

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE  
January 4, 2016**

**PRESENT:** Joseph Marchese – Chairperson, Alderman Thomas Belczak, Alderman Thomas Chlystek, 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**

Mr. Dan Gombac, Director reported that items a.- cc. affords staff to have competitive unit pricing for material and labor throughout the fiscal year. Staff secured competitive quotes for the various items below for the 2016/2017 Budget. Mr. Gombac also stated by having these items in place allows staff to be more efficient in coordinating upcoming projects or maintenance repairs.

- a. **Resolution - Accepting a proposal from Elmhurst Chicago Stone for the purchase and delivery of stone for public works projects for a period of May 1, 2016 through April 30, 2017.**
- b. **Resolution – Accepting a proposal from Elmhurst Chicago stone to purchase and pick up stone for public works project for a period of May 1, 2016 through April 30, 2017.**
- c. **Resolution – Accepting a proposal from DAS Enterprises Inc. to provide trucking services at a rate of \$82.49 per hour for services relating to hauling waste generated from excavations for a period of May 1, 2016 through April 30, 2017.**
- d. **Resolution –Accepting a proposal from Norwalk Tank Company for Storm Sewer Structures, Iron Sewer Grates, and Concrete Adjusting Rings as required for various public works projects for a period of May 1, 2016 through April 30 2017.**
- e. **Resolution – Accepting a proposal from DuPage Topsoil at the proposed schedule of prices for topsoil for various public works projects for a period of May 1, 2016 through April 30, 2017.**
- f. **Resolution – Accepting a proposal from Cicero Landscaping, at the proposed schedule of prices for the placement of topsoil and for purchase and placement of fertilizer and sod for landscape restoration services for the period of May 1, 2016 through April 30, 2017.**

- g. Resolution - Accepting the unit price proposal for tipping and transfer free from E. F. Heil, LLC and KLF Enterprises at the proposed unit prices for certain waste for period of May 1, 2016 through April 30, 2017.**
- h. Resolution – Accepting the unit price proposal for bituminous products from K-Five Construction for public works projects for a period of May 1, 2016 through April 30, 2017.**
- i. Resolution – Accepting a proposal from Pavement Systems and Scorpio Construction for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various public works projects for a period of May 1, 2016 through April 30, 2017.**
- j. Resolution – Accepting proposal from Norwalk Tank Company for culvert metal pipes, metal bands and metal flared end sections and fittings as required for various public works projects for a period of May 1, 2016 through April 30, 2017.**
- k. Resolution - Accepting a proposal from Norwalk Tank Company for high density Polyethylene pipes, bands, flared end sections, and fittings as required for various public works projects for a period of May 1, 2016 through April 30, 2017.**
- l. Resolution – Accepting a Proposal from HD Supply Waterworks for Pressure Pipe as required for various Public Works Projects for a period of May 1, 2016 through April 30, 2017.**
- m. Resolution – Accepting a Proposal from Ziebell Water Service Products for Smith and Blair Stainless Steel Water Main Repair Clamps Style 226 with stainless steel bolts for the maintenance of water system for a period of May 1, 2016 through April 30, 2017.**
- n. Resolution – Accepting a Proposal from HD Supply Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 238 in various sizes for the maintenance of the water system for a period of May 1, 2016 through April 30, 2017.**
- o. Resolution – Accepting a proposal from HD Supply Waterworks for Type K Copper Pipe for the maintenance of the water system for a period of May 1, 2016 through April 30, 2017.**
- p. Resolution – Accepting a proposal from HD Supply Waterworks for Mueller Brand brass fittings for the maintenance of the water system for a period of May 1, 2016 through April 30, 2017.**
- q. Resolution – Accepting a proposal from HD Supply Waterworks for General Water Utility Tools and Marking Supplies for the**

