

**CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
November 24, 2014**

PRESENT: Joseph Marchese - Chairperson, Alderman Tina Beilke, Alderman Joerg Seifert, Dan Gombac – Director, Michael Griffith - Senior Planner

ABSENT: Elizabeth Lahey, Secretary

ESTABLISH QUORUM

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

NEW BUSINESS

- A. 2100 Manning Road, Manning Woods Subdivisions: Petitioner seeks approval of the following:**
- 1. Rezoning the property from the R-1 Single Family Residence to the R-2 Single-Family Residence zoning district.**
 - 2. Variations from the Zoning Ordinance:**
 - a. To reduce the minimum lot area from 10,000 to 6,670 square feet for one lot and to 7,200 square feet for 25 lots, Section 5A-7-2-5(A).**
 - b. To reduce the minimum interior lot width from 75 feet to 55.66 feet for one lot and to 60 feet for 25 lots, Section 5A-7-2-5(a).**
 - c. To reduce the minimum corner lot width from 85 feet to 62.36 feet, Section 5A-7-2-5(A).**
 - d. To reduce the minimum front yard setback from 35 feet to 25 feet, Section 5A-7-2-6(A).**
 - e. To reduce the interior side yard setback from 10 feet to 5.66 feet for one lot, Section 5A-7-2-6(A).**
 - 3. Variations from the Subdivision Regulations:**
 - a. To reduce the minimum minor street right-of-way width from 66 feet to 55 feet, Section 5B-1-7(B)(6).**
 - b. To reduce the minimum minor street pavement width from 30 feet to 27 feet, Section 5B-1-7(B)(6).**
 - c. To reduce the minimum street curve centerline radius from 150 feet to 42.5 feet, Section 5B-1-8(G)(1)(a).**
 - d. To reduce the minimum interior side yard utility easement from 6 feet to 5.66 feet for one lot, Section 5B-1-7(e)(1).**
 - 4. Preliminary plat of subdivision for a 26-lot residential subdivision.**

Mr. Michael Griffith, Senior Planner reported that there was a correction to pages one and three on the staff agenda memo regarding the smallest lot to be 6,679 square feet.

Mr. Griffith presented the staff report and stated the petitioner is proposing 26 lots, highlighted the variations noted in the agenda memo. He reported the proposed lots will range from 6,679 square feet to 14,820 square feet with the majority of the lots approximately 7,200 square feet.

Mr. Griffith reported the petitioner is proposing 10 foot side yards and 30 foot rear yards and a variation to reduce the front yard setback from 35 feet to 25 feet. He reported there is a wetland at the northeast corner of the property that will require approval from DuPage County. He further reported that the petitioner proposes to provide two detention basins.

Mr. Griffith reported the Planning and Zoning Commission held a public hearing and the Commission voted 4-1 denying the request because of concerns with density, lot size and bulk of homes.

Mr. Dan Gombac, Director reported on some of the concerns discussed at the Planning and Zoning Commission Public Hearing. He reported on the reduced right-of-way width and street pavement and that there is no need for a 30 foot wide street for a development of this size.

Mr. Gombac stated extra pavement adds impervious surface and maintenance costs and a sidewalk on one side of the street is acceptable also given the size of the development. Mr. Gombac referenced older subdivisions where there are large street pavement bubbles at curves and are unnecessary for this development and more costly to maintain.

Mr. Gombac reported on the one entrance idea onto Manning Road. He stated one way in and one way out creates concerns for the Fire District and there is room for two entrances.

Mr. Gombac addressed the loss of trees and wildlife. He reported a tree survey indicated most of the trees were in poor condition. He further reported staff would work with the residents and the petitioner to look at saving as many trees as possible. Mr. Gombac reported the petitioner was not required to conduct a wildlife study but that it will be reviewed by DuPage County. He stated staff and the petitioner were not aware of any endangered species and if there are endangered species present that the petitioner is willing to do something about it.

Mr. Gombac addressed a statement by a resident on Green Valley that they were not notified of the meeting. He reported all residents within 250 feet of the property are notified and the resident on Green Valley is outside of the radius.

Mr. Gombac addressed concerns regarding the size of the homes and the styles. He reported the petitioner was asked by staff to present a model home plans and he has revised his presentation to have only one builder.

Mr. Gombac addressed the concerns for traffic and the speed of traffic on Manning Road. He reported staff will forward the traffic and speed concerns to the Police Department. He stated staff can conduct a traffic study to track speed.

Mr. Gombac reported the petitioner was not required to provide a traffic study.

Alderman Beilke questioned the difference between the Darien Ridge Subdivision and how similar it was to this proposal.

Mr. Griffith reported the Darien Ridge Subdivision is 8.8 acres and 28 lots equating to three lots per acre. He stated the proposed subdivision is 7.6 acres and 26 lots and also three lots per acre.

