

City Council Goal Setting Session Agenda

Monday, October 30, 2017, 6:30 p.m.
Police Department Training Room

Goal Setting Summary Memo

- 1 Call to Order
- 2 Chamber of Commerce
- 3 The City's Focus on the Environment and Sustainability
- 4 I-55 and Cass Corridor Improvements
- 5 Public Works Facility Expansion
- 6 Economic Incentive Request
- 7 Rear Yard Drainage Policy Review
- 8 Recreational Vehicle Parking Ordinance
- 9 Crosswalk Requests
- 10 Banner Policy
- 11 Adjournment

CITY OF DARIEN

MEMO

TO: Mayor Kathy Weaver, City Council, City Clerk, and City Treasurer

FROM: Bryon D. Vana, City Administrator

DATE: October 26, 2017

SUBJECT: Goal Setting Agenda– Monday, October 30, 2017, 6:30 p.m.
Police Training Room

The agenda topics for the goal setting session scheduled for Monday, October 30, 2017, are listed below.

Discussion with the Chamber of Commerce regarding their future direction

As you are probably aware, Clare is no longer with the Chamber. We have invited the Chamber Board Chairwoman, Gail Sablick, owner of Wild Orchid Salon, to attend the Goal Setting meeting to discuss the future direction of the Chamber.

City's focus on sustainability and the environment

Alderman McIvor is a member of the Environmental Committee for the Metropolitan Mayors Caucus. The Caucus is a membership organization of the Chicago region's 273 cities, towns and villages. Founded in 1997 by then Chicago Mayor Richard M. Daley and leading mayors from nine suburban municipal groups, the Metropolitan Mayors Caucus pushes past geographical boundaries and local interests to work on public policy issues. The caucus provides a forum for metropolitan Chicago's chief elected officials to collaborate on common problems and work toward a common goal of improving the quality of life for the millions of people who call the region home. Darien is not currently a member of the Caucus.

Alderman McIvor will present information regarding the Greenest Region Compact 2 (GRC2). This sustainability guide is expected to coordinate community efforts across the region resulting in superior quality of life and economic vitality. The GRC2 Framework is the companion document that provides suggested objectives, strategies and tools to help communities achieve consensus goals of the Greenest Region Compact 2 which include *climate, economic development, energy, land, leadership, mobility, municipal operations, sustainable communities, waste & recycling, and water.*

I55 and Cass Corridor Improvements

Included in the packet is a memorandum from Burke Eng, providing a concept plan for the gateway elements at Cass Avenue and I55 interchange. The memo also provides an estimate of probable cost of the selected design.

In summary:

- The estimate for the cost of the East Bound element with the water feature is \$2,900,000.00. This estimate assumes that IEPA will allow discharge to the I55 drainage ditch. If they do not, a sanitary service and lift station will also be required. This includes irrigation for landscape elements around the sign since water service will be brought to the site for the feature.
- The estimate for the cost of the West Bound element is \$560,000.00. This does not include any landscape irrigation.
- An additional cost would be required to bring COMED service to the water features and both east and west bound signs.
- The estimates are only for probable construction cost and it does not include surveying, design and construction engineering.

Public Works Facility Expansion

The Municipal Services Committee requested that this topic be discussed at the Goal Setting meeting. This has been discussed previously at budget and goal setting sessions but no funds have been allocated for a building expansion. Dan has requested approximately \$20,000 in the budget over the last several years but I have removed the request from the proposed budget. Dan will provide an overview of his justification for a building expansion.

Economic Incentive Request

As part of Dan Gombac's economic development efforts, he has met with the owner (Jemco) of the vacant parcel (former gas station) at the NW corner of Cass Avenue and Plainfield Road. Dan introduced Jemco to the owner of Capri Restaurant in Woodridge. Jemco and Capri have signed a letter of intent to build and operate a restaurant on the site. The letter of intent is contingent on an economic incentive from the City. This development is preliminary in nature and the staff is asking the Council if we should pursue this request for an incentive. The attached spreadsheet shows the potential incentive amount, which is from \$316,000 to \$516,000 depending on a final determination of expenses identified by Capri. In addition to the incentive amount, staff has requested that Jemco provide upgrades to the building which is estimated at an additional \$200,000. The \$200,000 would be paid-by the City since we are

requesting the additional upgrades. The spreadsheet also shows the estimated revenue that will be generated from sales and the local Food and Beverage taxes.

Rear Yard Drainage Policy Review

The Council requested a review of the rear yard drainage program. Included in the packet is the recap for last year's rear yard drainage program along with proposed projects for next year.