**maintenance of the water system for a period of May 1, 2016 through April 30, 2017.**

- r. Resolution – Accepting a proposal from HD Supply Waterworks for General Water Utility Fixtures for the maintenance of the water system for a period of May 1, 2016 through April 30, 2017.**
- s. Resolution – Accepting a proposal from East Jordan Iron Works for East Jordan fire hydrants, valves and accessories as required for a period of May 1, 2016 through April 30, 2017.**
- t. Resolution – Accepting a proposal from HD Supply Waterworks for Mueller Super Centurion fire hydrants, valves and accessories as required for a period of May 1, 2016 through April 30, 2017.**
- u. Resolution -Accepting a proposal from Mid American Water Inc. for Waterous Pacer fire hydrant and auxiliary valves as required for a period of May 1, 2016 through April 30, 2017.**
- v. Resolution -Accepting a proposal from Underground Pipe and Valve Inc. for the Clow Eddy fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**
- w. Resolution -Accepting a proposal from Underground Pipe and Valve Inc. for the Clow Medallion fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**
- x. Resolution -Accepting a proposal from Underground Pipe and Valve Inc. for the Clow F2500 fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**
- y. Resolution – Accepting a proposal from Ziebell Water Service Products for the Traverse City fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**
- z. Resolution -Accepting a proposal from East Jordan USA Inc. for the East Jordan WaterMaster 5CD250 and WaterMaster 5BR250 fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017**
- aa. Resolution – Accepting a proposal from HD Supply Waterworks for Waterous Pacer fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**
- bb. Resolution – Accepting a proposal from Ziebell Water Service Products for the Mueller Super Centurion fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**

- cc. Resolution – Accepting a proposal from Ziebell Water Service Products for the US Pipe Metropolitan fire hydrant repair parts as required for a period of May 1, 2016 through April 30, 2017.**

Chairman Marchese and Director Gombac informed the Committee that the above items are utilized throughout the year and include various quantities in anticipation of larger Capital Projects pending the 2016/17 Beget meetings. There was no one in the audience wishing to present public comment.

**Alderman Belczak made a motion, and it was seconded by Alderman Chlystek to approve items a. - cc. as presented.**

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

- dd. Resolution – Preliminary Approval for the 2016 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program Contract with Mond Construction, Inc. in an Amount Not to exceed \$552,026.00 and to Waive the Residential \$75.00 Permit Fee Application for Concrete Work.**

Mr. Dan Gombac, Director reported that this is for preliminary approval for the 2016 Sidewalk, Apron and Curb and Gutter program. The quantities for the various items are contingent on the upcoming 2016/2017 Budget. He reported that the contract includes nit prices that allows residents to participate in the concrete program for various flat work items at a pass through cost.

Alderman Chlystek stated that he was not a big fan of Suburban Concrete. He stated that he had work done near his home and that there is a lot of chipping because they water down the product.

Mr. Gombac stated that staff does not allow water to be placed into the concrete once on site. He also stated that the vendor is required to place a one year maintenance bond on all work completed within a right of way. The City staff will seek a claim on the bond if the vendor does not replace any identified deficiencies. He stated that the bond cannot be extended to private property work.

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

**Alderman Belczak made a motion, and it was seconded by Alderman Chlystek to approve a Resolution for Preliminary Approval for the 2016 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program Contract with Mond Construction, Inc. in an Amount Not to exceed \$552,026.00 and to Waive the Residential \$75.00 Permit Fee Application for Concrete Work.**

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

- ee. PZC 2015-16: 125 68th Street: Petitioner seeks approval of a variation to reduce the required front yard setback from 35 to 25 feet for a covered front porch and to reduce the required side yard setback from 10 feet to 5 feet for an addition to the residence.**

Mr. Michael Griffith, Senior Planner reported that the Planning and Zoning Commission held a public hearing and recommended approval 6-1. He reported that the petitioner is looking to cover their front porch with a roof and demolish the detached garage and construct an attached garage.

Mr. Griffith reported that there was a resident to the west who objected to the proposed setback for the attached garage. He stated the resident stated the attached garage will block the view from their window.

Chairperson Marchese questioned if there was a second floor addition.

Mr. Griffith reported that the garage will not be a full two stories, stating the second floor is centered over the garage so there is not a full two story wall along the side lot line.

Mr. Michael Misner, Architect for the petitioner reported that the second floor is confined to the center with dormers.

Alderman Chylstek questioned if there will be gutters.

Mr. Misner stated that there will not be gutters and that they will not be sending the groundwater to the neighbors.

