

A WORK SESSION WAS CALLED TO ORDER AT 7:00 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE JUNE 2, 2025 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:17 P.M.

Minutes of the Regular Meeting

of the City Council of the

CITY OF DARIEN

June 2, 2025

7:30 P.M.

1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:30 P.M. by Mayor Marchese.

2. **PLEDGE OF ALLEGIANCE**

Mayor Marchese led the Council and audience in the Pledge of Allegiance.

3. **ROLL CALL** — The Roll Call of Aldermen by Clerk Ragona was as follows:

Present:	Thomas J. Belczak	Ted V. Schauer
	Joseph A. Kenny	Ralph Stompanato
	Gerry Leganski	Mary Coyle Sullivan

Absent: Eric K. Gustafson

Also in Attendance: Joseph Marchese, Mayor
JoAnne E. Ragona, City Clerk
Michael J. Coren, City Treasurer
Bryon Vana, City Administrator
John B. Murphey, City Attorney (via phone)
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services
Ryan Murphy, Senior Planner

4. **DECLARATION OF A QUORUM** – There being six aldermen present, Mayor Marchese declared a quorum.

Alderman Gustafson (via phone) requested permission from Council to participate remotely in the City Council Meeting. REQUEST FAILED

5. QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL

There were none.

6. **APPROVAL OF MINUTES** – May 19, 2025

It was moved by Alderman Kenny and seconded by Alderman Schauer to approve the minutes of the City Council Meeting of May 19, 2025.

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

7. RECEIVING OF COMMUNICATIONS

Alderman Sullivan continues to receive communication from residents voicing concern about Carriage Greens Country Club proposed fencing. She noted surrounding owners want to be good neighbors in keeping course prosperous and safe from trespassers and vandals.

Alderman Kenny received two communications: Diana Mayer and Jason Barnaby, who expressed opposition to Chestnut Court redevelopment.

Mayor Marchese received communications from...

...Dominic Ripaldi complimenting Municipal Services on grinding of sidewalks, a cost savings.

...Walter Dexter and Donna Germann in favor of Chestnut Court.

8. MAYORS REPORT

**A. MAYORAL PROCLAMATION “THE XXV AMERICAN SOKOL SLET”
(WEEK OF JUNE 25 – JUNE 29, 2025)**

Mayor Marchese read the proclamation into record declaring the week of June 25 – June 29 as the XXV American Sokol Slet.

Mayor Marchese stated...

...City of Darien Summer Internship Program will begin June 9 and extend for six weeks; three seniors from Hinsdale South High School will be working in all phases of City government. Upon completion of program, students will present to Hinsdale District #86 Board and City Council.

There was no report.

There was no report.

A. POLICE DEPARTMENT- NO REPORT

Alderman Kenny inquired about long grass on Fairview Avenue; Director Gombac stated mowing of right-of-way is the responsibility of Downer Grove.

A. WARRANT NUMBER 24-25-27

It was moved by Alderman Schauer and seconded by Alderwoman Sullivan to approve payment of Warrant Number 24-25-27 in the amount of \$207,908.46 from the enumerated funds for a total to be approved of \$207,908.46.

3

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

B. WARRANT NUMBER 25-26-03

It was moved by Alderman Belczak and seconded by Alderman Stompanato to approve payment of Warrant Number 25-26-03 in the amount of \$650,651.94 from the enumerated funds, and \$341,603.38 from payroll funds for the period ending 5/29/25 for a total to be approved of \$992,255.32.

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

13. **STANDING COMMITTEE REPORTS**

Administrative/Finance Committee – Chairwoman Sullivan announced the Administrative/Finance Committee meeting is scheduled for August 4, 2025 at 6:00 P.M.

Municipal Services Committee – Chairman Belczak announced the Municipal Services Committee meeting is scheduled for June 23, 2025 at 6:00 P.M.

Police Committee – Chairman Kenny announced the Police Committee meeting is scheduled for June 16, 2025 at 6:00 P.M. in the Police Department Training Room.

Mayor Marchese announced the Darien Action Committee meeting will be held on June 14, 2025 at 9:00 A.M. in Council Chambers.

