

**AGENDA**  
**Municipal Services Committee**  
**May 29, 2012**  
**6:30 P.M. – Council Chambers**

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **New Business**
  - a. **7201 Sunrise Avenue** – Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 23.9 feet in order to construct a covered front porch
  - b. **7440 Route 83, The Patio Restaurant** – Petitioner seeks approval of a variation from the Sign Code in order to construct a free standing, monument sign which contains advertising for a business conducted or a product sold on a different parcel from where the sign is to be located
  - c. **7511 Lemont Road, Chestnut Court Shopping Center, Ross, Dress for Less** – Petitioner seeks a variation from the Sign Code to permit a greater amount of wall signage than permitted by Sign Code
  - d. **Resolution** – 2012 Water Sampling Program
  - e. **Minutes** – April 23, 2012 – Municipal Services Committee
4. **Director's Report**
5. **Next scheduled meeting** – Monday, June 25, 2012.
6. **Adjournment**

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**MEETING DATE: May 29, 2012**

**Issue Statement**

**PZC 2012-05:**                   **7201 Sunrise Avenue:** Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 23.9 feet in order to construct a covered front porch.

**Applicable Regulations:**       **Zoning Ordinance: Section 5A-7-2-6: R-2 Single-Family Residence, Yard Requirements**  
**Zoning Ordinance: Section 5A-5-7-3((B): Permitted Obstructions in Required Yards, In Required Front Yards**

**General Information**

**Petitioner/Property Owner:**   **Ronald Roti**  
  **8828 Royal Swan Lane**  
  **Darien, IL 60561**

**Property Location:**               **7201 Sunrise Avenue**

**PIN:**                                   **09-26-112-001**

**Existing Zoning:**                   **R-2 Single-Family Residence**

**Existing Land Use:**               **Single-family home, detached**

**Surrounding Zoning and Land Use:**

- North:**    **R-2 Single-Family Residence – single-family, detached homes**
- South:**   **R-2 Single-Family Residence – single-family, detached homes**
- East:**     **R-2 Single-Family Residence – single-family, detached homes**
- West:**    **R-2 Single-Family Residence – single-family, detached homes**

**Comprehensive Plan Update:** **Low Density Residential**

**History:**                            **This is a pending code enforcement case related to the construction of the covered, front porch. There has been a court judgment against the property owner for violating the Zoning Ordinance, in that the porch was constructed closer to the lot line that permitted. The petitioner is**

seeking an administrative remedy to the code violation, i.e., the granting of a variation.

Size of Property: 13,200 square feet  
Floodplain: None.  
Natural Features: None  
Transportation: Property has frontage on Sunrise Avenue and Janet Avenue.

### **Documents Submitted**

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. Plat of Survey, 1 sheet, prepared by Tri-County Engineering, dated February 29, 2010.
2. Plat of Survey for Variation, 1 sheet, prepared by Tri-County Engineering, dated March 27, 2012.
3. Building Plan, 1 sheet, prepared by Ronald Kirsininkas, Architect, dated March 7, 2012.

### **Planning Overview/ Discussion**

The subject property is located at the southeast corner of Sunrise Avenue and Janet Avenue. The home faces Sunrise Avenue, given the orientation of the front door. Therefore, according to the Zoning Ordinance, the front yard is defined as the yard along Sunrise Avenue, the west lot line (Section 5A-5-5(E)).

The plat of survey shows the house is 30.9 feet from the front lot line (west lot line). The home appears to have been built in compliance with the applicable zoning regulations in place at the time, late 1940s. The area was developed while unincorporated. However, when contemplating a building addition to the home, such as room additions, porches, patios and decks, the current zoning regulations apply, including required building setbacks.

The property is located within the R-2 zoning district. The current required front yard setback is 35 feet within the R-2 zoning district.

The petitioner constructed a covered, roofed, front porch extending just over 5 feet from the front façade of the home toward the front lot line. The resulting setback from the porch, the roof, is 23.9 feet.

While the Zoning Ordinance permits open, unenclosed porches, which do not have a roof, awning or canopy, to project up to 5 feet into the required front yard setback, once a roof, awning or canopy is constructed, the required front yard setback then applies, Section 5A-5-7-3(B). The home already encroaches into the required front yard setback by 5 feet. It is not possible to construct a porch onto the front façade of the home without requiring approval of a variation.

This is a pending code enforcement case, the porch was constructed without first obtaining approval of a variation from the Zoning Ordinance.

Previous to the porch construction, there was a stoop and a roof overhang at the front door. A photo is attached to the memo showing this condition. The petitioner was permitted to replace the stoop as is and to re-roof the roof overhang.

The following are the variation criteria to consider:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

### **Staff Findings/Recommendations**

Staff does not object to the proposed variation. The porch as constructed does not extend excessively into the front yard, the porch provides protection from the elements at the front door.

The proposed does not adversely alter the character of the property, does not adversely alter the essential character of the neighborhood, does not adversely impact neighboring properties and does not impair the adequate supply of light and air in adjacent properties. Therefore, staff recommends the Planning and Zoning Commission make the following recommendation granting the variation

petition:

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-05 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

**Planning and Zoning Commission Review – May 2, 2012**

The Planning and Zoning Commission considered this matter at its meeting on May 2, 2012. The following members were present: Beverly Meyer – Chairperson, Donald Hickok, John Lind, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Members absent: Ronald Kiefer, Louis Mallers

Michael Griffith, Senior Planner, reviewed the staff agenda memo. Mr. Griffith stated the home faces Sunrise Avenue, and thus that is the front yard, based on the orientation of the home. He stated the petitioner constructed a covered front porch which encroaches into the required front yard setback.

Ronald Roti, the petitioner, stated the home was in foreclosure when he bought it. He stated the home needed repairs. He stated the awning that was at the door was damaged and needed to be repaired. He stated additional repairs were made to the home.

Chairperson Meyer stated the front porch is a nice improvement to the home.

Commissioner Ritzert asked if there was water damage and the porch was the repair made.

Mr. Roti said yes.

Commissioner Oberland asked the petitioner why he did not get a permit and variation before constructing the porch.

Mr. Roti stated he was not aware he needed a variation, and that once told about it, he stopped and applied for the variation.

Commissioner Oberland stated the City had to take you to Court, then you applied for the variation.

There was a discussion on the wood platform at the front door. Mr. Roti explained he will construct a wood platform at the front door, under the roof. He stated columns will be installed to support the porch roof.

Joline Labedis, 7222 Sunrise Avenue, stated the home does not face the west, people use another door. She stated work was done without permits, and she is required to get permits. She stated her concern with drainage, stating the area has drainage problems.

Mr. Griffith stated staff did not find the porch to cause a drainage problem. He gave her Dan Gombac, Director, Community Development, as a contact for drainage concerns. Mr. Griffith stated the petitioner was issued a ticket for constructing the porch without approval, and the Court ruled in favor of the city and ordered the petitioner to seek a variation to get approval for the porch. Mr. Griffith stated this variation petition is the way for the petitioner to remedy the matter.

**Without further discussion, Commissioner Vonder Heide made the following motion, seconded by Commissioner Mielkus:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-05 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 7-0.**

**Commissioners Kiefer and Mallers were absent.**

### **Decision Mode**

The Planning/Zoning Commission considered this item at its meeting on May 2, 2012.  
The Municipal Services Committee will consider this item at its meeting on May 29, 2012.

AST

SALE: NONE

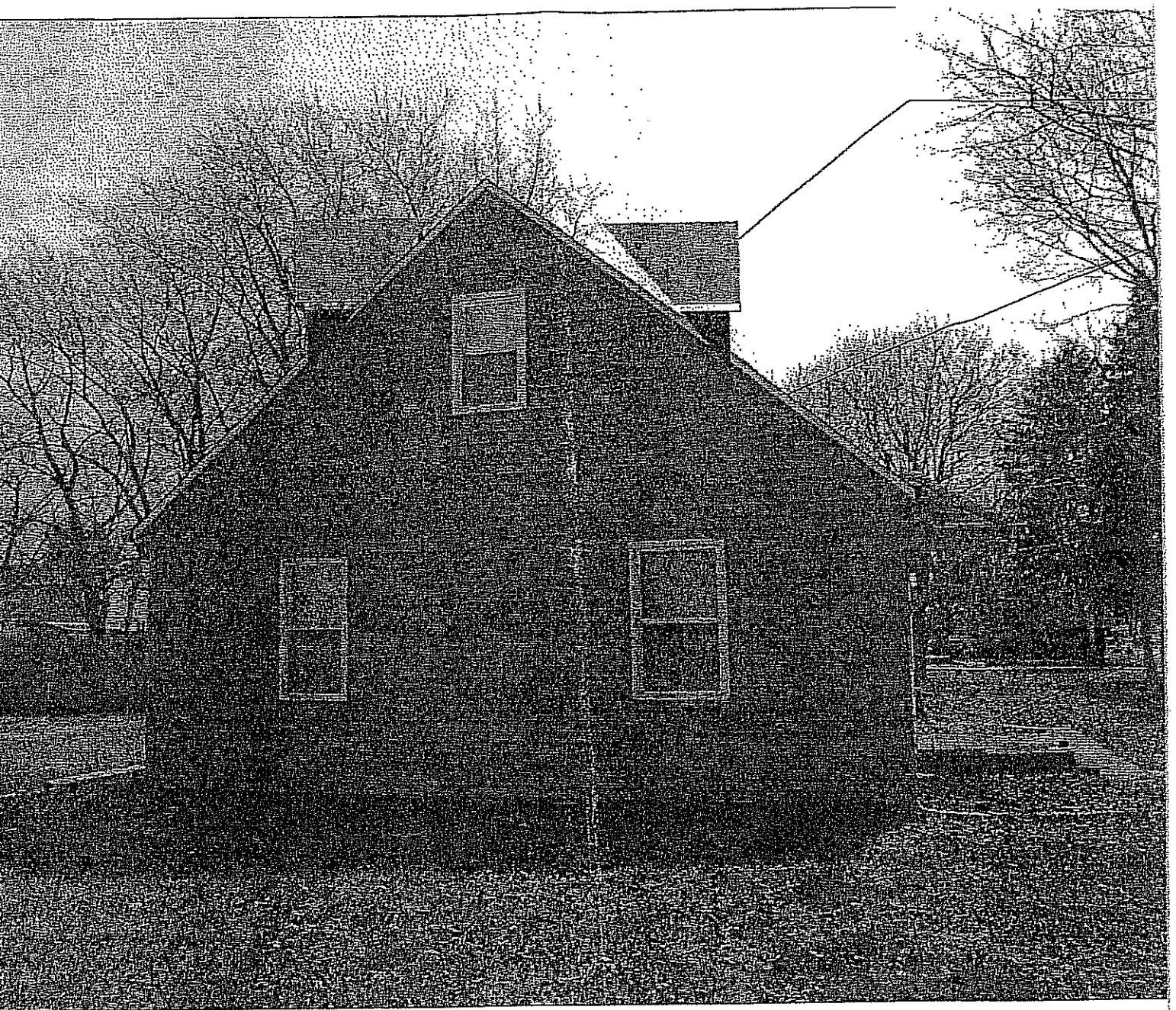
7201 Sunrise Ave.