Mr. Dan Gombac, Director reported that the drainage from the home is naturally directed to the rear or the front of the house. The recently completed drainage program on 68<sup>th</sup> Street will allow for any drainage due to the addition to be adequately addressed with the infrastructure in place. The petitioner is also required to submit a grading plan that is reviewed and approved by staff.

Mr. Misner reported that if approved they plan to begin construction in the spring.

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

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek that based on the submitted petition and the information presented associated with PZC 2015-16 is in conformance with the Darien City Code and recommend that the Municipal Services Committee recommends approval of the petition as presented.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY.**

**ff. PZC 2015-17: 8408 Wilmette Avenue, Units B&C: Petitioner seeks approval of the following:**

- 1. A Text Amendment to section 5A-9-3-4 of the Darien Zoning Ordinance listing "garages for storage, repair, and servicing of motor vehicles, including body repair, painting, and engine rebuilding" as a special use within the OR&I Office, Research and Light Industry zoning district; and**

**2. Special use approval for a garage for storage, repair and servicing of motor vehicles, including body repair, painting, engine rebuilding within the OR**

Mr. Michael Griffith, Senior Planner reported that the Planning and Zoning Committee recommended approval for the Text Amendment and Special Use at the public hearing but recommended that all activity be done inside. He reported that the petitioner described the use as minor body work and stated that his primary business is repairs from dealerships. Mr. Griffith reported that the Committee received a copy of a letter from the petitioner in the packet describing the use. He reported that a condo owner attended the public hearing and objected to the use even with the work being done inside. He further reported that the condo owner felt the use was inappropriate.

Mr. Joshua White, the petitioner reported that he had a lengthy discussion with the condo owner after the meeting and she was concerned with the devaluation of the property. Mr. White stated that he has already started cleaning the area up and has transformed the inside. He further stated that he has no objection to working inside the building.

Mr. White stated that most of his business comes from dealerships so there are not many severely damaged cars.

Chairperson Marchese asked if the petitioner brought in flatbeds.

Mr. White stated that the vehicles are driven in by the porters at the dealerships then worked on and driven back. He stated that his present business right now is mobile work.

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

**Alderman Chlystek made a motion and it was seconded by Alderman Belczak that based on the submitted petition and the information presented associated with PZC 2015-17 is in conformance with the Darien City Code and recommend that the Municipal Services Committee recommends approval of the petition as presented subject to:**

- 1. All auto repair activity shall be restricted to inside the building**
- 2. All parts and equipment shall be stored inside the building.**

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

**gg. PZC 2015-18: 1530 Sequoia Lane: Petitioner seeks approval of a variation to reduce the required setback from an interior side lot line for a driveway from 5 feet to 3 feet.**

Mr. Michael Griffith, Senior Planner reported that this is a variation for a driveway setback. He reported that there is an existing detached garage and that the homeowner is wishing to widen the driveway by a few feet for easier access to the side yard. Mr. Griffith reported that the Planning and Zoning Commissioner held a public hearing and recommended approval. He stated that there was no one in the audience wishing to present public comment.

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

**Alderman Belczak made a motion and it was seconded by Alderman Chlystek that based on the submitted petition and the information presented associated with PZC 2015-18 is in conformance with the Darien City Code and recommend that the Municipal Services Committee recommends approval of the petition as presented.**

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

**hh. Minutes – Approval of the November 23, 2015 Municipal Services Committee Meeting Minutes.**

**Alderman Marchese made a motion, and it was seconded by Alderman Chlystek to approve the November 23, 2015 Municipal Services Committee Meeting Minutes.**

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

#### **DIRECTOR'S REPORT**

Mr. Gombac reported that Sprint recently opened in Darien Pointe. He reported that he has been receiving phone calls regarding the fountain running and that it was built to run 365 days per year and that the ice buildup around the fountain was anticipated.

#### **NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, January 25, 2016 at 6:30 p.m.

#### **ADJOURNMENT**

**With no further business before the Committee, Alderman Chlystek made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:13 p.m.**

**RESPECTFULLY SUBMITTED:**

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**Joseph Marchese**  
**Chairman**

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**Thomas Belczak**  
**Alderman**

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**Thomas Chlystek**  
**Alderman**