14. **QUESTIONS AND COMMENTS – AGENDA RELATED**

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

It was moved by Alderman Schauer and seconded by Alderwoman Sullivan to approve by Omnibus Vote the following items on the Consent Agenda:

- | | |
|------------------------------|--|
| A. MOTION NO. M-38-25 | A MOTION APPROVING THE PURCHASE OF ONE MONROE 18" REAR CROSS CONVEYOR SPREADER FOR USE ON A TRUCK #105 FROM MONROE TRUCK EQUIPMENT, IN AN AMOUNT NOT TO EXCEED \$22,378.00 |
| B. MOTION NO. M-39-25 | A MOTION ACCEPTING A PROPOSAL FROM PRECISION PAVEMENT MARKING, INC., AT THE PROPOSED UNIT PRICES, IN AN AMOUNT NOT TO EXCEED \$16,000.00 FOR THE 2025 ROAD STRIPING PROGRAM |
| C. MOTION NO. M-40-25 | A MOTION ACCEPTING THE PROPOSAL OF A 12-MONTH SUBSCRIPTION FOR THE MINI-ROAD WEATHER INFORMATION SYSTEMS SENSORS FROM FROST SOLUTIONS, LLC, IN AN AMOUNT NOT TO EXCEED \$19,600.00 |
| D. MOTION NO. M-41-25 | A MOTION AUTHORIZING THE PURCHASE OF SEWER TRUCK NOZZLES, HEADSETS AND ACCESSORIES FROM STANDARD EQUIPMENT COMPANY FOR THE VACTOR EQUIPMENT, AT THE PROPOSED UNIT PRICES IN AN AMOUNT NOT TO EXCEED \$25,721.50 |
| E. MOTION NO. M-42-25 | A MOTION ACCEPTING A PROPOSAL FROM SAMSARA, INC., FOR THE HARDWARE AND ACCESSORIES TO ACCOMMODATE THE INSTALLATION AND SOFTWARE OF THE FLEET TRACKING AND LICENSES FOR A THREE-YEAR CONTRACT AND EXTENSION IN AN AMOUNT NOT TO EXCEED \$5,066.11 FOR THE FIRST YEAR TERMS |
| F. MOTION NO. M-43-25 | A MOTION ACCEPTING A PROPOSAL FROM FOR THE PURCHASE AND INSTALLATION OF A TANK MONITOR FOR THE REPLACEMENT |

**OF THE PUBLIC WORKS FUEL TANK GAUGE
FROM B & K EQUIPMENT IN AN AMOUNT NOT
TO EXCEED \$14,699.41**

G. RESOLUTION NO. R-24-25

**A MOTION TO APPROVE AN AMENDED
RESOLUTION AUTHORIZING THE MAYOR TO
EXECUTE AN INTERGOVERNMENTAL
AGREEMENT WITH THE COUNTY OF DUPAGE
FOR A COST SHARE OF A RIGHT-OF-WAY
ENHANCEMENT PROJECT AT THE
SOUTHEAST CORNER ALONG PLAINFIELD
ROAD FROM CASS AVENUE TO LINDEN
AVENUE AND CASS AVENUE TO THE SIDE
YARD LIMIT OF 7614 GAIL AVENUE**

H. ORDINANCE NO. O-26-25

**AN ORDINANCE AMENDING TITLE 6B OF THE
DARIEN CITY CODE TO ADD CHAPTER 8,
ESTABLISHING A TREE PROTECTION
ORDINANCE TO REGULATE TREES WITHIN
PUBLIC RIGHT-OF WAY AND ON CITY-
OWNED PROPERTY (PZC2025-09: TREE
PROTECTION ORDINANCE)**

I. ORDINANCE NO. O-27-25

**AN ORDINANCE APPROVING A VARIATION
FROM THE DARIEN ZONING ORDINANCE
(PZC2025-08: 8337 GRANDVIEW LANE)**

J. ORDINANCE NO. O-28-25

**AN ORDINANCE APPROVING A VARIATION
FROM THE DARIEN ZONING ORDINANCE
(PZC2025-10: 2330 GREEN VALLEY ROAD)**

K. ORDINANCE NO. O-29-25

**AN ORDINANCE APPROVING A VARIATION
FROM THE DARIEN ZONING ORDINANCE
(PZC2025-12: 7322 DARIEN LANE)**

L. ORDINANCE NO. O-30-25

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A RECREATIONAL FACILITY/HEALTH
CLUB IN ACCORDANCE WITH THE DARIEN
ZONING ORDINANCE (PZC2025-11: 7415 CASS
AVENUE)**

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato,
Sullivan

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

17. **NEW BUSINESS**

A. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 9, CHAPTER 3 “PARKING RESTRICTIONS” OF THE CITY OF DARIEN CITY CODE

It was moved by Alderman Belczak and seconded by Alderman Leganski to approve the motion as presented.