Recreational Vehicle Parking Ordinance

Alderman Kenny requested the Council discuss this issue. He is asking to modify the ordinance and provided an example of allowing boats and recreations vehicles to be stored on a property from April 1 to October 30.

Crosswalk Requests

Alderwoman Beilke requested this be discussed as she has had 2 requests for crosswalks in her ward. Please note, the City does not have an inventory of potential crosswalk projects throughout the City.

Banner Policy

This year's budget included \$25,000 for the purchase of new banners/brackets to be displayed on selected street lights. In reviewing this issue, Dan contacted local organizations asking if they have interest in displaying banners on the City's lights. Some have done this previously. Included in the packet is the City's banner Policy approved in 1999. The primary problem is the policy allows certain non-government, not-for-profit organizations to display banners while the policy restricts others. Since the policy was approved many years ago there has been changes to what law calls a "public forum". The policy cannot pick and choose who is permitted to display banners based on the content of the banners. The policy should be amended to allow only the City and other government agencies to place banners on City property.

MEMORANDUM

DATE: 10/25/2017

TO: Dan Gombac, Director of Municipal Services

FROM: Douglas Gotham, RLA

SUBJECT: Gateway Elements for the Cass Avenue and I55 interchange

This memorandum summarizes the concept for the gateway elements and provides an estimate of probable cost of the selected design.

Proposed Improvements

The objective is to create gateway elements that announces the City of Darien as well as reflects the character of the community. Several concepts were explored (see appendix) with the concept below being the one that the estimate was based.



This is the proposed feature as seen from East Bound I55 with the Cass Avenue overpass in the background.

It would be artificial rockwork construction (all concrete) with three pools and multiple cascading waterfalls. The appearance mimics the falls at Waterfall Glen Forest Preserve. The artificial rock work construction allows for the appearance of natural limestone ledges without the difficulty achieving water tight falls and pools. The letters would be placed on a rail that would be somewhat hidden by



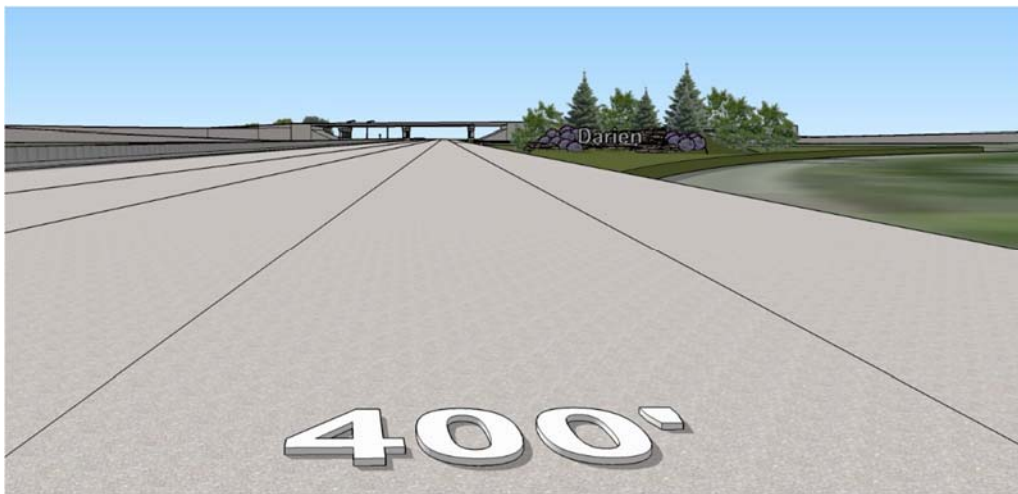
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9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

MEMORANDUM

the rockwork. The letters would be internally illuminated. The 'D' as illustrated here would be approximately 5' in height.

As illustrated in the next image the feature would measure approximately 30' x 60'. It would be backed by an artificial berm which would also conceal the mechanical elements needed for it.



The feature as seen from 400 feet away on east bound I55.

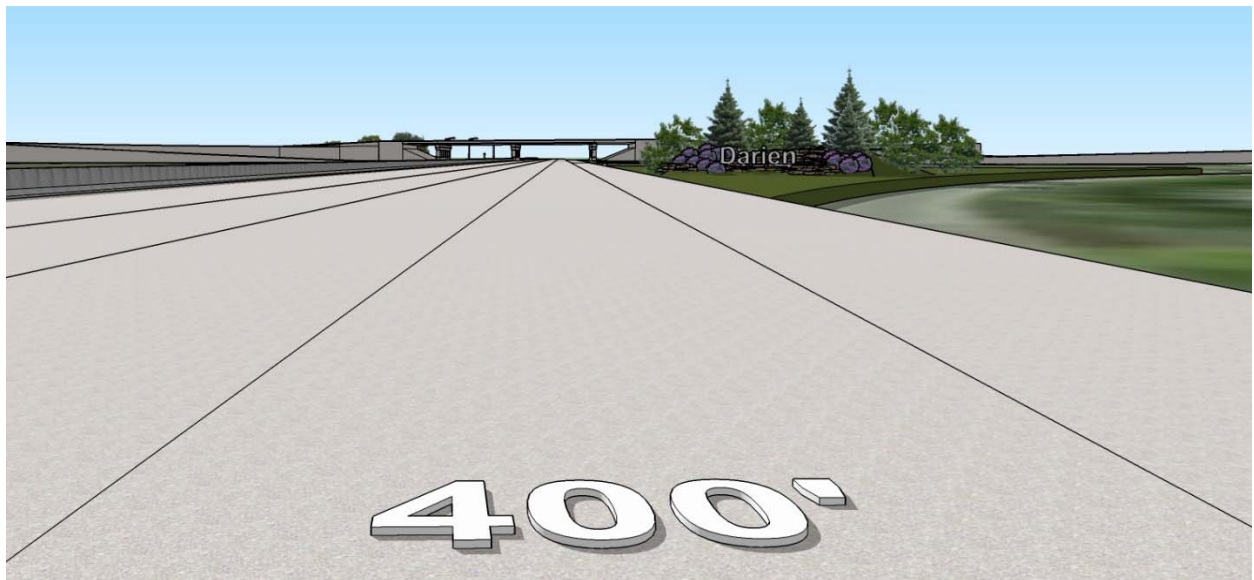


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The West Bound Gateway Element would not have a water feature but be similar in appearance. The lighted lettering would be the same size and once again it would be backed by artificial rockwork and an artificial berm.



The feature as seen from 400 feet away on west bound I55.



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Permitting

The main concern is getting approval from IDOT for construction within their Right-of-Way. If both locations are outside of any wetland or floodplain it would need a local review. At most we would need to incorporate BMPs to accommodate DuPage County requirements if we have >2500 SF of new impervious. The current concept is only 1,800 sf so this shouldn't be an issue.

Estimate

The estimate for the cost of the East Bound element with the water feature is \$2,900,000.00. This estimate assumes that IEPA will allow discharge to the I55 drainage ditch. If they do not a sanitary service and lift station will also be required. This includes irrigation for landscape elements around the sign since water service will be brought to the site for the feature.

The estimate for the cost of the West Bound element is \$560,000.00. This does not include any landscape irrigation.

An additional cost would be required to bring COMED service to the water features and both east and west bound signs.

The estimates are only for probable construction cost and it does not include surveying, design and construction engineering.

We have discussed this project with COST of Wisconsin, INC. who have more than 50 years of experience in the design and construction of similar large-scale water features. They provided a detailed preliminary estimate of the scope of work required for a project like this and have offered to meet with Village staff and ourselves to discuss the project.



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Appendix



A concept using a Granit Boulder appearance without a water feature.