Alderman Seifert stated 75th Street construction has impacted Manning Road. He stated he was okay with the street dimensions if staff thought they were acceptable.

Chairperson Marchese stated at the Public Hearing the petitioner proposed using multiple builders. He stated the petitioner has changed his proposal to one builder and will offer several designs.

Mr. Paul Swanson, petitioner and contract purchaser stated he is providing an alternative lot size and home style than what is offered in Darien. He stated he is offering a house selection in Darien for people who want a single family home but with smaller yards to maintain.

Mr. Swanson presented model home drawings and potential site plans and stated the homes will meet the building setbacks and lot coverage regulations. He stated the homes will maintain 10 foot side yards and 30 foot rear yards reducing the bulky appearance which was mentioned at the Public Hearing. He further stated given the topography of the property and its location near a shopping center, single family homes with smaller lots makes sense.

Mr. Swanson stated if approved he would sell the lots to one home builder but he would not be able to speak with any major builders until he had preliminary zoning approval. He stated he is in contact with large national builders.

Mr. Swanson stated he is going to build homes that will be different in size, lot and look and no direct comparison to the homes in the area. He stated the average home in the area is \$337,000 and the proposed homes will be in the high \$300,000 and \$400,000 and will be very attractive with stone on the front.

Mr. Swanson stated he has done all required environmental testing and there is no evidence of any endangered species. He stated soil testing has not been done and that it will be up to the builder.

Mr. Swanson noted he intends to plant trees along the east side of the property providing a landscape screening for the homes to the east.

Mr. Swanson stated he would consider the Floor Area Ratio (FAR) requirement where the total square footage of the home is limited based on the lot area.

Mr. Swanson stated there is a demand for this style home in Darien. He stated that it is not geared towards families but towards seniors and young professionals

Alderman Beilke stated she agreed there is a need to accommodate seniors. She questioned if the petitioner would be providing a ranch style home.

Mr. Swanson stated there are a couple of lots that can have ranches and that they will have walk out basements.

Chairperson Marchese stated he liked the idea of detached single family homes with less maintenance. He stated it would meet the needs of some of the population in Darien and provide living space.

Alderman Beilke questioned if there would be a homeowners association and the fees.

Mr. Swanson stated there will be a homeowners association for maintaining the detention area. He stated that he did not have fees at this time.

Mr. Gombac suggested a Development Agreement as part of the approval to include requiring the homes to have a brick or stone façade, establishing a FAR and that a percentage of the homes are ranch style homes all with one builder.

The Committee unanimously agreed to the proposed Development Agreement but did not feel that the percentage of ranch style homes was necessary. Mr. Swanson stated that the Development Agreement was okay.

Alderman Beilke questioned if the development could be less than 26 lots.

Mr. Swanson stated it was not economically feasible and that the costs for the land and the improvements would not work with less than 26 lots.

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

Mr. Art Donner stated the developer is selling lots and presenting magazine photos of homes to gain approval. He stated there is a risk to property values if the type of homes built is not defined. He further stated the development is too dense and will attract families with kids and not seniors. Mr. Donner stated there should be sidewalks on both sides of the streets and that kids will have to cross the street to get to the sidewalk. He further stated he would like the developer to share his costs with the public and that there needs to be assurances in place should the development go under.

Mr. Gombac reported the City Code requires development security to cover the public improvements and that the City has the ability to call in the security if needed to complete the improvements.

Chairperson Marchese stated there needs to be conditions to make people feel secure. He questioned if a requirement could be placed on a brick or stone façade.

Mr. Mike Bartel stated traffic on Manning Road is a problem and that the development will add to it. He stated the development will not attract seniors. He further stated reducing the number of lots will eliminate the need for variations. Mr. Bartel expressed his concerns for the streets and emergency vehicles fitting and the need for sidewalks on both side. He stated there is wildlife on the property that will be disturbed and that he liked one entrance onto Manning Road. Mr. Bartel urged the Committee to maintain the R-2 lot sizes.

Ms. Kathleen Hodak questioned the City process since the PZC denied the petition. She stated she would like the City to maintain 75 feet wide lots and open yards.

Chairperson Marchese reported that the PZC and the Municipal Services Committee are recommending bodies. He stated that City Council has final approval and that sometimes the Council agrees with the Commission and sometimes not.

Mr. Gombac questioned if the petitioner could reduce the number of lots.

Mr. Swanson stated he wants to be a good neighbor and build a product that sells. He stated he is in contact with very good well-capitalized builders that are interested in the property and that he is proposing an alternative lifestyle for seniors and young professionals. He further stated he will work with staff on the materials and build quality homes.

Mr. Swanson stated he cannot reduce the number of lots because of the economics of the project.

Ms. Luanne Spiros questioned if there would be a minimum square foot requirement. She questioned the price point near a shopping mall.

Mr. Gombac reported the petitioner provided a document regarding the market and the cost.

Mr. Robert Claes, attorney representing Phil and Denise Gardner, property owners stated the proposed plan is the best plan he has seen for this property. He stated all the other previous plans were for multi-family housing with many more homes. Mr. Claes stated the FAR was a concern at the public hearing and that the developer is willing to impose a floor area ratio despite that Darien does not have a Floor Area Ratio in the Code.

Mr. Claes stated that the plan maintains 10 foot side yards and 30 foot rear yards and that the 75 foot wide lots once the streets are in place is just not feasible.

Ms. Diane Schimel stated she and her husband spent over \$2,000 and were denied a variation because of Brunswick Street and questioned why the City was approving variations for this project.

Chairperson Marchese stated that some of the properties are unique and require variations in order for something to be done on the property.

Mr. Gombac stated he could contact Ms. Schimel and discuss her concerns with her at a different time.

Ms. Schimel stated that Mr. Gombac could send her an email.

Alderman Beilke stated she would like staff to address the street lights to assist with traffic.

Mr. Gombac reported that he would contact DuPage County again.

Alderman Beilke questioned landscaping as a buffer.

Mr. Gombac reported staff recommends day-one screening which creates a fence of trees all year long.

Alderman Beilke stated her Ward has streets that are 20 feet wide without sidewalks and that this property is unique. She stated there are people looking for smaller lots who still want a single family home.

Chairperson Marchese stated His neighborhood has no sidewalks and that there are no complaints. He stated he likes that the housing is mixed.

Alderman Beilke questioned if the petitioner has plans for building in phases.

Mr. Swanson stated that there will be one phase with all infrastructure. He stated that usually the builder has two or three models and offers different elevations and multiple facades.

After some discussion, the Committee agreed that the Development Agreement would include a maximum FAR of 0.5, that home facades shall be 100% brick or stone, one builder for all lots and day-one landscaping buffer along the east property line.

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve the petition as presented.

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

B. Discussion – BYOB Survey results

Mr. Michael Griffith, Senior Planner reported staff completed a BYOB survey to the immediate surrounding areas. He reported that only Downers Grove and Westmont require a license and the others did not.

Alderman Seifert questioned what Hinsdale requires.

Mr. Griffith reported that staff did not survey Hinsdale but that there are only two businesses in Darien that have BYOB. He stated that the State of Illinois does not provide guidance or regulations.

Alderman Seifert stated he did not see a need with only two small establishments.

Alderman Beilke stated she was not keen on the concept because there is nothing that prohibits it but that there was no point in establishing a policy.

Mr. Gombac stated both establishments are in the same area. He stated staff would report back at the next meeting.

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

C. Discussion - Hinsdale South High School Parking Survey

Mr. Dan Gombac, Director reported that staff surveyed the residents and received 8 responses out of approximately 34. He suggested doing nothing and leaving the parking as is.

Chairperson Marchese stated that he would like to see something done because four months were spent discussing the parking and that he did not want to revisit the subject again.

Staff suggested a wait and see approach and revisit this item in April with a recommendation for Option 2 to be implemented.

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

D. Resolution – To enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2015 Street Maintenance Program in an amount not to exceed \$30,194.00.

Mr. Dan Gombac, Director reported that this is for engineering for the Street Maintenance Program.

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

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Resolution – To enter into an engineering agreement with Christopher B. Burke

Engineering, Ltd. for the 2015 Street Maintenance Program in an amount not to exceed \$30,194.00.

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

E. Resolution – Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering for pavement corings for the proposed 2015 Street Maintenance Program in an amount not to exceed \$12,000.00.

Mr. Dan Gombac, Director reported that this is for pavement corings for the Street Maintenance Program.

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve a Resolution – Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering for pavement corings for the proposed 2015 Street Maintenance Program in an amount not to exceed \$12,000.00.

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

F. Minutes – October 27, 2014 Municipal Services Committee

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to approve the October 27, 2014 Municipal Services Committee Meeting Minutes as amended.

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

DIRECTOR'S REPORT

A. Illinois Clean Energy Grant Award

Mr. Dan Gombac, Director reported that the City received a second grant to upgrade the lighting system at City Hall and the Police Department. He reported that the first grant was \$12,000 and that the City received an additional grant for \$12,000.

Mr. Gombac reported that the paving is being done on 75th Street and that staff has been working with the new owners of the gas station.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regular meeting is scheduled for Monday, December 22, 2014 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Beilke made a motion and it was seconded by Alderman Seifert to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:40 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Tina Beilke
Alderman

Joerg Seifert
Alderman