Photos submitted by petitioner.  
(Building permit file)



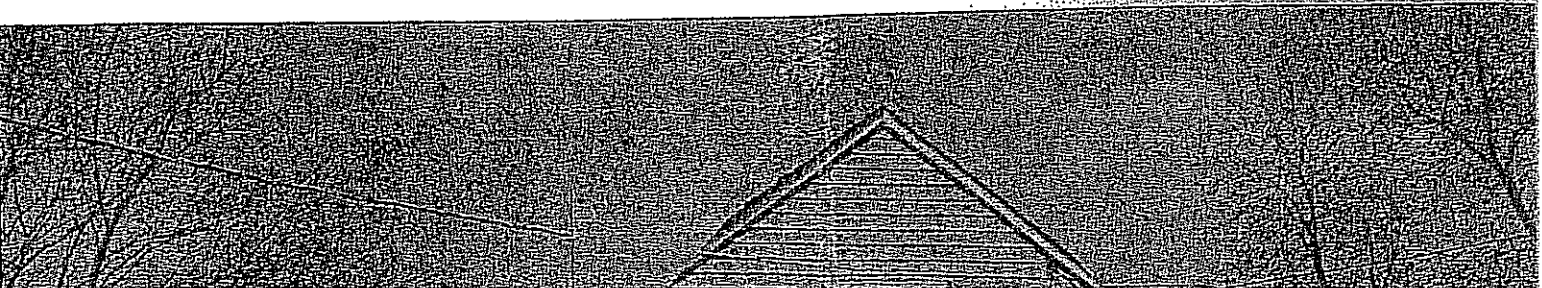
WEST



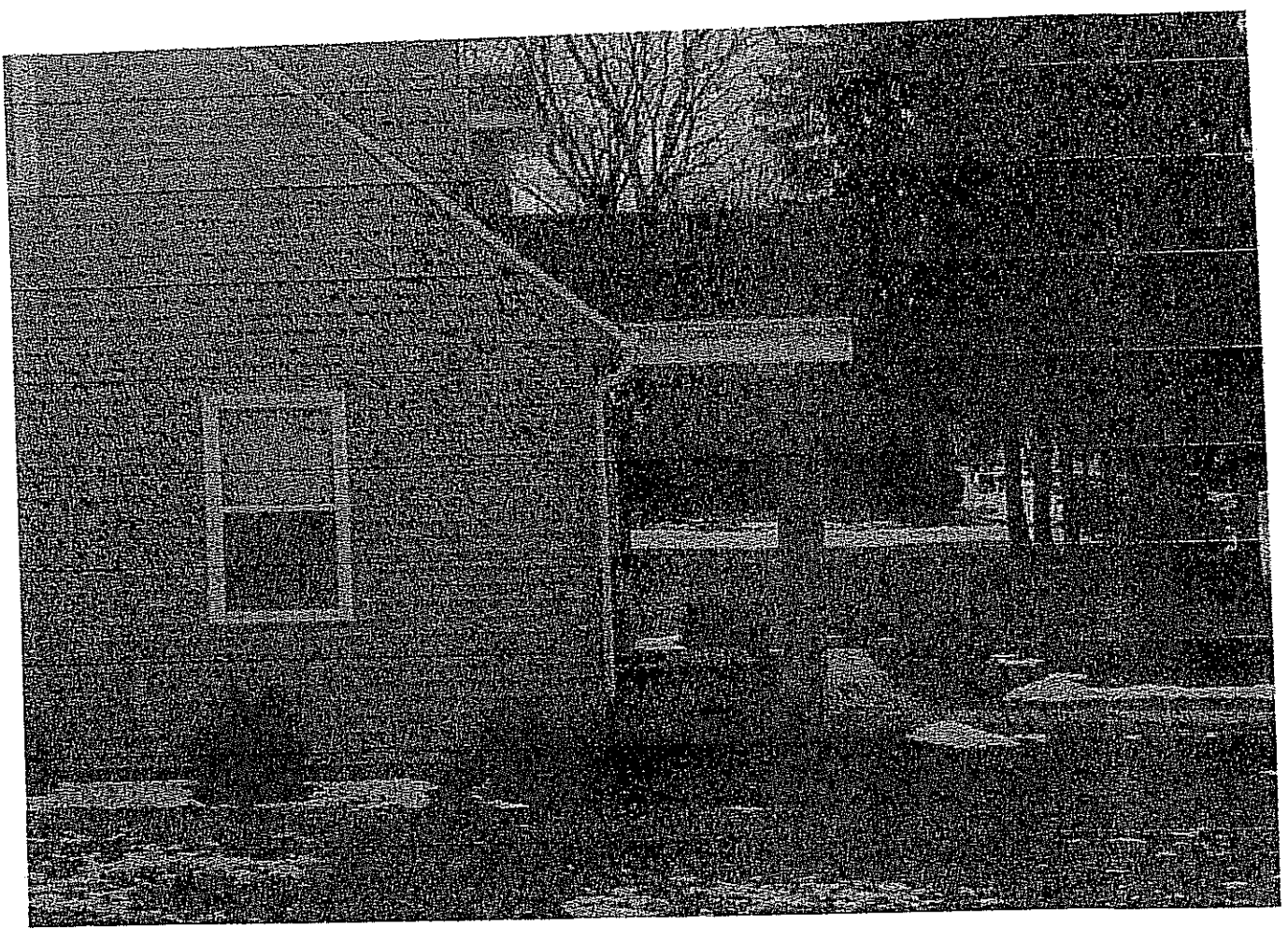


**NORTH**

SCALE: NONE







1901  
Current conditions

# Plat of Survey

for

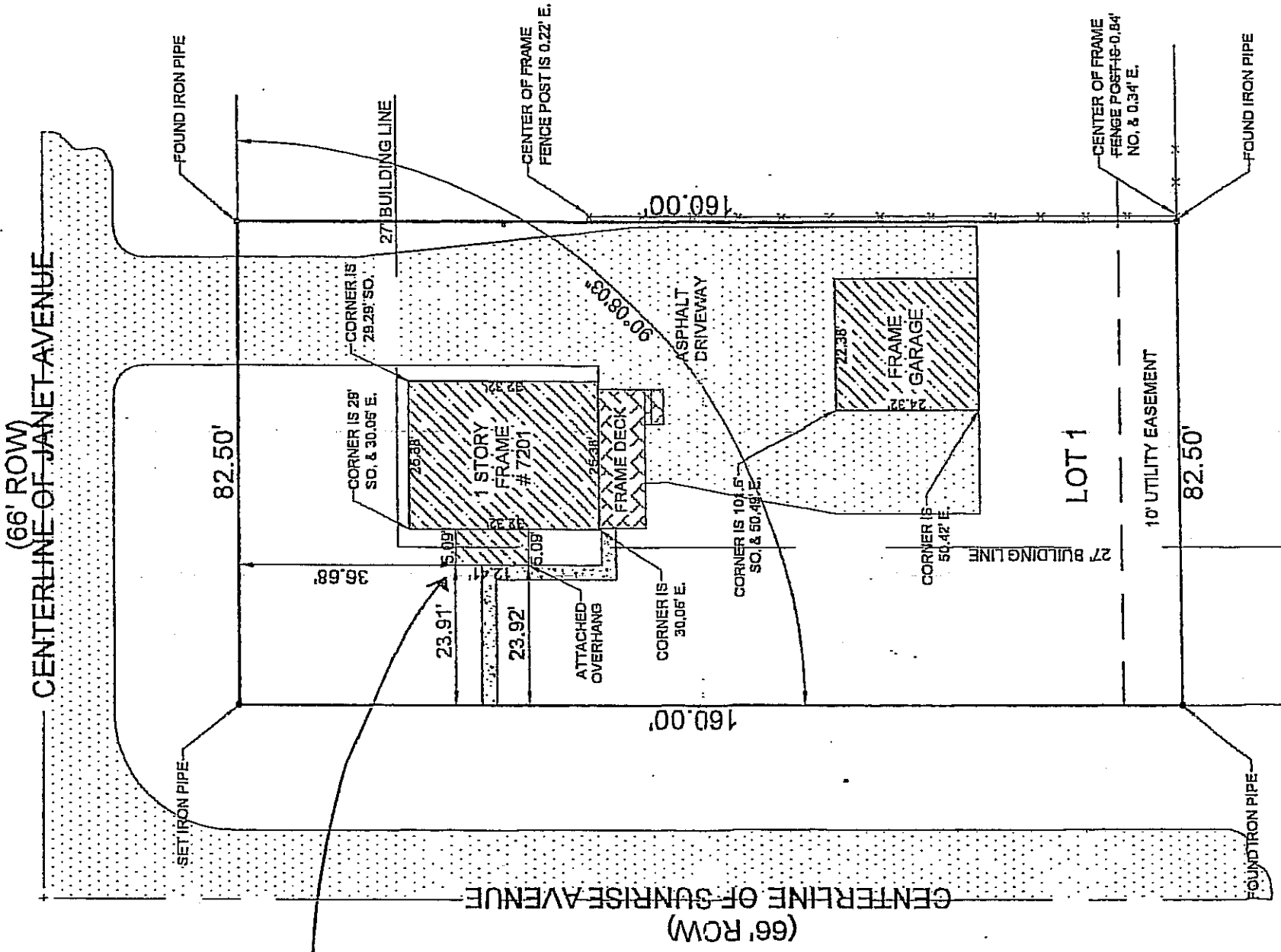
# Variance

of

PROPERTY ADDRESS: 7201 SUNRISE AVENUE  
AREA = 13,200 SF

## DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 56 IN TRI-STATE UNIT NO. 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1946 AS DOCUMENT NO. 499725, IN DUPAGE COUNTY, ILLINOIS.



ONLY PLATS CERTIFIED WITH AN EMBOSSED SEAL ARE AUTHENTIC. COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS } S.S.  
COUNTY OF WILL }  
TRI-COUNTY ENGINEERING, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY ATTEST THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION ABOVE AND THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAME, GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF MARCH, 2012

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

*John A. Traverso*  
JOHN A. TRAVERSO, ILL. PROFESSIONAL LAND SURVEYOR NO. 035-002979

PREPARED FOR:	SCALE:	1"=25'	<b>WILL COOK</b> <b>DUPAGE</b>
ROTT	DRAWN BY:	J.C.S.	
	CHECKED BY:	J.A.T.	
BOUNDARY	DRAWING NO:	117-100218	
	PROJECT NO:	C16075	
	BOOK NO:	1001	
SHEET 1 OF 1	REVISED:		
	REVISED:		
PROFESSIONAL DESIGN FIRM FIRM NO. 184-001198 EXPIRES 4-30-2013 PROFESSIONAL ENGINEERING CORPORATION			<b>TRI-COUNTY ENGINEERING, INC.</b> Land Surveying & Civil Engineering & Land Planning 15540 West Janas Drive Homer Glen, Illinois 60491 Phone: (708) 301-5914 Fax: (708) 301-6662
ILLINOIS P.L.S. NO. 035-002979 EXPIRES 11/30/2012 ILLINOIS P.E. NO. 062-036961 EXPIRES 11/30/2013			

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**MEETING DATE: May 29, 2012**

**Issue Statement**

**PZC 2012-06:**                    **7440 Route 83, The Patio Restaurant:** Petitioner seeks approval of a variation from the Sign Code in order to construct a free-standing, monument sign which contains advertising for a business conducted or a product sold on a different parcel from where the sign is to be located.

Applicable Regulations:       Sign Code, Section 4-3-7(B)(3): Signs Specifically Prohibited

**General Information**

Petitioner/Property Owner:   John Koliopoulos  
   The Patio Restaurant of Darien  
   7220 W. 91<sup>st</sup> Street  
   Bridgeview, IL 60455

Property Location:                7440 Route 83

PIN:                                    09-26-116-005; 09-26-116-006; 09-26-116-007

Existing Zoning:                    B-1 Neighborhood Convenience Shopping District

Existing Land Use:                Restaurant with a drive-thru

**Surrounding Zoning and Land Use:**

- North:    B-1 Neighborhood Convenience Shopping District and R-2 Single-Family Residence – shopping center and single-family, detached homes
- South:    B2 Community Shopping and OR Office Research (Willowbrook) – shopping center, offices
- East:     B2 Community Shopping (Willowbrook) – shopping center
- West:    R-2 Single-Family Residence – single-family, detached homes

Comprehensive Plan Update: Commercial

History:                                Most recently, in 2006, the City approved an alteration of the drive-thru facility.

Size of Property:                13,200 square feet

Floodplain: None.

Natural Features: None

Transportation: Property has frontage on Route 83 and 74<sup>th</sup> Street.

### **Documents Submitted**

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. ALTA/ACSM Land Title Survey, 1 sheet, prepared by Professionals Associated Survey, Inc., dated December 7, 2005.
2. Sign drawing, 1 sheet, prepared by Grate Signs, latest revision dated April 3, 2012.

### **Planning Overview/ Discussion**

The Patio restaurant is located at the southwest corner of Route 83 and 74<sup>th</sup> Street.

The petitioner is proposing to replace their existing free-standing, monument sign with a new sign. The proposed sign includes signage advertising businesses, products sold or services offered on a separate parcel from where the sign will be located, namely, the small shopping center to the south at Route 83 and 75<sup>th</sup> Street. Both properties are connected with driveways.

An aerial photo is attached to the memo showing the driveways which connect both parcels. While the Sign Code prohibits signs which advertise business activity taking place on a different property than where the sign is located, in this case, the properties are adjacent, they are connected via driveways, and the sign would help to create a situation similar to a typical shopping center, as opposed to a situation where the sign advertises business activity on a parcel several blocks or miles away.

Staff acknowledges the sign will advertise business activity occurring outside of Darien. However, Darien benefits if both parcels succeed economically.

The proposed sign dimensions comply with the Sign Code, in terms of height, area and base width.

