

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
December 23, 2019**

PRESENT: Alderman Thomas Belczak -Chairman, Alderman Eric Gustafson,
Alderman Joseph Kenny, Dan Gombac – Director, Joe Hennerfeind – Senior
Planner

ABSENT: None

OTHER: Mayor Joseph Marchese

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 7:00 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. **PZC 2019-04 - 7532 South Cass Avenue - Petitioner 7532 CASS AVE LLC (John Manos), as owner of property at 7532 South Cass Avenue, seeks approval to permit the redevelopment of a vacant lot (former Phillips 66 service station) into a retail center with one multi-tenant building and one drive through facility, located within the B-2 Community Shopping Center Business District.**

Mr. Joe Hennerfeind, Senior Planner reported that the subject property is located on the west side of Cass Avenue, north of Plainfield Road. He reported that currently, the property is vacant, but in the past has operated as a Phillips 66 service station.

Mr. Hennerfeind reported that the petitioner proposes a plan to construct a single building of 3,506 square feet for a two-tenant space, with Dunkin' Donuts occupying most of the building, and a drive-through service lane that wraps the building. He reported that the parcel measures 24,974 square feet in area and given the size of the parcel, which does not meet current minimum size requirements for a B-2 property, several variations are required and that the small size of the property has limited redevelopment without needing such variations, and has economically hindered previous interest and investment.

Mr. Hennerfeind reported that the area is considered a gateway property to the core of the City and that the petitioner has been working with staff to optimize site design despite the size constraints including a revision of existing curb-cuts to be reduced, with no access on Plainfield Road other than the shared Brookhaven Plaza entrance, and one remaining entrance on Cass Avenue. He further reported that the petition includes special use requests for both restaurant spaces, and the accompanying drive-through for Dunkin Donuts and that the petitioner will control ownership of both the subject property and the Plaza with a Cross-Access Agreement which will secure proper easement rights to both properties for any traffic or pedestrians in perpetuity. '

Mr. Hennerfeind reported that there are two elevation options, one consisting of primary EIFS (Dryvit) that would match the construction of the existing Plaza, and one constructed in higher quality materials of brick and stone, with additional lighting and awnings. He reported that Code does not require the higher quality materials, but the petitioner has presented both as there may be the opportunity to partner with the City economically to improve the presence of the building and monument signage to the corner.

Mr. Hennerfeind reported that parking, vehicle stacking, and landscaping meets the minimum requirements. He reported that the PZC at their meeting raised questions on curb cuts and traffic and requested that the petitioner and staff work with the county to limit access on Cass Avenue to a right-in/right-out configuration to address potential traffic issues on the busy intersection.

Mr. Hennerfeind also reported that the PZC also raised concern regarding the location of the dumpster enclosure and requested to be further analyzed for maximum screening without affecting traffic or sightlines. He reported that staff indicated that a masonry enclosure would be required as a condition of permit approval and potential façade improvements under discussion with the Council, and the opportunity for marquee signage benefitting the City at the corner of the intersection.

Mr. Hennerfeind reported that there was a resident at the PZC meeting who expressed concerns on increased traffic at the busy intersection, and potential impacts on turning movements for local side-streets.

Chairperson Belczak questioned the refuse container location.

Mr. Gombac reported that the PZC recommended relocation to gain more parking. He reported that staff requested the developer to provide a brick enclosure.

Mr. Hennerfeind reported that the dumpster location will be on the side that faces the rear of Brookhaven and that the landscaping is lost due to additional parking. He reported that the enclosure will be visible from Cass but there will be 12 parking spaces covering the area.

Mr. Gombac stated that the area is unique for landscaping.

Alderman Gustafson questioned if any of the variations cause any safety issues.

Mr. Gombac reported that he did not foresee any safety issues.

Alderman Kenny stated that the dumpster appeared to be far away from the building.

Mr. Gombac reported that it is approximately 50 feet away.

Alderman Kenny questioned if there are any issues with the scavenger companies and the brick enclosure. He suggested looking into wood or plastic versus brick.

Mr. Manos stated that he is used to replacing the fences and that there will be bollards to protect the area.

