

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

March 24, 2025

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: None

OTHERS: Mr. Dan Gombac – Director

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 5:30 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

- a. Resolution – Accepting a proposal from Steve Piper and Sons, Inc., for Tub Grinding Services in an amount not to exceed \$6,500.00.**

Mr. Dan Gombac, Director reported that this would be an annual program where the vendor would provide the machine for double grinding of woodchips. He reported that lots of residents take part in this program and that it's a great service. He further reported that using a vendor is the best option because the equipment is not worth purchasing.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution accepting a proposal from Steve Piper and Sons, Inc., for Tub Grinding Services in an amount not to exceed \$6,500.00.

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

- b. Ordinance – Authorizing the disposal of surplus property.**

Mr. Dan Gombac, Director reported that the disposal would consist of file cabinet drawers due to the digitizing of files at City Hall. He reported that the cabinets would have a low resale value and that they would be scrapped if not purchased.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of an Ordinance authorizing the disposal of surplus property.

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

- c. Resolution – Authorizing the extension of a proposal from Sprinklers, Inc., for the spring startup and winter shutdown maintenance and backflow prevention testing of City owned irrigation systems and potable water backflow preventers as per the schedule of unit prices.**

Mr. Dan Gombac, Director reported that this program would be part of an EPA mandate for backflow prevention. He reported that a certified plumber would be required to test the 12 sites that we irrigated. He further reported that they would check all heads for startup sequence and winter shut down to protect from freezing. Mr. Gombac reported that he had been able to negotiate to receive the same price as last year.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution authorizing the extension of a proposal from Sprinklers, Inc., for the spring startup and winter shutdown maintenance and backflow prevention testing of City owned irrigation systems and potable water backflow preventers as per the schedule of unit prices.

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

- d. Resolution – Waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$35,000.**

Mr. Dan Gombac, Director reported that this item had been budgeted for upcoming approval for seasonal inventory. He reported that it would include adding a section to the historical tree at 75th and Cass, as well as add items to City Hall, the Police Department, Plainfield and Cass, and the 75th Street berm area. He further reported that this would be an opportunity to receive the items at a discounted price.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$35,000.

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

- e. Resolution – Accepting the extension of a proposal at the unit prices for sidewalk grinding from Hard Rock Concrete Cutters, Inc., in an amount not to exceed \$250,000.**

Mr. Dan Gombac, Director reported that this would be the second full year of grinding and that about half the City had been covered. He reported that they had received no negative feedback

on the program and that the budget had been cut for concrete and sidewalk replacement by almost half. He further reported that Hard Rock had been last year's vendor and that they had negotiated the same unit price. Mr. Gombac reported that the vendor had done a very professional job that left no dust or residue from grinding, and that they GPS everything.

There was much discussion amongst the Committee regarding how well of a job the vendor had done in the previous year.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution accepting the extension of a proposal at the unit prices for sidewalk grinding from Hard Rock Concrete Cutters, Inc., in an amount not to exceed \$250,000.

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

- f. PZC2024-14 – Special Use Amendment, Variations – 8226 S. Cass Avenue – Petitioner (True North Energy, LLC) requests an amendment to the Special Use Permit which previously permitted the construction and demolition of the existing car wash and mini-mart, and the relocation/expansion of the mini-mart. The project includes requested variations from the City's landscape requirements. On-side improvements include parking facilities, landscape improvements and drainage/stormwater improvements. The subject property is located in the General Business District B-3 at the northwest corner S. Cass Avenue and N. Frontage Road, commonly known as 8226 S. Cass Avenue.**

Mr. Dan Gombac, Director reported that True North had recently purchased the Shell to re-vamp and would get rid of the car wash and add a mini-mart. He reported that they would be seeking a liquor license for the mini-mart that would be approved by Mayor Marchese. He further reported that the architectural design would be very nice and improve the ambiance of the site.

Mr. Gombac reported that they would repave the easement per staff comments and that the preliminary plans for drainage had been approved by Dan Lynch and Christopher Burke Engineering, with some minor comments to be addressed. He further reported that the petition had gone to Planning and Zoning and had received a 7-0 vote of approval.

Alderman Ralph Stompanato stated that the only concerns at the PZC meeting had been the lighting and ensuring a 10ft fence be placed on the North side.

Mr. Gombac reported that the Code would support the lighting issue.

Alderman Ted Schauer questioned if there would be drainage along the fence.

Mr. Gombac reported that there would be drainage long Darien Path Way through inlets and that the Shell surface water would to do a proposed drainage structure.

There was some discussion regarding the use of the car wash.

There was further discussion regarding safety precautions.

Alderman Schauer questioned when they would start construction if approved.