The proposed sign will be located in the same location as the existing sign, and complies with the Sign Code in terms of sign location.

There is existing landscaping at the base of the sign. The Sign Code requires landscaping at the base of free-standing, monument signs.

The petitioner has recently completed an interior and exterior remodel of the restaurant.

The following are the Sign Code variation standards:

1. The available locations of adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting of the variation.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
5. The general intent of the Sign Code.

### **Staff Findings/Recommendations**

If the proposed sign were to advertise business activity occurring several blocks away, staff would not support the variation.

The proposed sign variation will not cause an adverse impact to pedestrian or motor traffic, the proposed sign variation is consistent with the general intent of the Sign Code in that it ensures compatibility of signs with surrounding land uses, enhances the physical appearance of the City and enhances the economy of the City.

Therefore, staff recommends the Planning and Zoning Commission make the following recommendation granting the variation petition:

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-06 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

### **Planning and Zoning Commission Review – May 2, 2012**

The Planning and Zoning Commission considered this matter at its meeting on May 2, 2012. The following members were present: Beverly Meyer – Chairperson, Donald Hickok, John Lind, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Susan Vonder Heide, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Members absent: Ronald Kiefer, Louis Mallers

Michael Griffith, Senior Planner, reviewed the staff agenda memo. He noted the proposed sign will replace the existing monument sign at the northeast corner of the property. He stated the sign will include space to advertise businesses not located on the same property. He noted that the associated parcels are connected via driveways, similar to a shopping center.

Mr. Griffith stated the sign complies with the height, area and location requirements in the Sign Code.

John Koliopoulos, The Patio Restaurants, the petitioner, stated he is hoping to constructed the proposed sign to help with the retail strip center he built next to The Patio. He stated he bought that property to prevent a restaurant from building next to his restaurant. He stated the sign is to help bring in traffic. He stated the sign will help both properties.

Commissioner Lind stated the sign makes sense. He stated people will figure out how to find where they are going.

Commissioner Hickok stated directional signage may be helpful.

There was not anyone from the public present to offer comments.

Without further discussion, Commissioner Ritzert made the following motion, seconded by Commissioner Hickok:

**Based upon the submitted petition and the information presented, the request associated with PZC 2012-06 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 7-0.**

**Commissioners Kiefer and Mallers were absent.**

### **Decision Mode**

The Planning/Zoning Commission considered this item at its meeting on May 2, 2012.  
The Municipal Services Committee will consider this item at its meeting on May 29, 2012.



One (1) New Double Face Monument Sign

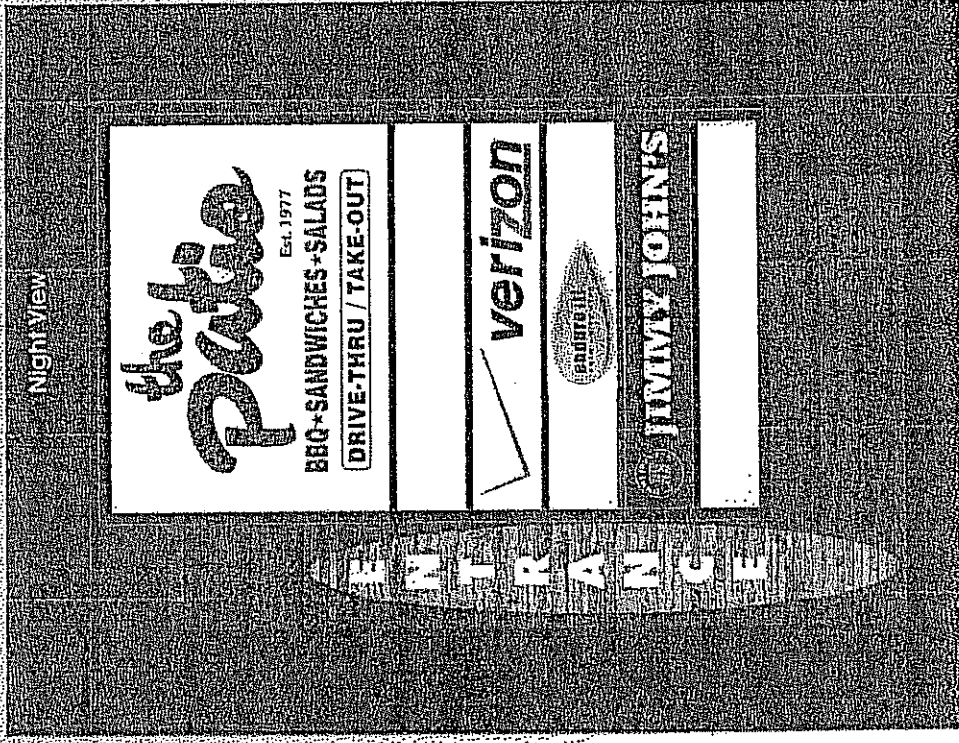
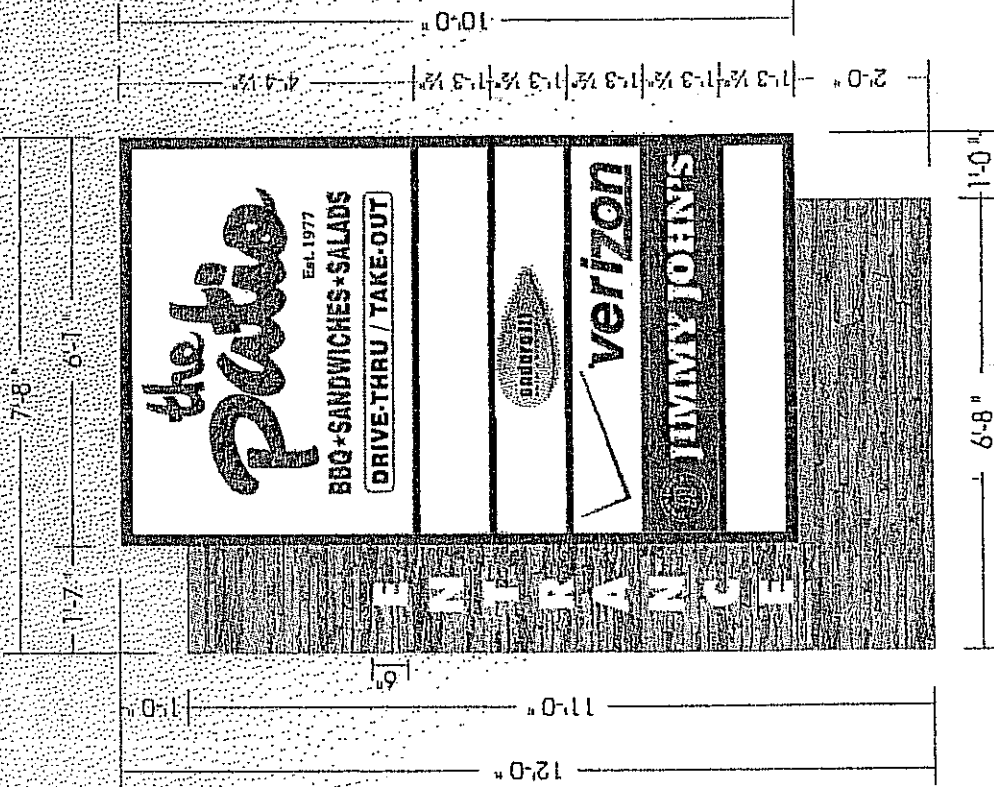
White Lexan Faces

Cabinet & Retainers Painted Black

"The Patio" Panel - 049 Burgundy & Black Vinyl Graphics

Two (2) Sets of Non-Illuminated Flat-Cut aluminum White letters

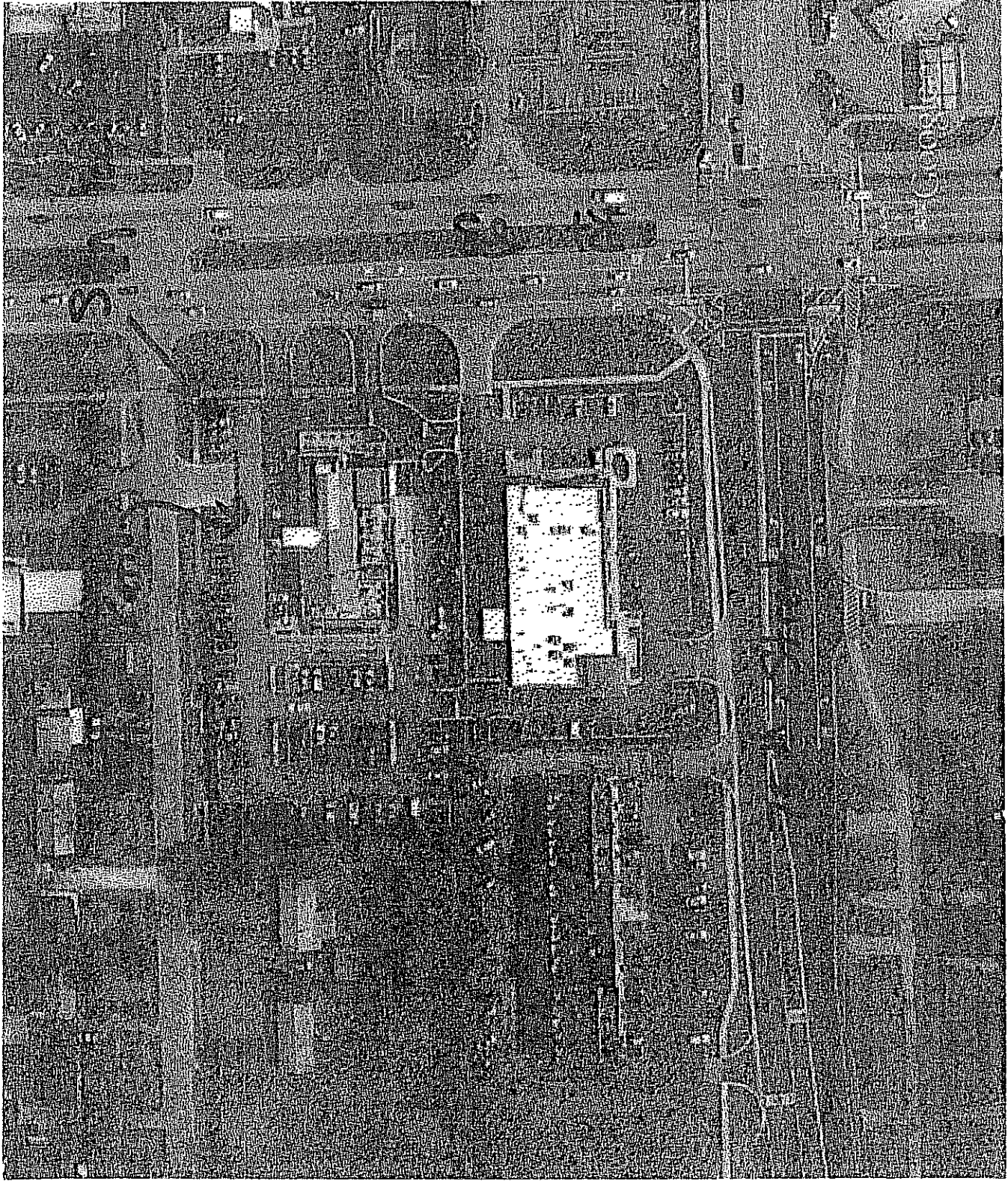
Entrance



All sign dimensions are based on the actual sign size. They are not to be scaled. Computer generated colors are NOT A TRUE MATCH TO ANY PMS, VINYL OR PAINT.

Client: The Patio	Drawing #: 11-0679-G
Approved:	Drawn By: SW
Scale: 3/8" = 1'	Rev By: SW
	Sales: Gil Algarin
	Date: 11-10-11
	Rev Date: 4-3-12





500

100

feet  
meters

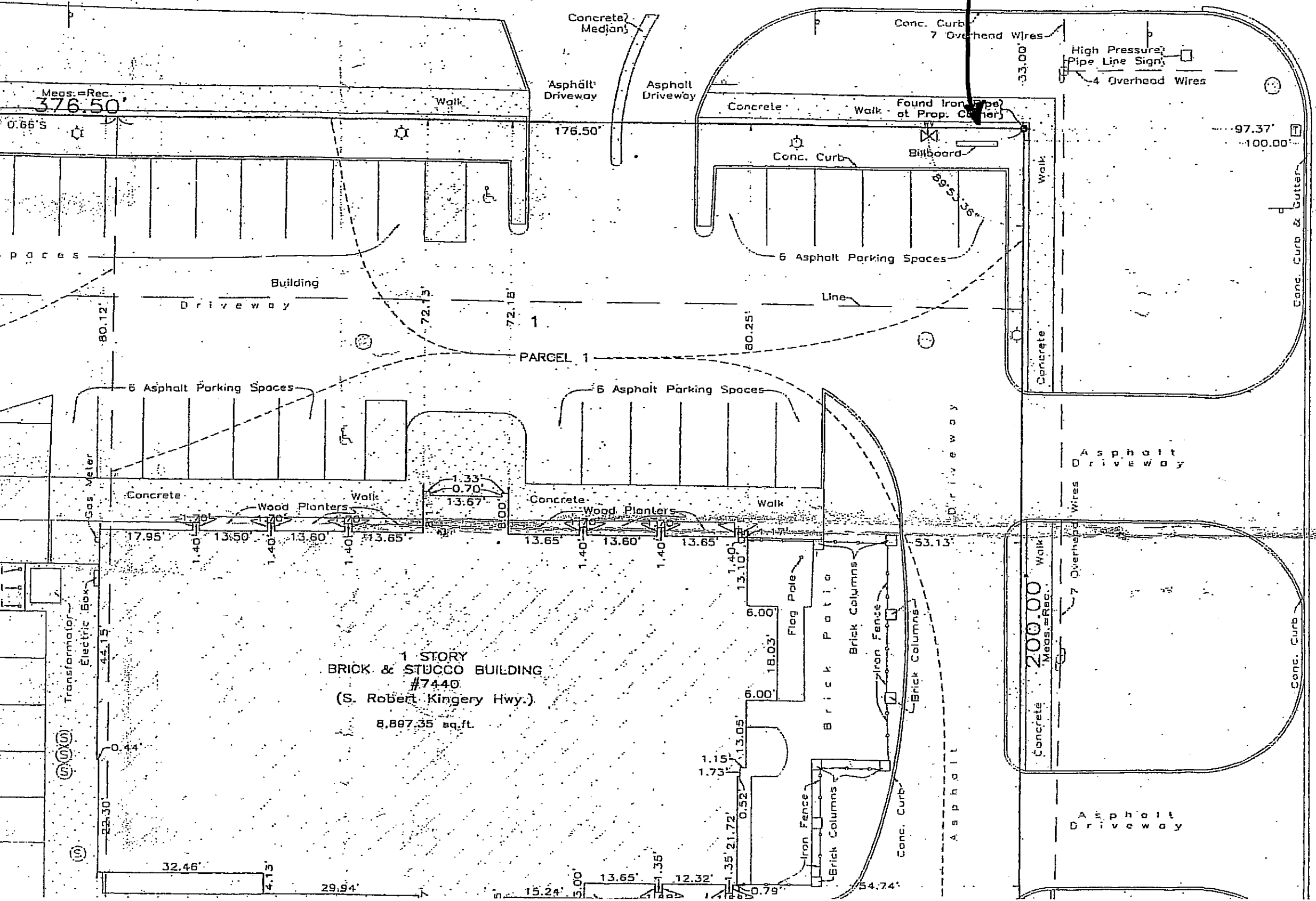
Google earth



Sign location

PUBLIC STREET  
(Asphalt Pavement)

ST.



The East Line of Northwest 1/4 of Section 26--38--11

PUBLIC STREET  
(Asphalt Pavement)

HWY.

(KNOWN AS TRI STATE (RTE 83) PARKWAY)

**AGENDA MEMO**  
**MUNICIPAL SERVICES**  
**MEETING DATE: May 29, 2012**

**Issue Statement**

**PZC 2012-09:**                   **7511 Lemont Road, Chestnut Court Shopping Center, Ross, Dress for Less:** Petitioner seeks a variation from the Sign Code to permit a greater amount of wall signage than permitted by the Sign Code.

**Applicable Regulations:**   **Sign Code, Section 4-3-10(B)(2): Signs In Business Districts, Wall Signs.**

**General Information**

**Petitioner:**                   **Modern Signs, Inc.**  
1727 Armitage Court  
Addison, IL 60101

**Property Owner:**           **Jeffery Howard**  
Inland Commercial Property Management  
2901 Butterfield Road  
Oakbrook, IL

**Property Location:**       **7511 Lemont Road, Chestnut Court Shopping Center**

**PIN:**                           **09-29-300-008**

**Existing Zoning:**           **B-3 General Business District**

**Existing Land Use:**       **Retail, shopping center**

**Surrounding Zoning and Land Use:**

- North:** B2 General Retail Business District (Downers Grove): retail shopping center.
- South:** OR&I Office, Research and Light Industrial: Forest Preserve.
- East:** B-2 Community Shopping Center Business District and R-2 Single-Family Residence: Retail, restaurant and single-family homes.
- West:** OSB Office and Service Business District (Woodridge) and B-2 Community Shopping District (Woodridge): Bank, retail shopping center.

**Comprehensive Plan Update:** Commercial

**History:**                      **Property annexed in 1986.**

**Size of Property:**         **18.3 acres (shopping center)**

**Floodplain:**                 **None.**

Natural Features: None.

Transportation: Property has frontage and access onto Lemont Road and 75<sup>th</sup> Street.

**Documents Submitted**

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. Sign Drawing, 2 sheets, prepared by Bill Moore & Associates, latest revision dated April 24, 2012.

**Planning Overview/ Discussion**

Ross is a business locating within the Chestnut Court Shopping Center. They are seeking a variation from the Sign Code to permit a greater amount of wall signage than permitted by the Darien Sign Code for the north façade of the shopping center. The number of signs is not the issue, it is the sign area that triggers the variation petition.

A similar variation was granted for Oakridge Hobbies signage.

The table below notes the amount of wall signage permitted vs. the proposed amount:

	<b>Permitted</b>	<b>Proposed</b>
<b>Side façade</b> (north façade of shopping center, facing 75 <sup>th</sup> Street)	1 square foot of wall sign area per linear foot of frontage:  Side façade = 200 feet  <b>200 square feet of wall signage</b>	JoAnn Fabrics sign = 200 square feet, existing; Oakridge Hobbies sign = 200 square feet, existing; Ross, proposed signage = 132 square feet  <b>532 square feet total of wall signage</b>  <b>(2.7 square feet per linear foot of frontage)</b>

Regarding signage on the north façade, facing 75<sup>th</sup> Street, neither the number of signs, nor the actual businesses placing signage is the issue. The Sign Code regulates the total square footage of signage.

A sign variation petition does not require a public hearing. This petition will be considered by the City Council’s Municipal Services Committee, followed by the City Council, upon the Commission’s recommendation.

Per the Section 4-3-18(B)(1) of the Sign Code, the Planning and Zoning Commission shall consider the following regarding a sign variation:

1. The available locations for adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting of the variation.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
5. The general intent of the Sign Code.

### **Staff Findings/Recommendations**

Staff supports the sign variation petition based on economic development considerations, with an aim to provide/allow the tools for businesses to thrive in Darien.

Therefore, staff recommends the Commission make the following recommendation to approve the variation petition:

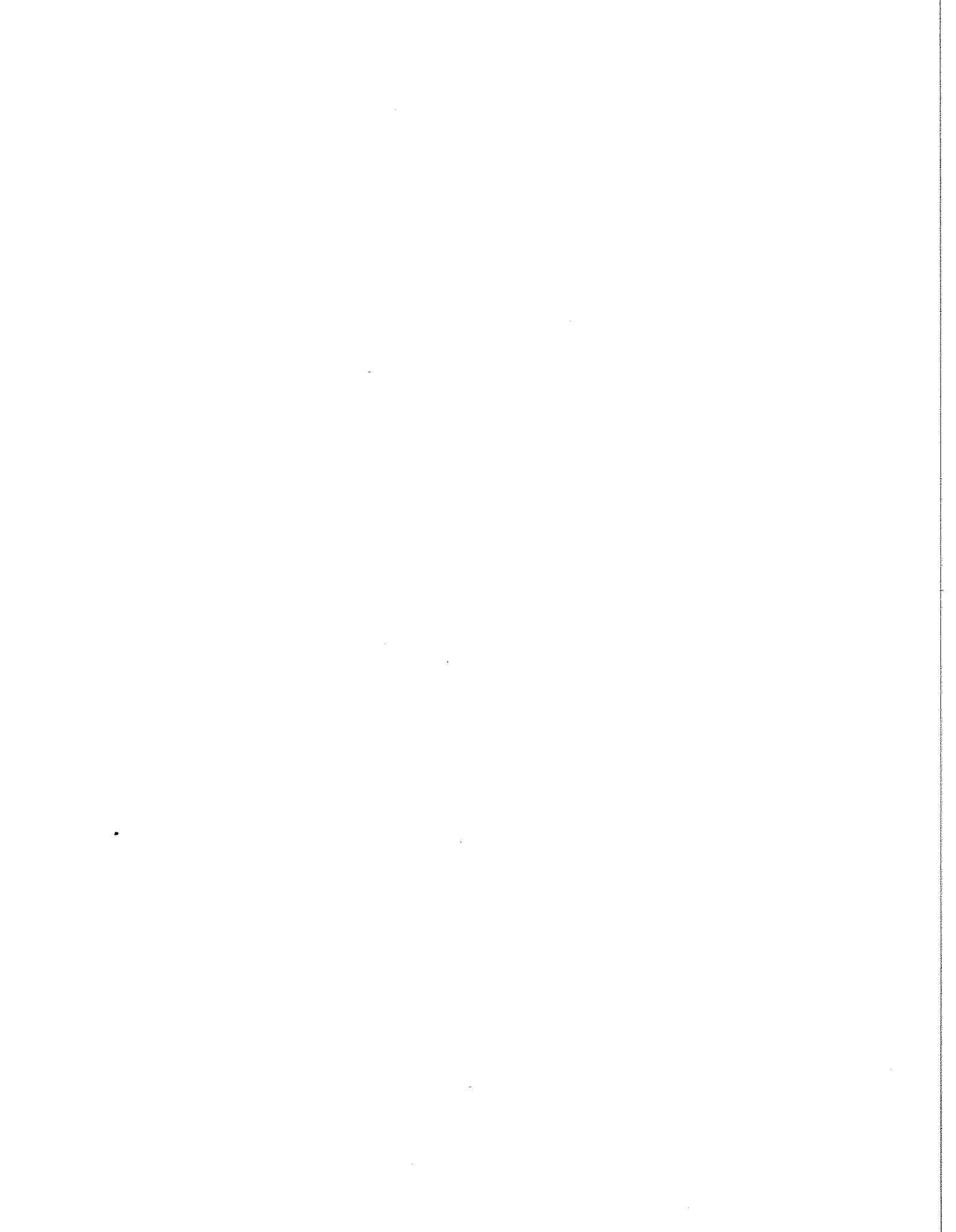
**Based upon the submitted petition and the information presented, the request associated with PZC 2012-09 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition as presented.**

### **Municipal Services Committee – May 29, 2012**

The Planning and Zoning Commission met on May 23, 2012 and provided a recommendation to approve the variance as presented.

### **Decision Mode**

The Planning/Zoning Commission considered this item at its meeting on May 23, 2012.  
The Municipal Services Committee will consider this item at its meeting on May 29, 2012.

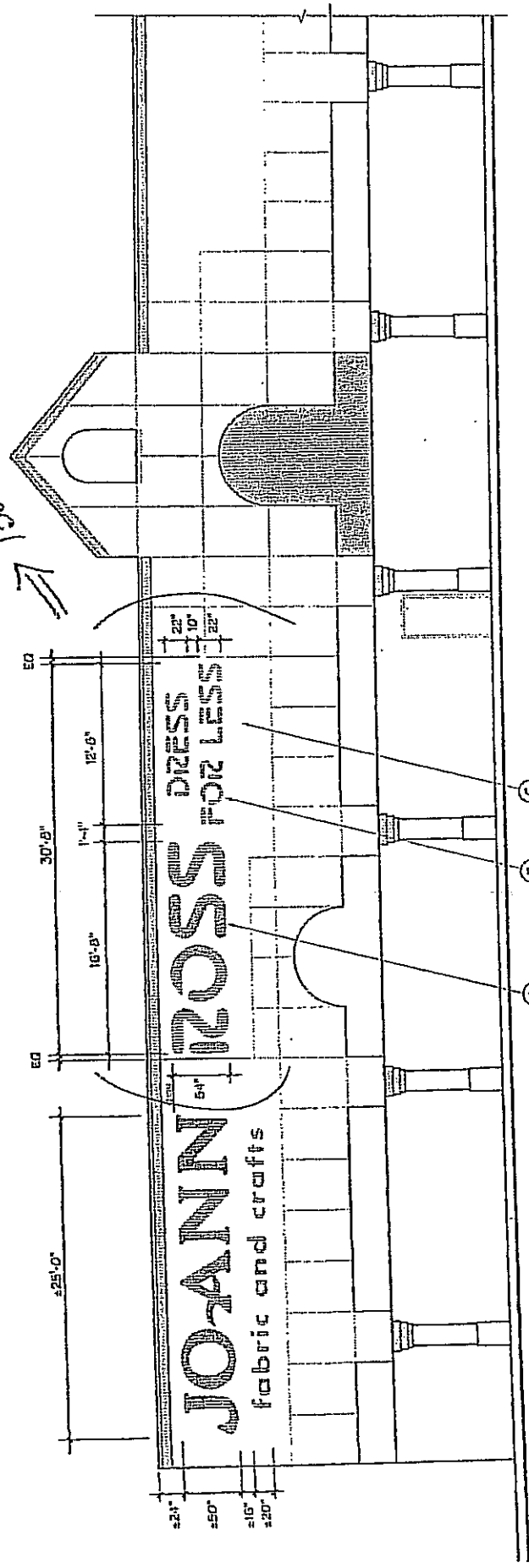


# NORTH ELEVATION

54" x 30' 0" = 138 #

- (A) 54" H. INDIVIDUAL "ROSS" TAN CHANNEL LETTER-LOGO LETTERS.  
FACES: TUF-GLAS SG 2810-5A MATTE BLUE  
RETURNS: 6" O ALUM. W/ WHITE FINISH  
TRIM CAP: 2" WHITE JEWELITE  
LETTER BACKS: ALUMINUM  
NEOH: FOUR-TUBE 18MM EGL E40 BLUE  
MOUNTING: 1/4" x 20 GALV THRU BOLTS  
PEG OFF: 1/2" BRACERS
- (B) 22" H. INDIVIDUAL "DRESS FOR LESS" LOGO LETTERS!  
ALL CALLOUTS SAME AS "ROSS" EXCEPT  
RETURNS: 6" O ALUM. W/ WHITE FINISH  
TRIM CAP: 1" WHITE JEWELITE  
NEOH: TWO-TUBE 18MM EGL E40 BLUE
- (C) EXISTING SIGN FASCIA BY LANDLORD (SEE NOTES)

GENERAL NOTES:  
LANDLORD TO FURNISH ADEQUATE ACCESS BEHIND LOGO LETTERS FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 000 OF THE N.E.C.  
LANDLORD TO SUPPLY THREE (3) 20 AMP 120V ISOLATED SIGN CIRCUITS (DIRECTLY CONNECTED TO ELECTRICAL PANEL WITH NO COMMON GROUNDS OR COMMON NEUTRALS, WITH # 10 WIRE NHT) AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.  
LANDLORD TO PROVIDE AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL EL.I.F.E.S. WALL SYSTEMS FOR SIGN AND BARRIER SUPPORT.  
SIGN BACKGROUND FOR THE "ROSS DRESS FOR LESS" SIGN(S) LETTERS IS TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% LRV) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE BLUE SIGN. IF POPOUT IS USED THEN SURROUND IS TO HAVE A MINIMUM L.R.V. OF 75%. ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL.  
IF THE SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY THE ACTION OF LOCAL GOVERNMENTAL AUTHORITY, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ALTER THE ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.



1 SIDE • WEST • 75TH STREET • PARTIAL ELEVATION

SCALE: 1/8" = 1'-0"

TK-E

drawn 12/06/11  
 submitted 1/12/07/11  
 revised per survey 02/22/12

#1589 DARIEN  
 Chestnut Court Shopping Center  
 75th St. & Lemont Rd.  
 Darien, IL 60561-4302

bill maore & associates

ROSS

bill maore & associates

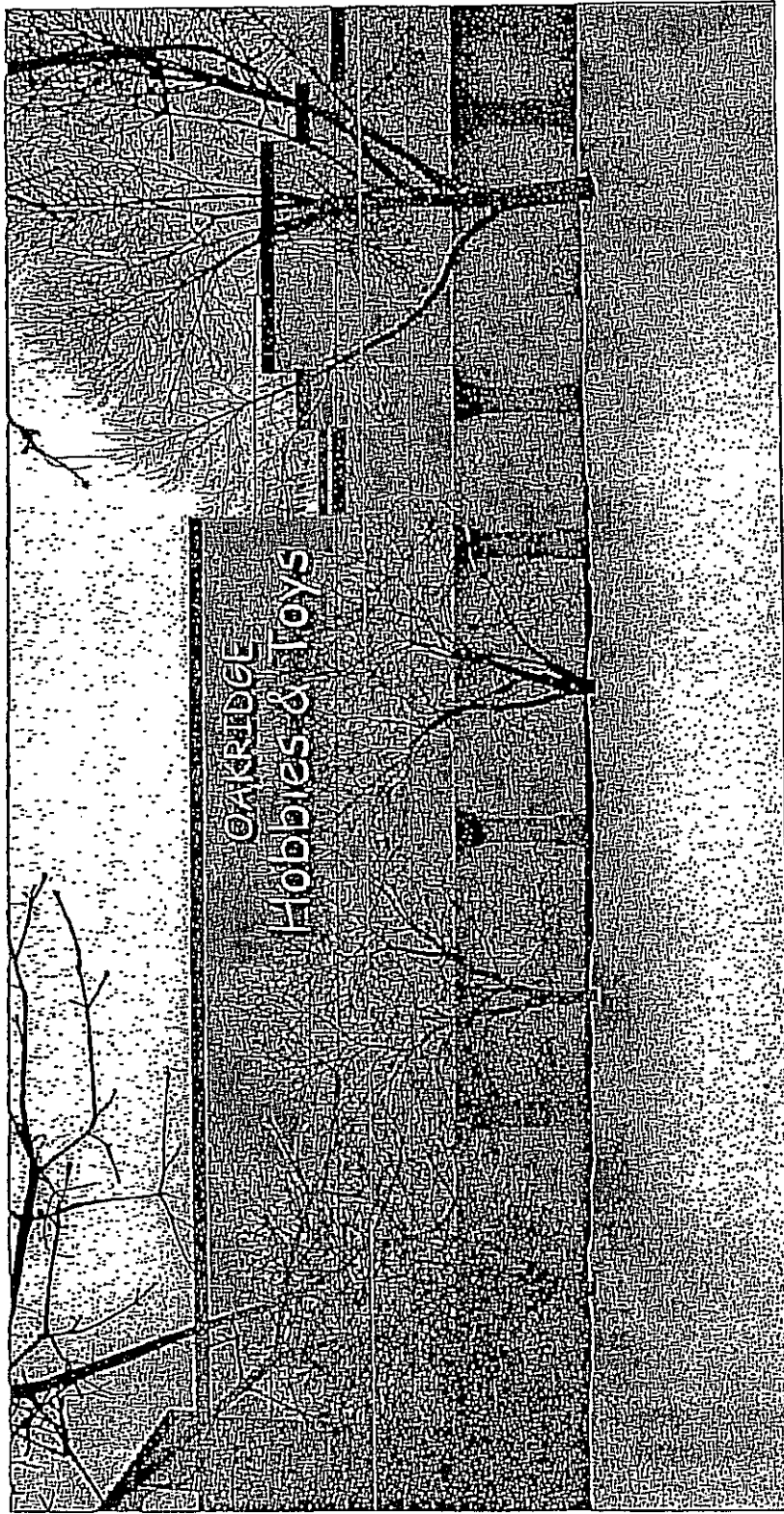
1057 15th Ave S.W.  
 P.O. Box 6113  
 Decatur, GA 31702-0113  
 810534-0394 (m) 678-4072  
 www.billmaore.com



Approved: Ordinance 0-0-11

North Facade

Front-Lit Plex-Face Channel Letters w/ LED, Raceway Mounted, PK Construction, Darien, Illinois



199.5 ft MAX  
To Path sign =

Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • Front View

NOT TO SCALE • For Production / For Presentation

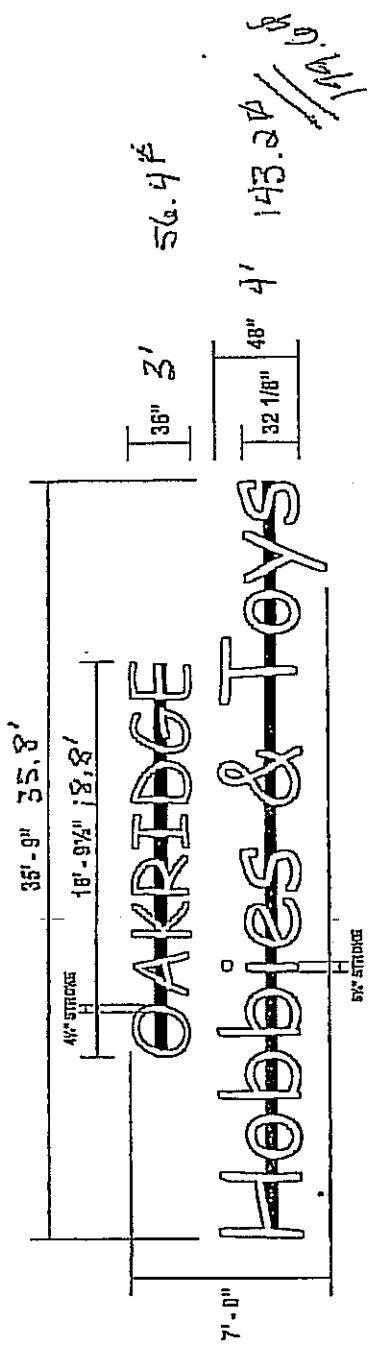
<p><b>AMERICAN SIGN FACTORY LLC</b>          123 King Street          5th Floor          Chicago, IL 60607          Phone: 773.228.8888          Fax: 773.228.8889</p>	<p><b>Client Name:</b> PK Construction</p> <p><b>Location:</b> 7511 Leimont Ave. Darien, IL</p>	<p><b>Start Date:</b> 01/18/11  <b>Last Revision:</b> 02/14/11  <b>Job#:</b> 52027  <b>Drawing#:</b> 52027a_v3  <b>Page:</b> 2 of 2</p>	<p><b>Sales Rep:</b> SK</p> <p><b>Designer:</b> KM</p> <p><b>LED:</b> [ ]</p> <p><b>Standard Approval:</b> [ ]</p>
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© COPYRIGHT 2008, BY AMERICAN SIGN FACTORY LLC. ALL RIGHTS RESERVED ARE THE SOLE PROPERTY OF AMERICAN SIGN FACTORY LLC. ALL MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM AMERICAN SIGN FACTORY LLC.

North Facade

New 2.19.2004

Front-Lit Plexi-Face Channel Letters w/ LED, Raceway Mounted, PK Construction - Darien - Illinois



Front-Lit, Plexi-Face Channel Letters w/ LED, Raceway Mounted - Front View

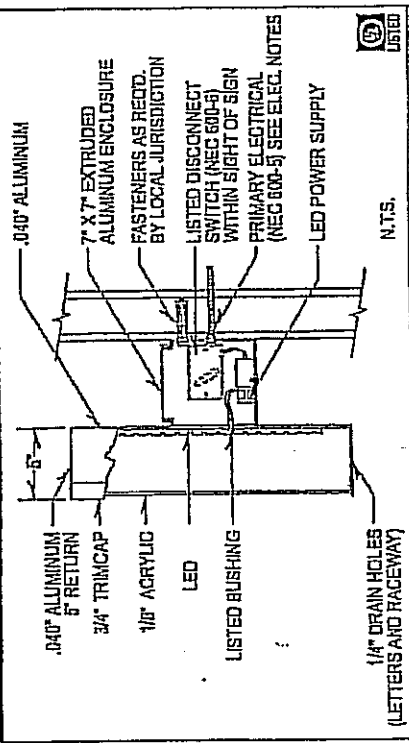
SCALE: 1/8" = 1'-0" • For Production / For Presentation  
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

- Quantity: One(1)
- Overall Height: 7'-0"
- Overall Length: 35'-9"
- Total Sq. Ft.: 250.25
- Returns: 3/4" Red & 3/4" Green
- Trincap: PMS 349 C(green) & PMS 186 C(rad)
- Face: #7328 White
- First-surface translucent vinyl:
- Raceway: 3M 3630-33 Red & 3M 3630-26 Green (1" outline on facas)
- Illumination: Similar to facade
- White LED

NOTES:  
• WHITE interiors for increased illumination  
• All paint two-siege automotive acrylic

FIELD SURVEY REQUIRED PRIOR TO FABRICATION

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES:  
• All wiring shall be done in accordance with the National Electrical Code (NEC) and local codes.  
• All wiring shall be done in accordance with the manufacturer's instructions.  
• All wiring shall be done in accordance with the applicable codes and standards.  
• All wiring shall be done in accordance with the applicable codes and standards.  
• All wiring shall be done in accordance with the applicable codes and standards.

**AMERICAN SIGN FACTORY LLC**  
618 N. FACTORY RD.  
CHICAGO, ILLINOIS 60641  
1321 West 27th St  
Evanston, IL 60201  
P: 414.253.2000

Client Name:  
PK Construction  
Location:  
7511 Lemont Ave.  
Darien, IL

Start Date: 01/31/11  
Last Revision: 02/14/11  
Job#: 52027  
Drawing#: 62027a\_v3  
Page: 1 of 2

Sales Rep:  
SK  
Designer:  
KM

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 29, 2012**

**Issue Statement**

Approval of a resolution authorizing the Mayor to contract with EnviroTest/Perry Laboratories, Inc. for the 2012/13 Bacteriological and Chemical/Radiological/LT2 Water Sampling Program.

**Background/History**

The Illinois Environmental Protection Agency has recently submitted to the City of Darien the 2012 Community Water Supply testing and schedule. In 2007 the United States Environmental Protection Agency had passed on to all community water supplies a mandate requiring us to perform specified analytical water sampling.

The Stage 2DBP rule is intended to reduce potential cancer and reproductive and developmental health risks from disinfection byproducts in drinking water, which form when disinfectants are used to control microbial pathogen. The final rule strengthens public health protection for customers of systems that deliver disinfected water by requiring such systems to meet the maximum contaminant levels as an average at each monitoring location. The mandate continues to reduce DPB exposure and related potential healths risks and provide more equitable public health protection. The rule also continues to evaluate early warning potential of Maximum Contaminant Levels (MCL), and allows the City's system to take proactive steps to remain in compliance.

City staff recently received the scheduled 2012/13 sampling requirements from the Illinois Environmental Protection Agency. The Illinois EPA has also entertained a competitively bid pricing schedule for the proposed program. Following receipt of the ILEPA's proposed cost schedule, staff had requested additional competitive quotes from local laboratories. Please note that the City has customarily utilized the services of the State up until three years ago. Due to recent changes in the program, the vendor associated with the State's joint bid process needed to increase pricing. The local laboratories and the City have the right to work with a state certified lab directly. The ILEPA will continue to provide the City a schedule for the various samples required. Below please find a summary of the competitive quotes for the proposed 2012 Coliform and Chemical/Radiological/LT2 Water Sampling Program:

<b><u>TESTING FACILITY</u></b>	<b><u>PRICING SCHEDULE</u></b>
State of Illinois	\$13,418.29
EnviroTest/Perry Laboratories	\$ 7,827.00
Suburban Laboratories	\$ 8,966.00

The FY12-13 budget included funding for this item in an amount of \$15,800.00. The Staff had budgeted for anticipated additional testing for the FY12/13 period. The ILEPA has revised the Stage 2 Chemical/Radiological/LT2 Water Sampling Program and therefore the City will experience a lower overall cost for the program. The information regarding the laboratory procedures, required testing and schedule of the Stage 2 required testing, analysis and methodology for the period of July

Water Sampling Program

May 29, 2012

Page 2

1, 2012 through June 30, 2013 is attached and labeled as Attachment 1. The proposal also includes a management program referred to as "Guard Dog" at a cost of \$240.00 for the same period. The program notifies the City for any EPA sampling updates, reporting requirements and provides the City any bacteriological resamples for after hours and weekend services at no additional charge. The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 12/13 BUDGET	PROPOSED EXPENDITURE	BUDGET BALANCE
02-50-4241	EPA-Stage 2-Reduced Lead and Copper/Radiological	\$12,000.00	\$4,857.00	\$7,143.00
02-50-4241	Bacteriological Sampling	\$3,800.00	\$2,970.00	\$830.00
02-50-4241	Total		\$7,827.00	\$7,973.00

**STAFF RECOMMENDATION**

Staff is requesting consideration for approval of the expenditure in the amount of \$7,827.00 for the 12/13 Bacteriological and Chemical/Radiological/LT2 Water Sampling Program.

**ALTERNATE CONSIDERATION**

As recommended by the Municipal Services Committee

**DECISION MODE**

This item will be placed on the June 4, 2012 agenda for formal consideration by the City Council.



**Illinois Environmental Protection Agency**  
 Pat Quinn, Governor      John Kim, Interim Director

**The Community Water Supply Testing Program for Fiscal Year 2013**

The Illinois EPA is again offering drinking water testing services for your water supply as part of our Community Water Supply Testing Program (CWSTP) for Fiscal Year 2013 (July 1<sup>st</sup>, 2012 through June 30<sup>th</sup>, 2013.)

This mailing includes a fee schedule, Coliform laboratory options, a customized rate schedule for your water supply and an election form. **The Illinois EPA asks that you complete the enclosed election form and notify us by June 8, 2012 of your decision whether or not to participate in this program by returning the election form. If you elect to participate, your payment must be included with the election form. Please make your check payable to "Illinois EPA."**

Please note: This is the only mailing that you will receive this year. There will be no separate billing notice sent later.

The CWSTP still has the same options that we have included in the past:

- **Signup is for just one year.** Your water system can again elect to participate in the program for just one year. The annual program allows us to better evaluate your testing requirements for the year and enables us to establish fees that reflect the most accurate costs possible. This one-year period begins July 1, 2012 and ends June 30, 2013.
- **Signup options:**
  - 1) **Full Participation.** Choosing full participation includes all drinking water testing required for your supply for the upcoming year. If our laboratory does not perform the actual analysis, we will arrange for the analysis to be performed by another laboratory and we will pay for those tests from the fees we collect. The Illinois EPA staff will deal directly with the laboratories and take care of any testing, bottle or data reporting issues for you.
  - 2) **Partial Participation.** By choosing this option you only need to commit to having the chemical analysis performed by our laboratory. You can choose to opt in or opt out of the program for other testing you may need. Your fee will be based only on the analyses that you choose to have done through the program. You can choose to opt in or opt out of the program for your Coliform, Radionuclide or Asbestos testing.

If you choose this option you will pay the Coliform, Radionuclide or Asbestos labs directly. They will need to supply you with the necessary bottles and shipping containers. If you decide to opt out of the Coliform testing, please make sure that the Coliform lab that you choose is certified by the Illinois Department of Public Health.

- 3) **No participation.** By choosing this option you agree not to participate in the program but your supply must still complete all testing requirements and report the results to the Agency. We ask that you still return the election form and indicate that you choose not to participate.

**NOTE: Due to the sampling schedules, if you are required to collect Stage 2 Disinfection Byproducts you must submit the Election Form along with your payment as soon as possible to avoid a possible violation.**

• **Electronic Results:**

Electronic results can be sent to you. If you participate in the program, you have the option of having your results sent to any e-mail address. Just send your current email address to Kelly Turpin or Julie Gebhardt at their email addresses listed below.

• **We have retained the CWSTP benefits that you have enjoyed:**

- 1) Your annual fee is determined by the drinking water testing required for your supply and the signup options you select. The fee covers the costs of your drinking water analysis for the entire year.
- 2) If you choose to have a test done through the program that is performed at another laboratory, we charge you exactly what the other laboratory charges us. We don't add on any sort of processing fee and we will deal with all sampling, data reporting and bottle issues for you.

The Illinois EPA takes great pride in meeting your needs. We have a very experienced staff and employ a full time Quality Assurance Officer. Data quality is our top priority and our laboratory is certified by NELAP, USEPA and the Illinois Department of Public Health.

We look forward to working with you again this year. If you have any questions regarding this program, please contact one of the Illinois EPA staff listed below:

<b>Laboratory Questions:</b>		
Name	Phone Number	E-mail Address
Gary Germann (Lab Manager)	217-524-6377	Gary.Germann@illinois.gov
Celeste Crowley (Assistant Lab Manager)	217-557-0274	Celeste.Crowley@illinois.gov
Kelly Turpin (Quality Assurance Officer)	217-524-6387	Kelly.Turpin@illinois.gov
Julie Gebhardt (Office Coordinator)	217-782-9780	Julie.Gebhardt@illinois.gov
General phone number	217-782-9873	
<b>Payment Questions:</b>		
Name	Phone Number	E-mail Address
Pat Daugherty (Fiscal Services)	217-782-6529	Pat.Daugherty@illinois.gov

### Fiscal Year 2013 Chemical Testing and Costs

These analyses are performed at the laboratory of the Illinois Environmental Protection Agency.

Analysis	Cost per Test
Alkalinity	\$20.56
Antimony	\$8.21
Arsenic	\$8.21
Barium	\$8.21
Beryllium	\$8.21
Cadmium	\$8.21
Calcium	\$8.21
Chromium	\$8.21
Copper	\$8.21
Cyanide	\$18.95
Fluoride	\$19.93
Iron	\$8.21
Lead	\$8.21
Manganese	\$8.21
Mercury	\$27.72
Nickel	\$8.21
Nitrate	-\$11.27
Nitrite	\$11.27
Orthophosphate	\$14.57
pH	\$10.55
Selenium	\$8.21
Sodium	\$8.21
Specific Conductivity	\$25.65
Sulfate	\$34.47
Thallium	\$8.21
Total Organic Carbon (TOC)	\$50.34
Zinc	\$8.21
<b>Method 504 (EDB and DBCP) 1,2-Dibromoethane 1,2-Dibromo-3-chloropropane</b>	\$278.62
<b>Method 515 (Chlorinated Acids) 2,4-D, Acifluorfen, Dalapon Dicamba, Dinoseb, Picloram Pentachlorophenol, Silvex</b>	\$272.91
<b>Method 524.2 (Trihalomethanes) Bromodichloromethane Bromoform, Chloroform Dibromochloromethane Total THMs</b>	\$50.68
<b>Method 547 Glyphosate</b>	\$174.24
<b>Method 548 Endothall</b>	\$238.96
<b>Method 549 Diquat</b>	\$249.34

Analysis	Cost per Test
<b>Method 524.2 (Volatile Organic Compounds) 1,1,1-Trichloroethane 1,1,2-Trichloroethane 1,1-Dichloroethene 1,2,4-Trichlorobenzene 1,2-Dichlorobenzene 1,2-Dichloroethane 1,2-Dichloropropane 1,4-Dichlorobenzene Benzene, Ethylbenzene Carbon tetrachloride Chlorobenzene, Styrene cis-1,2-Dichloroethene Methyl tert-butyl ether Methylene chloride Tetrachloroethene Toluene, Vinyl chloride trans-1,2-Dichloroethene Trichloroethene, Xylenes</b>	\$122.01
<b>Method 525 (Pesticides, PCBs and Other Organic Compounds) Acetochlor, Alachlor, Aldrin Atrazine, Benzo(a)pyrene Bromacil, Chlordane Dacthal, Dieldrin, Endrin Di(2-ethylhexyl)adipate Di(2-ethylhexyl)phthalate gamma-BHC (Lindane) Heptachlor, Heptachlor Epoxide Hexachlorobenzene Hexachlorocyclopentadiene Methoxychlor, Metolachlor Metribuzin, Propachlor, Simazine, Trifluralin, Total DDT Total PCBs, Toxaphene</b>	\$239.81
<b>Method 531 (Carbamates) 3-Hydroxycarbofuran Carbofuran, Oxamyl</b>	\$135.04
<b>Method 552 (Haloacetic Acids) Dibromoacetic Acid Dichloroacetic Acid Monobromoacetic Monochloroacetic Acid Trichloroacetic Acid Total HAAs</b>	\$188.85



Other Testing and Costs

These analyses are performed at laboratories contracted by the  
Illinois Environmental Protection Agency

<b>Disinfection Byproducts</b>	<b>Cost per Test</b>
Bromate	\$70.00
Bromide	\$18.00
Chlorite	\$18.00

<b>Asbestos</b>	<b>Cost per Test</b>
Asbestos Fibers	\$150.00

<b>Radiological Testing</b>	<b>Cost per Test</b>
Gross Alpha	\$40.00
Radium 226	\$67.50
Radium 228	\$67.50
Uranium	\$0*

\*The contracted laboratory (Underwriters Laboratories) does not charge for Uranium analysis.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO CONTRACT WITH  
ENVIROTEST/PERRY LABORATORIES, INC. FOR THE 2012  
CHEMICAL/RADIOLOGICAL/LT2 WATER SAMPLING PROGRAM IN THE  
AMOUNT OF \$7,827.00**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU  
PAGE COUNTY, ILLINOIS, as follows:**

**SECTION 1:** The City Council of the City of Darien hereby authorizes the Mayor to Contract with EnviroTest/Perry Laboratories, Inc. for the 2012 Chemical/Radiological/ LT2 Water Sampling Program in the amount of \$7,827.00, attached hereto as Exhibit A.

**SECTION 2:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 4<sup>th</sup> day of June 2012.**

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 4<sup>th</sup> day of June 2012.**

\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**ENVIROTEST/PERRY  
LABORATORIES, INC.**



8102 LEMONT ROAD | SUITE 1500 | WOODRIDGE | IL | 60517 | PHONE: 630.541.8098 | FAX: 630.541.8187

May 15, 2012

City of Darien  
1041 S Frontage Road  
Darien IL 60516

Attn: Clark Beatty

Re: Price Quote

Dear Clark,

Below is our price quote for your Coliform samples. Please note that our pricing has not changed.

Analysis	Projected Analyses	State Cost/Unit	State's Total	ETP's Unit Cost	ETP's Total Cost
Coliform	396	\$9.50	\$3,762.00	\$7.50	\$2,970.00

If you have any questions please do not hesitate to call.

Thank you for your continued support.

Sincerely,

Mirka Lenos  
E.T.P. Labs  
EnviroTest/Perry Laboratories

\$ 2970.00  
+ 4617.00 } SEE NEXT PAGE  
+ 240.00  
\$7,827.00

\* CONFIRMED WITH ENVIROTEST ON 5/22/12 ALL IEPA \*  
REQUIRED TESTS ARE INCLUDED IN THIS QUOTE.

KRS

**PDC LABORATORIES, INC.**  
**Drinking Water Quote - July 1, 2012 - June 30, 2013**

5/15/2012

VALID UNTIL JUNE 30, 2013

**DARIEN** **110430270**

**CHEMICAL TESTING**

Parameter	Sample Point	Freq	# of Samples	PDC Unit Cost	PDC Extended Cost
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**PDC TOTAL WITHOUT GUARD DOG: \$4,617.00**

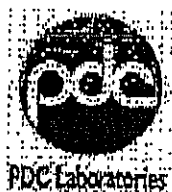
**GUARD DOG Project Management Fee (OPTIONAL) \$240.00**

**PDC Grand Total: \$4,857.00**



GUARD DOG (Project Manager's / Compliance) Fee will be billed at the beginning of the program. \*\*\*\*All Guard Dog Customers will get the new Lead/Copper reports as stated in Chapter 4 of the IEPA Sample Collectors Handbook at no additional charge plus the Stage 2 DBP Schedules will be monitored during the transition.\*\*\*\*

All costs are based upon the current IEPA monitoring period of July 1, 2012 - June 30, 2013. The information was gathered from the IEPA website...monitoring schedules and Drinking Water Watch, as well as projection information provided by the IEPA Compliance Section. Additional unanticipated monitoring would be billed at the unit cost rates listed above if required. All costs include shipping of bottles and coolers to you at NO additional charge! Pay as you go...only when testing is required to be done.



## GUARD DOG PROJECT MANAGEMENT PROGRAM BENEFITS

Our Guard Dog Project Management Is the best project management service out of any lab and is crucial to the success of your testing program!

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>✓ Reduce our clients' exposure to monitoring violations!</li> <li>✓ Notifications of sampling deadlines "HOUND" you to get samples in on time!</li> <li>✓ Pre-Notification of Detections - so you can take confirmation samples</li> <li>✓ Notifications of high fluoride &amp; lead/copper - you can choose to take additional samples</li> <li>✓ Take the guesswork out of reporting</li> <li>✓ Minimize paperwork</li> </ul> | <ul style="list-style-type: none"> <li>✓ Lead/copper new reporting requirements - all you do is print and send to your customers</li> <li>✓ Coliform tracking system</li> <li>✓ No weekend/ after-hour charge for hold order samples</li> <li>✓ Notification of cooler shipments</li> <li>✓ Keep facility informed of compliance status</li> <li>✓ Assistance with new programs (ex. UCMR3 &amp; THM/HAA rule in 2012)</li> </ul> |
|--|---|

PAPERWORK	NONE
LEAD AND COPPER RESULTS NOTIFICATIONS TO YOUR CUSTOMERS	FREE
GUARD DOG PROJECT MANAGEMENT PROGRAM	\$240.00
IN COMPLIANCE	PRICELESS

## TAKING A BITE OUT OF COMPLIANCE

Isn't 65 cents a day (\$20 per month) worth not having the headache of making sure everything is done on time and to the IEPA by the 10<sup>th</sup> Deadline???

PDC LABORATORIES, INC.  
 Drinking Water Quote - July 1, 2012 - June 30, 2013

5/15/2012

VALID UNTIL JUNE 30, 2013

DARIEN

110430270

CHEMICAL TESTING

Parameter	Sample Point	Freq	# of Samples	PDC Unit Cost	PDC Extended Cost
SOC W GLYPHOSATE	WL20690	YR	1	\$720.00	\$720.00
IOC	WL20693	3Y	1	\$130.00	\$130.00
IOC	WL00328	3Y	1	\$130.00	\$130.00
M525.2 -DI(2-ETHYLHEXYL)PHTHALATE	WL20690	YR	0	\$150.00	\$0.00
M525.2 -DI(2-ETHYLHEXYL)PHTHALATE	WL20693	YR	0	\$150.00	\$0.00
300.0 NITRATE	WL20690	YR	1	\$12.00	\$12.00
300.0 NITRATE	WL20693	YR	1	\$12.00	\$12.00
300.0 NITRATE	WL00328	YR	1	\$12.00	\$12.00
300.0 NITRITE	WL20690	YR	1	\$12.00	\$12.00
IOC	WL20690	3Y	1	\$130.00	\$130.00
300.0 NITRITE	WL00328	YR	1	\$12.00	\$12.00
STAGE 2 DBPR SUPART V (THM/HAA)	DISTRIBUTION	QT	16	\$108.00	\$1,728.00
SOC W GLYPHOSATE	WL20693	YR	1	\$720.00	\$720.00
SOC W GLYPHOSATE	WL00328	YR	1	\$720.00	\$720.00
VOC (M524)- VINYL CHLORIDE	WL20690	YR	0	\$110.00	\$0.00
VOC (M524)- VINYL CHLORIDE	WL20693	YR	0	\$110.00	\$0.00
VOC (M524)- VINYL CHLORIDE	WL00328	YR	0	\$110.00	\$0.00
VOC (M524)	WL20690	YR	1	\$89.00	\$89.00
VOC (M524)	WL20693	YR	1	\$89.00	\$89.00
VOC (M524)	WL00328	YR	1	\$89.00	\$89.00
300.0 NITRITE	WL20693	YR	1	\$12.00	\$12.00

\$4617.00  
 ayp

## EnviroTest/Perry Laboratories Testing Pricing

Item	Sample Point	# of Samples	Unit Cost	Total
SOC W GLYPHOSATE	WL20690	1	\$ 720.00	\$ 720.00
IOC	WL20693	1	\$ 130.00	\$ 130.00
IOC	WL00328	1	\$ 130.00	\$ 130.00
MS25.2 -DI(2-ETHYLHEXYL)PHTHALATE	WL20690	0	\$ 150.00	\$ -
MS25.2 -DI(2-ETHYLHEXYL)PHTHALATE	WL20693	0	\$ 150.00	\$ -
300.0 NITRATE	WL20690	1	\$ 12.00	\$ 12.00
300.0 NITRATE	WL20693	1	\$ 12.00	\$ 12.00
300.0 NITRATE	WL00328	1	\$ 12.00	\$ 12.00
300.0 NITRITE	WL20690	1	\$ 12.00	\$ 12.00
IOC	WL20690	1	\$ 130.00	\$ 130.00
300.0 NITRITE	WL00328	1	\$ 12.00	\$ 12.00
STAGE 2 DBPR SUPART V (THM/HAA)	DISTRIBUTION	16	\$ 108.00	\$ 1,728.00
SOC W GLYPHOSATE	WL20693	1	\$ 720.00	\$ 720.00
SOC W GLYPHOSATE	WL00328	1	\$ 720.00	\$ 720.00
VOC (MS24)- VINYL CHLORIDE	WL20690	0	\$ 110.00	\$ -
VOC (MS24)- VINYL CHLORIDE	WL20693	0	\$ 110.00	\$ -
VOC (MS24)- VINYL CHLORIDE	WL00328	0	\$ 110.00	\$ -
VOC (MS24)	WL20690	1	\$ 89.00	\$ 89.00
VOC (MS24)	WL20693	1	\$ 89.00	\$ 89.00
VOC (MS24)	WL00328	1	\$ 89.00	\$ 89.00
300.0 NITRITE	WL20693	1	\$ 12.00	\$ 12.00
TOTAL				\$ 4,617.00



**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
April 23, 2012**

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

**ABSENT:** None.

**ESTABLISH QUORUM**

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

**NEW BUSINESS**

- A. 1417 Sequoia Lane – Petitioner seeks approval of a variation to reduce the required setback for a driveway from 5 feet to 0 feet, related to the construction of a detached garage in the rear yard.**

Mr. Michael Griffith, Senior Planner, reported that the request is related to a detached garage. He stated that the PZC held a public hearing and recommended approval. Mr. Griffith reported that the Committee received correspondence from a neighbor who did not object.

Mr. Dan Gombac, Director reported that the City is working with the petitioner and several neighbors on a rear yard drainage project which has been going on for several years and which fits within the budget. He reported that staff believes that the driveway will not cause drainage issues.

Alderman Schauer questioned if there were any complaints from the neighbors.

Mr. Griffith reported that he received calls as a result of the sign posting but that there were no complaints.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Avci that based upon the submitted petition and the information presented, the request associated with PZC 2012-04 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 the petition would be forwarded to the City Council on Monday, May 7, 2012.

**B. 8245 Lemont Road, Chicago Tower Leasing – Petitioner seeks a special use in order to expand an existing private utility facility within the ORI&I zoning district, and a variation in order to construct a 200-foot tower where 60 feet is the maximum permitted.**

Mr. Dan Gombac, Director, distributed copies of several emails outlining concerns from Alderman McIvor, the Woodmere Condominium Association, Ms. Sharon Cattaneo and Mr. Stan Woddacki. A signed petition against the proposal was also presented and submitted to the Committee.

Mr. Michael Griffith, Senior Planner, presented the staff report. He reported that the petitioner is requesting a special use and variation from the Zoning Ordinance. He stated that the proposed use is consistent with the Zoning Ordinance and that the variation is for the tower height.

Mr. Griffith reported that the PZC held a public hearing and recommended approval with a vote of 8-1. He reported that the agenda memo included letters of support from local airport facility supporting additional communication facilities as well as a letter from the petitioner related to the structural integrity along with aerial photos indicating that the tower was in place in 1978. He further reported that correspondence from Attorney John Murphey was also included in the agenda memo detailing the Federal Code and the City's position.

Mr. Dan Gombac, Director, reported that the City cannot deny the tower based on diminishing property value. He reported that Alderman McIvor provided photos and asked that they be forwarded to the Committee.

Alderman Avci questioned if staff was sure that this was not a "Field of Dreams" and asked if the petitioner has evidence and support and customers in place. He also questioned the structure of the existing tower and how often inspections are conducted.

Mr. Gombac reported that staff has had the same concerns and that the petitioner informed staff that there is a demand for the tower but that the City cannot dictate if there is a need. He stated that with regard to the structural integrity that the tower is inspected and a structural analysis report was completed. Mr. Gombac reported that he has the analysis dated January 13, 2012 on record. He reported that there is specific maintenance protocol in which the owner must follow.

The petitioner, Mr. Stanley Stann, stated that he has several companies lined up for the proposed tower. He explained that the tower is necessary because the microwave will be used for communication technology that Fiber Optics cannot. Mr. Stann explained the problems with Fiber Optics. He also described the protocol which he must follow with regards to the tower and if it is structurally sound. Mr. Stann explained that the tower is shipped with a galvanized coating and that the painting has to be red and white. He stated that the tower structure is a sizeable investment.

Alderman Avci questioned how often a tower is inspected.