Mr. John Manos, petitioner stated that he was pleased to where this has landed. He stated that he appreciates the comments regarding the refuse container.

Alderman Kenny questioned if there a precedent being set for other businesses.

Mr. Hennerfeind reported that because this is a redevelopment it's difficult to whittle away the variances and that this proposal is a smart solution even if it means variations.

Alderman Gustafson questioned if there were any issues with variances across the street.

Mr. Gombac reported that there are no issues that he is aware of.

Alderman Kenny made a motion and it was seconded by Alderman Gustafson approval to permit the redevelopment of a vacant lot (former Phillips 66 service station) into a retail center with one multi-tenant building and one drive through facility, located within the B-2 Community Shopping Center Business District.

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

- 1. Presentation regarding marquee sign at Plainfield Road and Cass Avenue in conjunction with proposed development of Dunkin' Donuts.**

Mr. Dan Gombac, Director reported that this is the second part of the proposal and that staff is working with Mr. Manos a sign company to provide marquee signage.

Mr. Gombac reported that Bill from Chicago Billboards is in the audience. He reported that Chicago Billboards provides the signage at no cost in return for advertising. He further reported that the proposed signage will be 3 faces of a triangle and will allow the City to display information to residents such as public hearings, leaf pick-up, etc. basically anything that the City now places in *Direct Connect*.

Mr. Gombac reported that a billboard agreement is being drafted and that Mr. Manos will dedicate the easement to the City of Darien.

Mr. Bill Przybylski, Chicago Billboards stated that size and layout have not yet been discussed. He explained that have worked with many municipalities with similar signage.

Alderman Kenny questioned if the any of their signs have been on busy intersections.

Mr. Roger Hursh, Chicago Billboards reported that they prefer that the marquee is situated near a stop light but that this is a good location and that there are also a couple other locations in Darien ideal for similar signage. He reported that they have similar marquees in Bolingbrook, Joliet, Oak Lawn, Chicago Ridge and other locations which have high traffic areas. Mr. Hursh stated that there have not been any safety issues or accident incidents due to the signage.

Mr. Gombac reported that the Illinois Department of Transportation has regulations for signage. He reported that there will be a public hearing and variations for the size and sign movement.

Alderman Kenny questioned the proximity of the signage to Dunkin Donuts.

Mr. Gombac reported that the goal is to put the sign in the corner. He stated that staff will work with the company to have optimal signage.

Mr. Hennerfeind reported that it is tight fit and will require some setback variations with the corner's right at the property line. He stated that they will need to work on the design a bit.

Mayor Joseph Marchese was in the audience. He questioned if additional signage would share the same advertising.

Mr. Przbylski stated that all the advertising will have no adult theme and that the advertising will be similar.

Mayor Marchese stated that he shared the information with the Executive Director of the Darien Park District.

Alderman Gustafson questioned how the signage is managed.

Mr. Przbylski reported that they follow IDOT regulations.

Chairperson Belczak opened the meeting to anyone in the audience wishing to present public comment.

There was a gentleman and his daughter in the audience observing the meeting. There was some discussion on the tax revenue of the presented proposal.

b. Resolution – Accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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 Underground Pipe & Valve Co., for the Clow Eddy fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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

- c. Resolution – Accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy F2500 fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy F2500 fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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 Underground Pipe & Valve Co., for the Clow Eddy F2500 fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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

- d. Resolution – Accepting a proposal from Underground Pipe & Valve Co., for the Clow Medallion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.**

Mr. Dan Gombac, Director reported that this is a resolution accepting a proposal from Underground Pipe & Valve Co., for the Clow Medallion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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 Underground Pipe & Valve Co., for the Clow Medallion fire hydrant repair parts as required for a period of May 1, 2020 through April 30, 2021.

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

- e. **Minutes – November 25, 2019 Municipal Services Committee**
Alderman Kenny made a motion and it was seconded by Alderman

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 the November 25, 2019 Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that the 67th Street construction is suspended. He reported that the project is on budget and will resume in March.

NEXT SCHEDULED MEETING

Chairperson Belczak announced that the next meeting is scheduled for Monday, January 27, 2020.

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 7:36 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Chairman

Eric Gustafson
Alderman

Joseph Kenny
Alderman