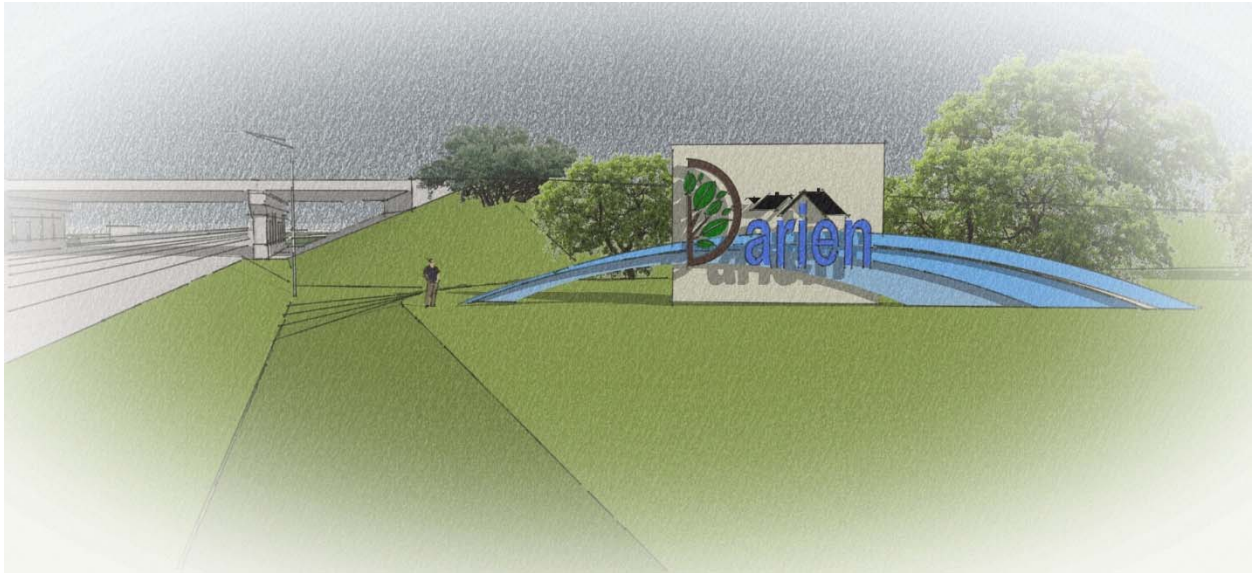
A concept using artificial rockwork to create a water feature with a granite boulder appearance.



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MEMORANDUM



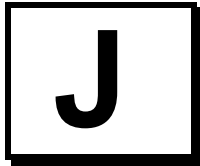
A 3D sculptural appearance based upon the village logo.

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Jemco & Associates, LTD.
242 Bunting Lane
Bloomington, IL 60108
630-686-0600 Fax 630-307-0185
e-mail: jmanos@att.net

October 11, 2017

Dan Gombac
City of Darien
1702 Plainfield Rd.
Darien, IL 60561

Re: 7532 S. Cass Ave., Darien Illinois

Dear Mr. Gombac,

I have received and have reviewed the Letter of Intent from Capri Restaurant and the discussion items with the City of Darien for the above referenced property. I have reviewed these with my partners for this corner and appreciate the opportunity to work with the Mayor, the City council and you to work with us to develop this corner.

Our intent is to develop this corner as close to and as aesthetically pleasing as the corner that you developed across the street. We believe that it has made an impact to this busy intersection and compliments not only this intersection but also the community as a whole.

While we are eager to develop this site, we have been advised by our Lender and Realtors that it is very risky to develop with only one tenant and especially if it is not a franchise, where there is no back up support from a corporate entity. Our lender and realtors are not very supportive of investing another \$850,000 in to this location. This is the initial estimate to construct the building in reference. A typical stand-alone building similar to this would be approximately \$400,000 to \$450,000. In order to match the architectural detail of Darien Pointe the cost exceeds \$the \$850,000. The total cost to purchase the lot and to do the EPA work for the NFR so far has cost approximately \$775,000. Also, since a cross easement of the Brookhaven Plaza Parking lot will be created a request to partner with the city in an amount of \$20,000 for the paving and striping to provide for an inviting site.

We are very close to signing a Letter of Intent with Capri Restaurant where we would do a build to suit. They are a reputable restaurant in Lemont and we are willing to proceed if we can secure some support from the City to develop this site. We are asking for \$300,000 in support to build, develop and make this site as aesthetically pleasing as

the property that you constructed across the street. This amount would help fund the additional ornate building façade, landscape and parking lot area.

Please review and forward this request to the Mayor and City Council and let us know what additional information you may need from us at this time.

We appreciate your time and efforts on this and look forward to working with you to develop this very important corner for our community.

Sincerely,

John G. Manos
President

/js

Capri Ristorante
1001 W 75th St
Woodridge IL 60517

Phone No. 331-903-6497
e-mail: Joeycapri@yahoo.com

October 23, 2017

Mayor Kathleen Weaver
and Dan Gombac
City of Darien
1702 Plainfield Rd.
Darien, IL 60561

Re: 7532 S. Cass Ave., Darien Illinois-Proposed Capri Ristorante

Dear Mayor Weaver,

Regarding the proposed Capri Ristorante for the proposed site, we are very excited to work with the City and the property owners in developing an Italian Ristorante for the center of the City of Darien. I have reviewed the opportunities with my accountant and in order to relocate we are respectfully requesting the below economic incentives.

First of all our intent is to bring a white table cloth restaurant into the center of town. I have been in the restaurant business for 35 years. The Capri family has several locations and are all in control by the Capri family. We value our clientele, and feel that we would be a great mix for the City.