Mr. Stann reported that towers over ten years old are inspected annually and that towers less than ten years old are inspected every three years.

Alderman Schauer questioned the average lifetime of a tower.

Mr. Stann reported that towers built in 1930's didn't last very long but that in 1952/1953 that the government mandated using 833 steel. He stated that the present tower is approximately 47 or 48 years old.

Alderman Avci questioned if the equipment from the present tower will be moved to the proposed tower.

Mr. Stann stated that they would not move anything from the old tower onto the proposed tower. He stated that adding on would require additional support to the tower.

Alderman Avci questioned if the City has access to the inspection reports.

Mr. Gombac questioned the petitioner would provide the structural analysis to the City annually.

Mr. Stann stated that he did not have a problem forwarding the analysis to the City.

Alderman Schauer questioned if the tower height is 180 feet or 200 feet.

Mr. Gombac reported that the tower is 180 feet measured by the FAA and that the antenna exceeds the structure by 20 feet.

Alderman Avci questioned if the City has required the petitioner to landscape the area so that residents cannot see the bottom portion. He also asked if staff has looked into turning the tower/proposal into something positive such as a tornado siren to increase safety in Darien.

Mr. Gombac stated that an 8 foot fence exists north of the current tower. He stated that he conduct a review for the need of the siren.

Mr. Stann stated that he would consider a siren but that it will depend on the weight and size.

Alderman Avci questioned if there is a regress plan in place should the petitioner remove the tower.

Mr. Stann stated that he has an agreement with the municipality and that he would sign a legal document to remove the tower if it is unsafe or dangerous.

Alderman Avci questioned if the City can ask for a Letter of Credit or a creation of a fund if the area needs to be cleaned up.

Mr. Mike McCreary, Attorney for the petitioner stated that they have no problem with a bond agreement dismantling of tower should it become obsolete.

Alderman Avci stated that he would like this to be a condition of the motion.

Mr. Stann stated that once the lease is terminated that he has to pay to remove the tower. He stated that it is not a federal law but something that is done by the owner.

Mr. Gombac stated that the condition of the motion could be that the petitioner remove and dismantle the tower/s at the time the tower becomes obsolete with a bond on file.

Ms. Jackelyn Hilebrand, Attorney representing Woodmere Condominium Association and Ms. Jill Petranek stated that an opinion letter was submitted to the Committee. She highlighted that there are three issues which have not been addressed. Ms. Hilebrand questioned the financial interest, the allowable height and the impact to the property value, and the character of the neighborhood with a third tower.

Ms. Hilebrand referenced the correspondence from Attorney Murphey regarding real evidence and that the burden of proof lies with the petitioner and requested that the Committee table the proposal until the petitioner provides evidence.

Chairperson Marchese stated that the petitioner is building the tower for idealism and not for financial gain. He stated that the adjacent property owners need to provide substantial evidence regarding diminishing property values. Chairperson Marchese stated that unless an appraiser goes into a community where the property value has decreased there is no evidence. He further stated that the tower was there before the subdivision was developed.

Chairperson Marchese stated that it is the responsibility of the Aldermen to protect the liability of the City. He stated that although he would not like the tower in his back yard that there is nothing from the Condominium Association or the attorney regarding negative impact and aesthetics is not evidence.

Ms. Hilebrand stated that the position of the community is unique because the third tower makes the property more commercial and drastically alters the community and that the burden that it will affect lies on the petitioner.

Ms. Jill Petranek, 2700 Woodmere stated that the petitioner did not answer Alderman Avci's question regarding usability for the proposed tower and what the immediate need there is for a third tower. She stated that the burden of proof from the petitioner has not been stated.

Ms. Petranek stated that she was concerned about the fall zone radius and questioned insurance and who is responsible should the tower fall on a resident. She questioned if the City has considered a loss if there is a catastrophic occurrence.

Ms. Petranek asked if other locations in Darien were considered. She stated that security is an issue and that there is a similar tower site at 87<sup>th</sup> and Lemont Road. She further stated that she would like the City and petitioner to take a look at alternate towers such as a tree cellphone tower so it is more aesthetically pleasing.

Ms. Petranek questioned why the tower cannot be considered for the water at Brookhaven.

Mr. McCrery explained the fall zone and stated that the towers are now engineered to fall in within the footprint of the tower. He stated that the petitioner holds liability insurance with regard to the tower. He further reported that a 200 foot tree seen stealth tower would draw a lot of attention. He stated that the location is necessary in order to set relay to other locations. Mr. McCrery stated that the customer is interested because this is where service is needed. The petitioner stated that a stealth or tree tower would not work for their equipment.

Mr. Gombac questioned if additional Certificate of Insurance is common.

Mr. McCrery stated that additional insurance is not a practice. He stated that they would provide the association with a copy of the insurance.

Mr. Stann referenced a site in Hawthorne Woods with several towers on the property, built before the surrounding area was built up with homes. He stated the towers did not appear to reduce the property value.

Ms. Petranek stated that what Mr. McCrery finds aesthetically pleasing is not shared by the community and that the need and concern is not diminished.

Mr. Gombac stated that staff is not familiar with the stealth tree. He stated that staff looked at both Brookhaven and Plainfield Road and Lemont and they were not an option due to the existing equipment and equipment orientation.

Mr. Gombac asked if the community was interested in seeing landscaping around the tower.

Ms. Petranek stated that anything more aesthetically pleasing would be beneficial.

Mr. Gombac stated that he would like a week or two to get feedback from the residents. He suggested placing trees in the back yards of the affected areas.

Alderman Avci questioned the fenced in area and if it is locked.

Mr. Gombac reported that the area is fenced and locked.

Ms. Petranek stated that the fence is chain-link and is singular and not connected and although vehicles cannot enter the site but foot traffic can.

Chairperson Marchese stated that the City wants Mr. Stann to be a good neighbor and to keep the area clean and accommodate the needs of the Woodmere residents. He stated that although the Committee has the interest of the residents that they also have a responsibility to the City.

Ms. Petranek noted a case in Park Ridge that was denied and the decision because of the FCC rule. She questioned the tree tower and/or a self-support tower.

Mr. Stann reported that microwaves come in pairs and that the tree works on a monopole such as the tower located at the Park District. He stated that physics is involved.

Chairperson Marchese questioned if the petitioner finds anything objectionable so that both parties can come to a mutual understanding.

Mr. Stann stated that he is impressed with the due diligence of the residents and staff. He stated that the area is surrounded by a chain-link fence with barbed wire. He asked about water flow if he is required to pave the road.

Mr. Gombac stated that staff has reviewed the site and the pavement would not have a negative impact.

Mr. Stan Woddacki, 8195 S. Lemont Road stated that there is a pond adjacent to the property and that storm water will have the ability to flow on the surface if the road is paved.

Mr. Gombac questioned if the petitioner would agree to a possible tornado siren on the tower at no cost to the City.

Mr. Stann stated that he would agree to a tornado siren.

Mr. Gombac questioned if the petitioner would agree to landscaping incorporated into the building permit process.

Mr. Stann stated that he would agree to landscaping.

Mr. Gombac questioned if the petitioner would agree to improving the area with asphalt. He stated that the area around the tower can remain gravel.

Mr. Stann stated that he would agree to paving the area described.

Mr. Gombac questioned if the petitioner would provide inspection reports on a yearly basis as well as a Certificate of Insurance.

Mr. Stann stated that he would agree to the reports and insurance.

There was no one else wishing to present public comment.

**Alderman Avci 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 2012-03 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee approve the petition as presented with the following conditions:**

- 1. A fence is to be installed around the parcel. At the entrance to the site, a decorative fence is to be installed, with a chain-link fence for the remainder of the site.**
- 2. Outdoor storage materials, rubbish, construction related equipment and debris, is not permitted. These items are to be removed.**
- 3. The inoperable vehicle (no plate, flat tire) is to be removed from the property.**
- 4. Remove gravel/stone/dirt pile.**

5. The gravel surface areas are to be paved, including the driveway to the tower site and the tower service area.
6. Proposed tower not to exceed the height of the existing tower (180 feet as stated by the petitioner.)
7. Landscaping incorporated during the building permit process.
8. Provide annual inspection reports and Certificate of Insurance.
9. Petitioner to remove and dismantle the tower/s at the time the tower becomes obsolete with a bond agreement on file.

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

- C. Resolution – Accept a proposal for the purchase of rock salt from North American Salt Company in an amount not to exceed \$195,681.50.**

Mr. Dan Gombac – Director reported that the City only utilized 900 tons of salt and approximately 2000 tons within the salt storage building is available. Mr. Gombac highlighted the options and reported that the City does not have to purchase Option No. 2 if it is not needed. He stated that staff recommends the purchase of rock salt from North American Salt Company.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Avci to accept A RESOLUTION FOR THE PURCHASE OF ROCK SALT FROM NORTH AMERICAN SALT COMPANY IN AN AMOUNT NOT TO EXCEED \$195,681.50.**

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

- D. Resolution – Authorize the purchase of two (2) new fuel dispensers, Option – A, Option – B and installation from Crowne Industries in an amount not to exceed \$15,700.00.**

Mr. Dan Gombac, Director reported that this resolution authorizes the removal of two fuel dispensers with two new fuel dispensers due to rust and parts for the existing system are no longer manufactured and difficult to maintain. He reported that Option A and Option B were also included for purchase.

Chairperson Marchese stated that he would like to see monthly usage reports.

Director Gombac informed the Committee that Staff does inventory gasoline and reports are generated internally.

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

**Alderman Avci made a motion, and it was seconded by Alderman Schauer to accept A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) NEW FUEL DISPENSERS, OPTION-A, OPTION-B AND INSTALLATION FROM CROWNE INDUSTRIES IN AN AMOUNT NOT TO EXCEED \$15,700.00.**

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

- E. Resolution – To enter into an engineering agreement with Christopher B. Burke Engineering for the City Entrance Monument Signs in an amount not exceed \$18,000.00 for the DuPage County permitting.**

Mr. Dan Gombac, Director reported that the budget allows the City to remove the welcome signs and replace them with upgraded monument signs. He reported that the County is requiring that the City submit engineering plans for each proposed sign location noted in the agenda memo.

Alderman Avci suggested that the City could initiate a contest through the local schools for a design.

Mr. Gombac stated that the contest would be difficult due to timing and the engineering specs will require details for permitting. Mr. Gombac informed the Committee he would be open to implement opportunities as they present themselves.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Avci to accept A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES BETWEEN THE CITY OF DARIEN AND CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR ENGINEERING SERVICES FOR MONUMENT ENTRANCE SIGNS IN AN AMOUNT NOT TO EXCEED \$18,000.00.**

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

- F. Illinois Department of Transportation authorizing the expenditure of Motor Fuel Tax Funds.**

Mr. Dan Gombac, Director reported that the City utilizes Motor Fuel Tax Funds for expenditures related to various street maintenance functions. He reported that the City is required to adopt a resolution authorizing the expenditure of the proposed funding related to the general maintenance items for materials and labor as noted in the staff agenda memo.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Avci to authorize a resolution for the expenditure of the proposed funding related to the general maintenance items.**

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

- G. Discussion – Emerald Ash Borer Update**

Mr. Dan Gombac – Director, reported that the City has inventoried and identified 2614 Ash trees of 8956 total parkway trees. He reported that staff initiated a survey with various municipalities and that there is no clear consensus of action plans. Mr. Gombac stated that since the City has



identified parkway trees that show presence of Emerald Ash Borer that staff will remove an infected tree and will also apply a soil drenching pesticide application within a specified quadrant. Mr. Gombac also stressed that the application is a pro-active methodology with no guaranteed mortality results.

**H. Minutes – March 26, 2012 Municipal Services Committee**

**Alderman Schauer made a motion and it was seconded by Alderman Avci to approve the March 26, 2012 Meeting Minutes.**

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

**DIRECTOR'S REPORT**

Mr. Dan Gombac – Director, reported that staff is working on scheduling an open house to allow residents to meet with an architect. He further reported that staff is also working on a grant for landscaping enhancements for 75<sup>th</sup> Street and on a schedule of smaller in house budget approved drainage projects.

**NEXT MEETING**

Chairperson Marchese announced that the next meeting is scheduled for Tuesday, May 29, 2012 at 6:30 p.m.

**ADJOURNMENT**

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

**RESPECTFULLY SUBMITTED:**

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**Elizabeth Lahey**  
**Secretary**

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**Joseph Marchese**  
**Chairman**

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**Halil Avci**  
**Alderman**

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**Ted Schauer**  
**Alderman**