc. and how to improve it.

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 accepting a quote from Terrain Landscape Contractors, for the Darien Clock Tower Maintenance Project at the northeast corner of Plainfield and Cass Ave for fountain maintenance, wall removal and replacement, resetting of the pavers and electrical upgrades with modified lighting in an amount not to exceed \$74,875.00.

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

- e. Minutes – March 27, 2023 Municipal Services Committee

Alderman Kenny made a motion, and it was seconded by Alderman Gustafson approval of the March 27, 2023, Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

a. Update - Update - PZC2023-02 City of Darien Marquee Sign (7702 Cass Avenue)

Mr. Dan Gombac, Director reported that the PZC held a public hearing and approved the marquee sign 7-2. He reported that the comments were related to aesthetics.

Mr. Gombac reported that the PZC was provided draft sketches of the sign and that architectural renderings were not done for cost savings until approved. He reported that the PZC recommended that the panels be one color but after speaking with the owners that there would be trademark, corporate color, etc. issues. He further reported that the PZC also suggested having "Drive Safely" on the sign after hours.

Mr. Gombac reported that the sign will have a water feature and that the sign will allow for advertising for the 10-11 tenants at no additional cost and will also have City messages. He reported that the City will control the messages and advertising.

There was discussion regarding charging a small advertising fee to cover some of the management service fee. Mr. Gombac reported that depending on the timing there may be a MSC special meeting prior to bringing it before the City Council.

NEXT SCHEDULED MEETING

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, May 22, 2022.

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 7:33 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Chairman

Eric Gustafson
Alderman

Joseph Kenny
Alderman