Proposed General Description

Capri would take occupancy of a 3,240 square feet building with a full service Italian restaurant, lounge, and an outdoor seating area. The proposed outside seating area would incorporate an outdoor fireplace with a temporary enclosure during the fall, winter and spring.

We would be requesting a an H Liquor License with no carryout

No Gaming and are willing to sign the non-gaming agreement

Economic Incentives
Sales Tax Rebate

We opened our restaurant a year ago in Woodridge and included buildout costs in the amount of \$200,000. We are requesting consideration for the interior buildout through an economic incentive in the amount of \$200,000. For the Capri establishment it would be very difficult to take on the expense of the interior build out without assistance. We are willing to enter into an agreement to secure the economic incentive through personal assets or a letter of credit.

Our understanding of such a sales tax incentive is such:
In the event that the economic incentive has a 3 year life and there is a shortfall of \$10,000 in sales tax for a given year, Mr. Capri would be required to provide the funds to the City through the collateral to pay the shortfall.

Our current sales are approximately \$90,000 per month
Our projected sales are approximately \$120,000 per month

The Capri establishment in Woodridge, is currently under a 5 year lease with Year 2 expiring in April 2018. The remainder of the lease is valued at \$6,000 per month with a total value of \$216,000. We are requesting the buyout of the existing lease in the amount of \$216,000. Our intent is to negotiate a no cost lease termination or a negotiated buyout. We will begin to review our opportunities but felt this item was as equally as important to disclose and request an economic incentive.

Again, through this letter we are respectfully requesting consideration from the Mayor and City Council for an economic incentive package of \$416,000.

We appreciate your time and efforts on this and look forward to working with you to develop this very important corner for our community.

Sincerely,
Joey Capri
President

Jemco Economic Incentive	\$100,000 (\$200,000 not included for City required building upgrades)						
Capri Economic Incentive	\$216,000 to \$416,000						
Total Incentive	\$316,000 to \$516,000						
Sales and Food bev tax	3.25%						
AVERAGE MONTHLY SAL	\$120,000						
Year	Store Sales	Annual Sales and Food/Bev Tax	Total Sales and Food/Bev Tax		DESCRIPTION	SQ FT COST	COST
Base	\$ 1,440,000	\$ 46,800	\$ 46,800		LAND		\$ 875,000.00
1	\$ 1,440,000	\$ 46,800	\$ 93,600		REMEDIATION		\$ 100,000.00
2	\$ 1,440,000	\$ 46,800	\$ 140,400		BUILDING SQ FT REQ		
3	\$ 1,440,000	\$ 46,800	\$ 187,200		3240	\$ 250.00	\$ 810,000.00
4	\$ 1,440,000	\$ 46,800	\$ 234,000		BUILOUT INTERIOR	\$ 61.75	\$ 200,070.00
5	\$ 1,440,000	\$ 46,800	\$ 280,800		SITE IMPROVEMENTS		\$ 175,000.00
6	\$ 1,440,000	\$ 46,800	\$ 327,600		TOTALS		\$ 2,160,070.00
7	\$ 1,440,000	\$ 46,800	\$ 374,400				
8	\$ 1,440,000	\$ 46,800	\$ 421,200				
9	\$ 1,440,000	\$ 46,800	\$ 468,000				
10	\$ 1,440,000	\$ 46,800	\$ 514,800				
11	\$ 1,440,000	\$ 46,800	\$ 561,600				
12	\$ 1,440,000	\$ 46,800	\$ 608,400				
13	\$ 1,440,000	\$ 46,800	\$ 655,200				
14	\$ 1,440,000	\$ 46,800	\$ 702,000				
15	\$ 1,440,000	\$ 46,800	\$ 748,800				

2017 REAR YARD PROJECTS - FINAL COSTS

Project	Project Name	Address/Street	FINAL Project Cost	FINAL City Contribution	FINAL Resident Reimbursement
1	FYE1877TH	1505 77th Street	16,957.56	\$11,968.17	\$4,989.39
2	FYE18PEAR	8664-8640 Pearson	9,750.00	\$5,437.50	\$4,312.50
3	FYE18PEA2	8623 Pearson	9,226.20	\$5,044.85	\$4,181.56
4	FYE18CHER	911/913/917/921 Cherokee Drive*	15,783.59	\$11,087.71	\$3,143.88
5	FYE1870TH	70th Street	6,954.39	\$4,465.79	\$2,488.60
6	FYE18HIGH	Highcrest/Hillside	3,879.71	\$2,159.79	\$1,717.72
7	FYE18HONEY LOCUST 79TH STREET	Honey Locust/79th	12,774.04	\$8,830.52	\$3,943.50
8	FYE1870TH	717 70TH Street	2,709.80	\$1,709.80	\$1,000.00
9	no response	Iroquois/Urban	2,714.78	\$1,286.08	\$1,429.00
TOTAL			\$80,750.07	\$51,990.21	\$27,206.15

GOAL SETTING 2018/2019 REAR YARD PROJECTS

Project	Project Name	Address/Street	ESTIMATE Project Cost	FINAL Project Cost	PROJECT DIFFERENCE	ESTIMATE City Contribution	FINAL City Contribution	ESTIMATE Resident Reimbursement	FINAL Resident Reimbursement	Estimated Budget	BUDGET DIFFERENCE - CITY	REVISED BUDGET BALANCE
	bud pend	Beech/Iron/71st	\$47,392.30			\$26,753.15		\$20,639.15				
	2018 budget pend	222 68th St	\$40,158.65			\$22,415.19		\$17,743.46				
	2018 budget pend	7619/7621 Linden	\$10,380.92			\$7,035.68		\$3,345.24				
*	2018 budget pend	Baker / Hayenga	\$22,261.97				\$22,261.97					
*	2018 budget pend	Clifford	\$15,449.63				\$15,449.63					
*	2018 budget pend	Beller/Spring Green	\$22,163.41				\$22,163.41					
	RUNNING TOTAL					\$56,204.02	\$59,875.01	\$41,727.85				
	*CITY REPLACEMENT PROJECTS											

AGENDA MEMO

City Council
Meeting Date: October 18, 1999

Issue Statement

Approval of policy on installation of banners on City rights-of-way.

Background/History

The City receives many requests for use of the brackets on street lights along 75th Street, Cass Avenue, Plainfield Road and Clarendon Hills Road to hang banners advertising events.

What began as an annual effort to celebrate the Christmas Holiday has become a year round activity requiring the equivalent of one, full-time employee for one month. More requests continue to be received, and some of these begin to raise questions about whether they are appropriate (such as the Chamber of Commerce proposal to create Christmas banners with the names of private businesses on them).

These guidelines (attached) have been prepared by staff to give the City and interested parties information about this service. They apply to all banners hung from street lights in the public rights-of-way.

When first presented to the City Council in September, some questions were raised about the concerns from the Chamber of Commerce, and the proposed policy was returned to the Administrative/Finance Committee. The Committee met October 11 with a representative from the Chamber to discuss and clarify the elements of the policy.

Staff/Committee Recommendation

Staff recommends approval of the proposed guidelines. The Administrative/Finance Committee reviewed the policy with the Chamber of Commerce and recommends approval of the attached policy, which reflects one change from the original proposal. Section 8 has been amended to set a minimum time for the banners to be displayed (7 days).

Alternate Consideration

Amend the guidelines.

Decision Mode

This item will be on the October 18 City Council agenda for formal consideration.

INSTALLATION OF BANNERS ON CITY RIGHTS-OF-WAY

REGULATIONS AND GUIDELINES

1. Banners must be twenty-eight inches wide and eighty inches long with loop tabs at the top and bottom corners, and must not be torn or tattered. A minimum of twelve (12) banners and a maximum of ninety-six (96) banners will be hung for any single event.
2. Banners will be hung for any other governmental agency, and for any not-for-profit organization providing services to the Darien community.
3. Banners advertising private businesses; political candidates; political issues, events or causes; or religious organizations, events or causes will not be allowed. Determining whether banners fall into these categories is the responsibility of the City Administrator. The Administrator's decision may be appealed to the Mayor and City Council.
4. All banners must be purchased by the sponsoring organization and supplied no less than thirty days before the planned date of installation.
5. The City will not guarantee installation on a specific date. The City will make every effort to be sure banners are installed in a timely manner, but other work projects may take precedence.
6. Banners will be installed for any qualifying group or organization only once per calendar year.
7. Any new installation must be approved in advance by the City Administrator. Any banners being regularly installed at the time these policies are adopted will continue to be installed by the City.
8. The length of time a banner is displayed, and the date of its removal, are at the sole discretion of the City, however, in no case will banners be displayed for less than seven (7) days.
9. Banners will be installed only by City crews or contractors. Manpower, contract and supply costs for installation and maintenance of banners will be paid from the City's Hotel/Motel Tax Fund.