

**CITY OF DARIEN**  
**MUNICIPAL SERVICES COMMITTEE**  
**May 26, 2015**

**PRESENT:** Joseph Marchese - Chairperson, Alderman Tom Belczak, Dan Gombac – Director, Michael Griffith - Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** None

**OTHERS:** Mayor Kathy Weaver, Michael Coren

**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. Ordinance - Darien Immediate Care, 8190 Cass Avenue - Petitioner seeks approval of a variation from the Sign Code to permit a wall sign on the side of the building which is not the front façade within the O Office Zoning District.**

Mr. Michael Griffith, Senior Planner reported the variation request is for the sign location and not for the size of the sign or illumination. He reported the PZC considered this matter and recommended approval 6-1. He further reported Chairperson Meyer voted against the petition and that there were comments against the petitioner as well.

Chairperson Marchese questioned if there was any other business with a sign on the side.

Mr. Griffith reported that there were no other businesses with a sign on the side. He stated that the request is for an Immediate Care Facility and that patients with emergencies are having a difficult time locating the facility. He reported the PZC felt that because of the nature of the business that there was justification for a sign.

Chairperson Marchese stated he was concerned if others in the office park would be requesting the same type of signage.

Mr. Griffith stated signs are allowed if they face the street. He stated if the property was zoned business they would not need a variation.

Alderman Belczak stated this was a unique situation and they will probably not see such a request again. He stated he cannot foresee why an office would need a variance.

Mr. Michael Coren, 8170 Cass Avenue stated his office building is immediately to the north. He provided some history of the development and stated the area was originally zoned for business but the developer asked the City to zone it office because of the homes in the area. Mr. Coren stated he was concerned for the variance because of aesthetics and that a precedent is being set. He further stated the PZC approved the variance for a certain circumstance and he is

at a significant financial disadvantage should a business want to add a sign. Mr. Coren stated if the City allows one to have a sign they should all be given the same.

Chairperson Marchese stated every situation is looked at individually and the task is to look at ways to help businesses. He stated he likes the look of the office park but he also wants to help out the business.

Alderman Belczak stated it is more to help those with an emergency and not so much the business.

Mr. Coren stated there are other urgent care facilities down the street and the petitioner should have done research beforehand.

Mr. Griffith reported that the Association does not object to a sign on Cass Avenue.

Mr. Dan Gombac, Director questioned the member of the Association.

Mr. Coren stated that each owner has one sixth vote.

There was no one else wishing to present public comment.

**Alderman Belczak made a motion, and it was seconded by Alderman Marchese to approve an Ordinance - Darien Immediate Care, 8190 Cass Avenue -a variation from the Sign Code to permit a wall sign on the side of the building which is not the front façade within the O Office Zoning District.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**B. 113 68th Street - Petitioner seeks approval of the following variations from the Zoning Ordinance in order to construct a new single-family home on an existing foundation: 1. To reduce the required front yard setback from 35 feet to 30.8 feet, 2. To reduce the required west interior side yard from 10 feet to 9.2 feet, within the R-2 Single Family Residence Zoning District.**

Mr. Michael Griffith, Senior Planner reported the petitioner's home was destroyed in a fire and the petitioner is proposing to build a new home on the existing foundation with a front porch. He reported the PZC held a public hearing and voted in favor of the petition. He further reported there were no comments or objections.

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

**Alderman Belczak made a motion, and it was seconded by Alderman Marchese approval of the following variations from the Zoning Ordinance in order to construct a new single-family home on an existing foundation: 1. To reduce the required front yard setback from 35 feet to 30.8 feet, 2. To reduce the required west interior side yard from 10 feet to 9.2 feet, within the R-2 Single Family Residence Zoning District.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**C. Discussion - Class D Liquor License - Amending the hours liquor can be served from a Class D Liquor License.**

Mr. Dan Gombac, Director reported that Chuck's Southern BBQ Café requested changing the hours of when liquor can be served. He reported on the hours of the businesses in the area and stated that staff surveyed adjacent communities as well. Mr. Gombac reported that amending the license affects all of the businesses holding the Class D Liquor License.

The petition stated that he would like to change the hours in order to accommodate the working class as well as for weddings or banquets to visit the bar afterwards.

Mayor Kathy Weaver stated that she was not in favor of it.

There was discussion about setting a precedent and the Committee discussed and felt a separate license was more appropriate.

The petitioner stated that he has a full service menu seven days a week.

Alderman Belczak stated that this was a unique entity and that he doesn't have a huge problem with the morning but had concern regarding the late night hours.

Mr. Gombac questioned the petitioner's motivation for the change of hours.

The petitioner stated that this would allow him more wiggle room to accommodate customers that have early hours instead of late hours. He further stated that the gaming is tied to the Liquor License and that he would hate to see people go somewhere else. The petitioner stated that his Burbank business has 7:00 a.m. and that he hardly sells any liquor.

Mayor Weaver stated that extensions are not favorable and that she has an issue with 3:00 a.m.

The petitioner stated that the late time is not the most important to him.

Mayor Weaver stated that a new license could be created to go along with the 7:00 a.m. request but not the 3:00 a.m. request.

Mr. Gombac stated that he was concerned that Dotty's would have to be addressed. He stated that he would look into who is serving breakfast.

Chairperson Marchese stated that if Dotty's is serving breakfast then they have the ability to ask for the same.

The Committee agreed to a separate license and that the recommendation would go to the City Council for discussion and then back to the Committee for approval.

Mr. Gombac reported that he received an email from Resident Joe Weber in opposition of any changes in the late hours and was amicable to the early hours.

Mr. Gombac reported that the Committee recommendation will be to propose early hours only. There was no one in the audience wishing to present public comment.

- D. Resolution – Accepting a proposal from Associated Technical Services (ATS) for the 2015 Water Leak Survey, in an amount of \$8,761.89 for the Leak Detection Phase and per unit cost for the Leak Location Phase in the amount of \$395.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,700.00.**

Mr. Dan Gombac, Director reported that this is a proposal from Associated Technical Services (ATS) for the 2015 Water Leak Survey. He reported that ATS was the lowest competitive bid.

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

**Alderman Belczak made a motion, and it was seconded by Alderman Marchese to approve a Resolution accepting a proposal from Associated Technical Services (ATS) for the 2015 Water Leak Survey, in an amount of \$8,761.89 for the Leak Detection Phase and per unit cost for the Leak Location Phase in the amount of \$395.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,700.00.**

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

- E. Resolution - Authorizing the Mayor to accept a proposal from Superior Road Striping Co. in an amount not to exceed \$10,500.00 for the 2015 Road Striping Program.**

Mr. Dan Gombac, Director reported that is the awarded vendor for the Northwest Municipal Conference Joint Purchasing Cooperative for road striping to municipalities within the Midwest.

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

**Alderman Marchese made a motion, and it was seconded by Alderman Belczak to approve a Resolution authorizing the Mayor to accept a proposal from Superior Road Striping Co. in an amount not to exceed \$10,500.00 for the 2015 Road Striping Program.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

- F. Resolution - Authorizing the purchase of six (6) various Steel Road Plates from Lee Jensen Sales Co. in an amount not to exceed \$10,360.00.**

Mr. Dan Gombac, Director reported that the road plates are used for excavating when a hole needs to temporarily be left open. He reported that it is better to own versus renting.

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

**Alderman Marchese made a motion, and it was seconded by Alderman Belczak to approve a Resolution authorizing the purchase of six (6) various Steel Road Plates from Lee Jensen Sales Co. in an amount not to exceed \$10,360.00.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**G. Resolution - Authorizing the purchase of an Aluminum Trench Box from Lee Jensen Sales Co. in the amount of \$6,500.00.**

Mr. Dan Gombac, Director reported that this is a safety related item. He reported that the pricing was negotiated.

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

**Alderman Belczak made a motion, and it was seconded by Alderman Marchese to approve a Resolution authorizing the purchase of an Aluminum Trench Box from Lee Jensen Sales Co. in the amount of \$6,500.00.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**H. Resolution - Accepting a proposal from United Septic, Inc. for Cleaning and Televising of Ironwood Avenue and Evergreen Lane Storm Sewer System in an amount not to exceed \$14,980 and Hourly Rate for Routine and Emergency Services for cleaning Storm Sewer Infrastructure in an amount not to exceed \$15,000 from May 2015-April 2016.**

Mr. Dan Gombac, Director reported that this is for the cleaning and televising of Ironwood Avenue and Evergreen Lane storm sewer system. The proposal also included an hourly rate for routine and emergency services for cleaning storm sewer infrastructure.

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

**Alderman Belczak made a motion, and it was seconded by Alderman Marchese to approve a Resolution accepting a proposal from United Septic, Inc. for Cleaning and Televising of Ironwood Avenue and Evergreen Lane Storm Sewer System in an amount not to exceed \$14,980 and Hourly Rate for Routine and Emergency Services for cleaning Storm Sewer Infrastructure in an amount not to exceed \$15,000 from May 2015-April 2016.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**I. Minutes - April 27, 2015 Municipal Services Committee**

**Alderman Marchese made a motion, and it was seconded by Alderman Belczak to approve the April 27, 2015 Municipal Services Committee Meeting Minutes.**

**Upon voice vote, THE MOTION CARRIED unanimously 2-0.**

**DIRECTOR'S REPORT**

None

**NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next regular meeting is scheduled for Monday, June 22, 2015 at 6:30 p.m.

**ADJOURNMENT**

**With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:40 p.m.**

**RESPECTFULLY SUBMITTED:**

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**Joseph Marchese  
Chairman**

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**Tom Belczak  
Alderman**