Alderman Leganski thanked Chief Thomas and staff for clarification of Title 9.

ORDINANCE NO. O-31-25

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 9, CHAPTER 3 “PARKING RESTRICTIONS” OF THE CITY OF DARIEN CITY CODE

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

B. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 8, CHAPTER 1, “POLICE DEPARTMENT” OF THE CITY OF THE DARIEN CITY CODE

It was moved by Alderman Stompanato and seconded by Alderman Belczak to approve the motion as presented.

ORDINANCE NO. O-32-25

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 8, CHAPTER 1, “POLICE DEPARTMENT” OF THE CITY OF THE DARIEN CITY CODE

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

C. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE REZONING CERTAIN PROPERTY, PROVIDING FOR PRELIMINARY PLAT APPROVAL AND GRANTING CERTAIN VARIATIONS FROM THE DARIEN ZONING ORDINANCE (PZC2024-09: 7511 LEMONT ROAD – CHESTNUT COURT DARIEN IL LLC)

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve the motion as presented.

Director Gombac initiated call adding Kumar Bhavanasi, property owner, to the meeting as his flight was cancelled. He noted Anders Rustin, Architect, and Chris Fish, Engineer, were in attendance representing the redevelopment.

Mayor Marchese provided background and current condition of the Chestnut Court property, including revisions to Comprehensive Plan, Mixed-Use (M-U), economic incentives, vacancies and plat variations.

Aldermen and Treasurer Coren shared their reasons for being in favor of the Ordinance which included: rezoning a must; preliminary request; brick & mortar not as prevalent; M-U is the way of the times; near places of employment; need for apartments & condominiums; existing property struggling; long-term solution; rezoning has to happen for M-U; strong comprehensive plan & goal setting process; and great opportunity & step one for progress.

Mayor Marchese noted many of the DuPage Mayors & Managers have M-U projects in their communities. He said young constituents expressed interest in renting versus ownership.

Debbie Gustafson, wife of Alderman Gustafson, read message from Alderman Gustafson expressing disappointment for not being allowed to participate. He thanked residents for obtaining signatures against Chestnut Court and inclusion of apartments; he urged developer to reconsider condominiums for 55 and older to lessen burden on schools in the

area. He expressed strong belief for the redevelopment of Chestnut Court as M-U for condominiums not apartments. In addition, Ms. Gustafson spoke to residents that were against apartments and many who were unaware of redevelopment of Chestnut Court. She expressed her concerns and stated condominiums were a better option.

Duane Pry, Wakefield Drive, in Ward Six submitted to City Clerk signed petitions by residents “to stop construction of 156/166 apartments at Chestnut Court shopping center.” He noted the majority would have been in favor of condominiums. He asked for postponement and encouraged all to reach out to their aldermen.

Numerous residents expressed their viewpoints regarding Ordinance. Topics of concern/interest included: apartment complex size; target new families not transient renters; EPA reports; parking; impact on schools; work phases; single room occupancy (SRO); TIF; wetlands; no retail all condominiums; small theatre with a restaurant; no residential; smaller complex with parking; garage for residents; no drive-thru restaurant; sit-down high-end restaurant; less units of a larger size; good proximity to expressways; apartments appealing to young professionals; area overcrowded; and benefits of 55+ community.

Alderwoman Sullivan stated need for redevelopment and TIF are separate issues. She commented on elected official participation meeting rules.

Alderman Leganski commented on attractive location, City of Darien being land-locked and benefit of additional sales tax dollars.

Mayor Marchese commented on schools, park programs, community safety, and low property taxes that make Darien an attractive and nice place to live. He expressed appreciation for all the comments, need for redevelopment, reiterated preliminary approval, and commented on TIF.

ORDINANCE NO. O-33-25

AN ORDINANCE REZONING CERTAIN PROPERTY, PROVIDING FOR PRELIMINARY PLAT APPROVAL AND GRANTING CERTAIN VARIATIONS FROM THE DARIEN ZONING ORDINANCE (PZC2024-09: 7511 LEMONT ROAD – CHESTNUT COURT DARIEN IL LLC)

Roll Call:	Ayes:	Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan
	Nays:	None

Absent: Gustafson

Results: Ayes 6, Nays 0, Absent 1

MOTION DULY CARRIED

18. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

There were none.

19. **ADJOURNMENT**

There being no further business to come before the City Council, it was moved by Alderman Schauer and seconded by Alderman Stompanato to adjourn the City Council meeting.

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 9:08 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 06-02-25.
Minutes of 06-02-25 CCM.