Mr. Gombac reported they would start most likely in the summer and that they would be able to complete the demo without affecting the gas pumps.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-14 – Special Use Amendment, Variations – 8226 S. Cass Avenue – Petitioner (True North Energy, LLC) requests an amendment to the Special Use Permit which previously permitted the construction and demolition of the existing car wash and mini-mart, and the relocation/expansion of the mini-mart. The project includes requested variations from the City’s landscape requirements. On-side improvements include parking facilities, landscape improvements and drainage/stormwater improvements. The subject property is located in the General Business District B-3 at the northwest corner S. Cass Avenue and N. Frontage Road, commonly known as 8226 S. Cass Avenue.

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

- g. PZC2025-02 – Short-Term Rentals – Zoning Text Amendment – Petition from the City of Darien to amend Title 5A (Zoning Regulations) to add “the offering of a short-term rental” as a prohibited action under the existing short-term rental prohibition contained in Section 5A-5-16 of the City Code.**

Mr. Dan Gombac, Director reported that the word “offering” would be added to the Code. He reported that a judge did not like the prior Code and they had lost a case as a result. He reported that Attorney Murphy had been content with the Code but now has revised it to include the word “offering,” which would clean it up and give a hard definition. Mr. Gombac reported that this update would give the opportunity that when a person “offers” it is not the same as “rent” because “rent” would result in a transaction.

Alderman Tom Belczak questioned if the word “offering” would be sufficient.

Mr. Gombac stated that it would be.

Alderman Ralph Stompanato questioned if anyone had been monitoring the AirBnb website for listings.

Mr. Gombac reported that the code enforcement officer had been monitoring it and would check in every few weeks with findings. He reported that he had not seen any concerns at this point.

Alderman Belczak questioned if the property that brought this issue to attention had been a concern anymore.

Mr. Gombac stated that they were no longer an issue.

There was some discussion regarding the specifics of Airbnb.

Mr. Gombac reported that if there was an issue they would send a letter of warning to the property and it would be followed up on.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2025-02 – Short-Term Rentals – Zoning Text Amendment – Petition from the City of Darien to amend Title 5A (Zoning Regulations) to add “the offering of a short-term rental” as a prohibited action under the existing short-term rental prohibition contained in Section 5A-5-16 of the City Code.

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

h. Ordinance – Preliminary approval for a licensing agreement between the City of Darien and Metronet for a City-wide fiber optic infrastructure implementation.

Mr. Dan Gombac, Director reported that Metronet had inadvertently put out an ad to residents regarding installing fiber in the area. He reported that they had been reprimanded and that they had apologized profusely and explained it had been a miscommunication with their marketing department.

Mr. Gombac reported that he had been working with them since January. He reported that fiber cables would be the next up and coming thing to obtain service at a higher quality and faster speed. He reported that Metronet would provide Internet and telephone services, not cable but streaming. He further reported that Metronet had been coming into Illinois on a large scale and that the Village of Woodridge had recently permitted them.

Mr. Gombac reported that they would be installing cables in rear and side yard easements and could be found in the rights-of-way. He reported that they would be placed in boxes in an underground easement. He further reported that he would expect Metronet to receive some backlash and would anticipate residents challenging them.

Mr. Gombac reported that the City would not be able to inspect the work unless it would be in a drainage easement. He reported that communication laws allow these companies to be there and that the sales tax fee would be a neutral revenue source.

There was some discussion regarding the placement of the cables.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of an Ordinance for preliminary approval for a licensing agreement between the City of Darien and Metronet for a City-wide fiber optic infrastructure implementation.

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

i. Minutes – March 3, 2025 Municipal Services Committee

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of the March 3, 2025 Municipal Services Committee Meeting Minutes.

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

Director's Report

a. Update – Marquis Sign

Mr. Dan Gombac, Director reported that there had been 8 business inquiries, but no solid agreements made, 5 businesses with free advertising and 8 non-profits using the sign. He reported that Jessica Plzak is the advertising coordinator and would design ads, schedule and coordinate with Belmont Digital, check the sign rotation and correct any display issues. He reported that there had been some issues occurring – sides not in sync, timing too quick, and lighting too bright – all which would be fixed.

Mr. Gombac further reported that there would be information given to businesses for ad sales through the DBA and that he would give a report at the upcoming council meeting.

There was some discussion regarding lowering the fee to advertise, resulting in a consensus to lower the cost. Mr. Gombac reported that he would follow up with businesses and update the policy.

Mr. Gombac reported that the property's attached to the Plainfield wall would be alerting their mortgage regarding deed release. He reported that they would be able to work with a negotiator through DuPage County. He further reported that he would follow up with resolutions from the mortgage company and authorized agreements.

Next Scheduled Meeting

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, April 28, 2025.

ADJOURNMENT

With no further business before the Committee, Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:36 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman