

**MINUTES**  
**CITY OF DARIEN**  
**MUNICIPAL SERVICES COMMITTEE**

**April 28, 2025**

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

**ABSENT:** None

**OTHERS:** Mr. Dan Gombac – Director, Ryan Murphy – City Planner

**Establish Quorum**

Chairperson Thomas Belczak called the meeting to order at 5:32 at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

**New Business**

**h. PZC2025-06 – Rezone, Preliminary Plat of Consolidation, Special Use, Variations (Atlantic Homes Inc. – 1220-1225 Plainfield Road).**

Mr. Dan Gombac, Director reported that this would be a preliminary plat of consolidation, preliminary special use and variations that would give the developer an opportunity to move forward with final engineering. He reported that there are issues with the drainage, which should go from Plainfield Road back to Regency Grove Drive and back into the ponds there, and that there would be an engineering solution to the drainage issue. He further reported that the developer had been under a constraint with the property owner and the only way to negotiate had been through the preliminary process. Mr. Gombac emphasized that the all the proposed plans are preliminary, and that drainage would have to be approved by the DuPage County Stormwater Ordinance and the Department of Transportation through a separate review if the project would be approved conceptually.

Mr. Ryan Murphy, City Planner stated that the petition would seek approval of a rezone, special use, variations and preliminary plat of consolidation to rezone the parcel from single-family R-2 district to multi-family R-3 district and combine the two parcels for the development of two new eight-unit, two-story condominium buildings along with two-car garages, guest parking, and associated site and utility improvements. He stated that the following variations would be included in the request: variations from the minimum lot area per unit requirements in section 5A-7-3-5D to allow for 16 total units, a variation from the 3-acre requirement for the new R-3 district areas per section 5A-7-3-1, and variations from the side yard requirements in sections 5A-7-3-6A and B to allow for garages to be placed five feet from interior property lines.

Mr. Murphy stated that since the time of publication, the petitioner had revised their plan to include a “pork chop” in the driveway, which would restrict traffic from a right-in right-out and would be reviewed by DuPage County. He further stated that the project would meet or exceed all design and development standards for the R-3 district, except as it pertains to density restrictions and setback requirements. Mr. Murphy stated that Section 5A-7-3D would require that 4,500 square feet of lot area be provided for each two-bedroom unit, and that with a lot area of 54,805 square feet, the code density for the site would be approximately 12 units.

Mr. Murphy explained the proposed design specifications and stated that the developer had built an identical project in Lisle. He stated that the petitioner provided a justification letter and conducted outreach to the residents on Lester Lane and had met with concerned residents following the April 16<sup>th</sup> Planning, Zoning, and Economic Development Commission meeting, who had voted in favor of the project with a six-one vote. He further stated that members of the public had raised concerns about drainage, traffic movements and density, and following the meeting, staff had prepared extra exhibits to acknowledge those concerns, including a comparison of high-density residential zoning districts in nearby jurisdictions.

Mr. Murphy stated that the R-3 district is the highest density residential zoning classification that Darien has, which would require 4,500 square feet of lot area per two-bedroom unit, resulting in between nine and 12 units per acre. He stated that for comparison, Woodridge requires 2,275 square feet per dwelling unit, Downers Grove requires 1,000 square feet per dwelling unit, and Willowbrook requires 2,000 square feet per dwelling unit. He further stated that the chart would illustrate that Darien does not have a wide variety of high-density zoning districts, and when you factor in the average of what the R-3 district allows, the subject project fits within the average.

Mr. Gombac reported that the issue with the water main connecting to Lester Lane would be a separate topic and handled independently of the zoning hearing.

Mr. Murphy clarified that the developer had proposed extending the water main to their property boundary 140 feet south on Lester Lane, and that it would be a separate project if they decided to go that route.

Mr. Gombac reported that there is a water main on Plainfield Road with a valve that the City had placed 10-12 years prior. He reported that the developer would have the opportunity to bore under Plainfield Road and extend it to Lester Lane to give the residents an opportunity to tap on to City water through a later recapture agreement.

Ms. Beata Pacura, owner BNR Builders, Inc., stated that she would address the concerns from the previous meeting and demonstrate how this project would be a positive addition to Darien. She stated that they had completed several successful multi-family projects in various suburbs, more recently constructed two eight-unit luxury apartment buildings in Lisle, which has maintained 100% occupancy since its opening. She further stated that they listened carefully to the feedback from residents and had taken steps to address the concerns. Ms. Pacura stated

that they had met with the owners of Modell Funeral Home and worked with their engineer to update plans to route the water away from their property. She stated that they had committed to installing a “pork chop” island at the entryway, contingent on DuPage County Approval, which would ensure vehicles entering the development would turn right, managing traffic flow and reducing potential hazard. She further stated that they would extend the water main to the southern edge of the property in Lester Lane to fulfill their requirements and allow water service access to those residents. Ms. Pacura added that they would extend the sewer line along Lester Lane for the residents to connect to.

Mr. Gombac clarified that it would be the sanitary sewer, not the storm sewer.

Ms. Pacura stated that the development would include two elegant, eight-unit buildings totaling 16 luxury condominiums. She stated that each condo would be a corner unit, two-bedroom, two-bathroom home at approximately 1,100 square feet. She further stated that each unit would receive a two-car garage and there would be eight additional parking spaces for visitors.

Ms. Pacura further stated that concerns were raised regarding the density of the proposal and that given that R-3 is the highest density residential zoning available in Darien, special accommodations would be requested. She stated that if Darien had alternative higher density zoning districts similar to those available in surrounding areas, that would eliminate the need for special accommodations. She further stated that nearby areas would allow for a higher number of units on a similar sized parcel, noting Woodridge would allow 25 units, Downers Grove would allow 58 units, and Willowbrook would allow 28 units. Ms. Pacura stated that the request for density should be considered reasonable and not overly excessive.

Ms. Pacura stated that the project would offer significant direct benefits to the City of Darien, and that the property currently generates about \$9,000 in annual real estate taxes which have been unpaid for two years. She stated that the proposed completed development would be projected to generate over \$60,000 in annual property taxes. Ms. Pacura further stated that there is currently an outstanding lien on the property of \$37,000 owed, and that upon closing the property purchase would be paid in full to the City of Darien. She stated that the petitioners are committed to delivering a high-quality development that would respect the community and provide tangible benefits to Darien.

Mr. Jun Lin, Bridgeline Consultants, stated that he had independently communicated with the City’s Superintendent, Kris Throm, who had conveyed that the routing and sizing of the watermain would be acceptable from a preliminary standpoint. He stated that the water main would be branched off to service the two buildings and each building would be fire protected with a sprinkler. He further stated that they would have to extend the existing sanitary main upward which would cause it to turn 90 degrees to the east to service the two buildings, and that DuPage County had not had comments regarding this so far. Mr. Lin further stated that they had preliminary communication with DuPage County D.O.T. and that they would like to

see site access coming off Lester, which would not be an option, so they recommended creating a right-in, right-out off Plainfield Road.

Mr. Lin stated that the entire site slopes from the northwest corner to southeast corner, and that based on DuPage County Stormwater Management Ordinance, the current design would not trigger a detention, but a BMP which would be the equivalent of a retention and would store storm runoff without a gravity release. He elaborated further on the BMP measures, stating that it would satisfy the City and County code.

Mr. Lin further stated that he had prepared two exhibits to document the existing condition of the surrounding properties, which had about 8,000 square feet of outside area that currently flows onto Modell Funeral Home's property. He stated that under the proposed swale, water would run along the perimeter of the subject property and would lessen the area to under 400 square feet. He further stated that the two neighbor properties to the south are downstream and would be the most susceptible to the drainage impact, but based on the analysis of the existing conditions, the drainage is designed well so the water would never impact the building. Mr. Lin stated that there would be a potential issue with the continuous garages on a 4% drive slope, but that it would be an easily resolved issue in the final engineering stage.

Mr. Gombac questioned if the proposed swale would be within the rear yards along Lester Lane.

Mr. Lin stated that the proposed swale would run along the eastern and southern property lines to convey the water from its upstream into one of the two proposed dry wells.

Mr. Gombac reported that the water should drain to Regency Grove Drive and would be concerned that during impactful rains, the water would not make it there easily. He suggested retrofitting either the swale or a potential pipe from the subject property to Regency Grove. He further reported that this would be contingent on the engineering working with the ordinances and the proposed swale.

Mr. Gombac questioned if the swale was less than 2%.

Mr. Lin confirmed.

Mr. Gombac stated that that would be a problem because if anything were to affect it there would be an issue with drainage all over again.

Alderman Thomas Belczak, Chairperson, questioned what it would mean to have the swale at 2%.

Mr. Gombac stated that when designing ditches, the recommended fall would be two feet per every 100 feet, and that 1.75 would be the low end. He stated that 2% would be a quarter inch per foot, which is sustainable, but anything below that would wear down too much over time.

Alderman Belczak questioned if the natural water would flow from northwest to southeast, and if this would create a way for water to remain on the property and dissipate through the BMP.

Mr. Gombac stated that there would be some surface water flow depending on the rain event. He stated that the dry well would only be able to take so much water, so the surface flow would be aimed to the swale. He further stated that the swale would go from the subject property all the way to Regency Grove and would need to have that 2% which it currently does not. Mr. Gombac emphasized that no new water would be introduced into the swales, it would be regulated through the BMPs or 100-year rain event design.

Alderman Ralph Stompanato questioned if the BMPs would send the water continuing down or if they would try to get the water into the groundwater.

Mr. Gombac stated that there would be two parts to a BMP, which Mr. Lin referred to as a dry well, one being that there is the opportunity for it to be a dry area where water can go and would have to be captured by the ordinance. He stated that the second part would be a moist, semi-moist and submerged type of BMP. He further reported that through the recent rules of the DuPage County stormwater ordinance, the City would have the right to take funds from a developer and in lieu of BMPs they would give the City a security that could be used within the watershed to provide things like native planting areas, but that would not be the preferred case.

Mr. Lin stated that the dry well would not be sized to handle a 100-year storm event, but the functionality would depend on the permeability of the surrounding soil. He stated that they would work with Christopher Burke and have a soil report done during final engineering.

Alderman Stompanato stated that he would be mostly concerned with the accounting office south of Modell Funeral Home, which would collect six inches of water during a normal rain event.

Mr. Lin stated that the existing grade of the accounting office would be protected by the existing swale that goes around the building to intercept the stormwater runoff.

Mr. Gombac reported that the City would determine with the engineer based on the layout of the grades from point A to point B how to best connect the BMP to Regency Grove, and would likely need to reshape the swale and, or put down a main line to collect land flow of the existing properties.

Alderman Ted Schauer questioned if the County, Christopher Burke engineering and the developer would all have to be in agreement.

Mr. Gombac confirmed and reported that this would all be part of final engineering and would have to comply with engineering standards, field conditions and DuPage County stormwater ordinance.

Alderman Schauer stated that the sanitary sewer would be tied in and would have to do a water main extension which residents on Lester Lane would be able to tap on to.

Alderman Stompanato questioned if they had sanitary.

Mr. Gombac stated that they did not, which would be a benefit for them. He stated that the sanitary would be an independent easement that would be worked out with the property owners.

Alderman Schauer questioned if they would tap on if they could.

Mr. Gombac confirmed that they could through DuPage County permitting.

Alderman Belczak clarified that this would not be the issue they decide on today, it would just be for the preliminary proposal.

Mr. Murphy stated that if the project would be approved, the petitioners would still have to come back to the administrative bodies for approval of final plat of subdivision with more engineering details, but that would be at a later date.

There was some further discussion regarding later steps of the development.

Alderman Belczak questioned how big the lot in Lisle is.

Mr. Murphy stated that the petitioner built the same 16 units on 0.92 acres in Lisle in their most dense district. He stated that the proposed site would be 1.35 usable net acres, but that this project would provide 32 garage spaces whereas that had not been offered in Lisle.

Alderman Stompanato stated that the configuration would be slightly different because the proposed project would have the buildings face each other as opposed to facing the parking lot like in Lisle.

Mr. Murphy stated that the only comparison would be density and that in Lisle they offer 17.5 units per acre and Darien offers 12 units per acre.

Alderman Stompanato clarified that the street they would put in would be downhill. He questioned if the garages would be staggered going down.

Mr. Lin stated that the northern half would be level and after the space in the middle they would stagger.

Alderman Stompanato questioned what the space in the middle would be for.

Mr. Lin stated it would be for fire trucks to turn around.

Alderman Stompanato questioned how many handicap spots there would be.

Mr. Lin stated that there would be one handicap spot that would take up two spaces, and seven regular guest parking spaces.

Alderman Stompanato stated that the buildings are gorgeous. He stated that his concern would be not having enough parking spaces and that residents who wouldn't want to park in the farther garage would use guest parking spaces. He questioned how they would deal with the residents taking up guest parking and what they would do in the case of a party when there isn't enough guest parking.

Ms. Pacura stated that this is not a problem they run into in Lisle, and that she would assume that being homeowners they would obey parking rules.

Mr. Lin stated that based on the current design, there would still be room to create more parking spaces.

Alderman Stompanato stated that that would be a game changer. He further questioned if they would put up a fence on the property.

Mr. Murphy stated that the developer had been made aware that fencing would likely be required in final engineering and that they agreed to a fence in a discussion with staff.

There was further discussion regarding fencing.

Mr. Lin stated that they would accommodate between two and five additional parking spaces.

Alderman Gerry Leganski stated that he had gone to visit the Lisle property and that it would not really be comparable to the proposed project. He stated that there would be residents who would receive garages farther away from the building and that it may be an issue from a selling standpoint. He further stated that the property in Lisle was less acreage, but they are able to turn right into the development off the street, and in the proposed development you would have to take the street going through the property to get around.

Alderman Leganski questioned if the density would be calculated net of Lester.

Mr. Murphy stated that the 1.35 would exclude Lester Lane. He stated that Lester is a separate parcel and that the density is based on the developable site area.

Alderman Leganski stated that the electric lines would go right through the property and that they would need to be put underground.

Mr. Gombac stated that there would be an easement and that would be worked out during final plans.

Mr. Murphy stated that the developer would be seeking a new easement along the swale and that they would work with ComEd to figure out what lines would need to be moved and where to route the easement.

Alderman Leganski questioned if there would be additional lighting placed by the garages.

Mr. Murphy stated that there are general standards for R-3 to be adequately lighted and that past administrative bodies have required a photometric plan to be approved and establish minimum lighting.

Mr. Ron Price, resident of Lester Lane, thanked the developers for working with them to try to improve the area. He questioned if there would be fencing by Modell.

Alderman Stompanato stated that landscaping would be better on that side.

Mr. Price stated that where the swell comes down in the back of the property, the old owner of the home would have a river running through the basement. He stated that because their homes have septic, there is a lot of moisture in the backyards and he would be concerned about any more water getting into their yards. He further stated that extending the pipes down might be helpful to a lot of the issues they have on their side of the street.

Mr. Gombac requested that Mr. Price reach out to the residents in the most affected home to look into the drainage issue further.

Mr. Phil Litchfield, resident of Lester Lane, stated that he would be concerned with people cutting through Lester Lane to reach the back door of the development and that he wouldn't want people to be parking on Lester Lane.

Alderman Belczak stated that they would be looking at three matters for approval: variation from the minimum lot requirement, variation from the three-acre requirement and variation from the side yard requirements. He clarified that Modell is not opposed to the five feet as long as something is done about water and there is a fence in between properties.

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2025-06 – Rezone, Preliminary Plat of Consolidation, Special Use, Variations (Atlantic Homes Inc. – 1220-1225 Plainfield Road).**

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

Mr. Gombac reported that the petition would move pass to the City Council for approval.

**a. Ordinance – Approval for a licensing agreement between the City of Darien and Lumos for a city wide fiber optic infrastructure implementation.**

Mr. Dan Gombac, Director reported that Lumos is another internet fiber provider and that Metronet had already been approved to begin work within rear yard easements. He reported that Lumos would be constructing within the right-of-way, about 10 feet between the curb, gutter and sidewalk. He reported that the equipment they would be storing in there would be fiber cable and flower pot boxes.

Mr. Gombac further reported that the resident would decide what provider to use and that the City does not regulate competition. He reported that these companies do have the right to be



in our rights-of-way. He reported that Lumos would have construction protocols that would pothole utilities and refill with sand or gravel. He further reported that if they would need to pothole driveways, they would be required to remove the entire slab of concrete.

Mr. Gombac reported that there would be a permitting fee of approximately \$80,000 with a \$75,000 bond, which would cover our time in reviewing the restoration. He reported that every three years, Lumos will be instructed to do a walkthrough of the entire town to provide a program for trips and falls. He further reported that everything provided in the franchise agreement would give them great tools to oversee the operations.

Alderman Belczak questioned who would be liable in the case of a trip or fall.

Mr. Gombac stated that Lumos would be liable.

Alderman Belczak questioned what the bond would be for.

Mr. Gombac stated that he would not anticipate a lot, but they would have the authority to shut the project down and it would be covered and vetted.

Alderman Belczak questioned if there had been any issues with Lumos in other communities and if there would be anything residents should be concerned about.

There was some discussion regarding Metronet versus Lumos using different construction tools.

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

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

- b. Motion – Accepting the proposal of a 3-year contract including hardware, web application, service and support for five (5) Groundcast Sensors from Vaisala Inc, in an amount not to exceed \$8,000 per year, for a total of \$24,000 for the three-year contract.**

Mr. Dan Gombac, Director reported that we currently have two systems in place for strategically controlled weather elements, one being a weather service that provides timely updates for Darien specific weather and the other being cameras placed at strategic locations that give temperature readings of the ground surface. He reported that they would strategically place the new product in five locations within the seven wards that would create a subservice temperature. He further reported that the sensors would be a good addition to maintain a more conservative weather response, and that they would be placed within the ground.

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 Motion accepting the proposal of a 3-year contract including hardware, web application,**

service and support for five (5) Groundcast Sensors from Vaisala Inc, in an amount not to exceed \$8,000 per year, for a total of \$24,000 for the three-year contract.

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

- c. Motion – Authorizing the purchase of the Phase 4-Leak Logger Program, consisting of 217 leak logger units from Gutermann Inc., in an amount not to exceed \$219,441.70.**

Mr. Dan Gombac, Director reported that this would be the final phase of the program that placed leak loggers in valve boxes for a head's up on water main breaks. He reported that the vendor had a contract with AT&T who no longer supports them, so now they will have to go back in and put a new card into the existing detectors. He reported that another national carrier will continue supporting the infrastructure.

There was some discussion regarding the payment.

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 Motion authorizing the purchase of the Phase 4-Leak Logger Program, consisting of 217 leak logger units from Gutermann Inc., in an amount not to exceed \$219,441.70.**

- d. Motion – Authorizing the purchase of two (2) Solar Speed Alert 18 Speed Limit Signs from All Traffic Solutions Incorporated in an amount not to exceed \$11,000.00.**

Mr. Dan Gombac, Director reported that this would be one of the first and only purchase of the year, and would cover 71<sup>st</sup> Street, which had received complaints about speeding. He reported that there would be two placed at unit cost east and west bound, and would fall under FY'25.

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 Motion authorizing the purchase of two (2) Solar Speed Alert 18 Speed Limit Signs from All Traffic Solutions Incorporated in an amount not to exceed \$11,000.00.**

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

- e. Motion – Authorizing the purchase of one new Factory Cat Mini HD 29C Walk Behind Scrubber from Factory Cleaning Equipment Inc. in an amount not to exceed \$14,212.**

Mr. Dan Gombac, Director reported that this would be machines for sweeping that are more industrial. He reported that the old one got its use and needed to be replaced.

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 Motion authorizing the purchase of one new Factory Cat Mini HD 29C Walk Behind Scrubber from Factory Cleaning Equipment Inc. in an amount not to exceed \$14,212.**

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

- f. Motion – Authorizing a proposal for a Preventative Maintenance Agreement, Annual Evaluation and Operator Training for the Vactor Sewer Cleaner from Standard Equipment in an amount not to exceed \$8,500.**

Mr. Dan Gombac, Director reported that this would include several components for the Vactor. He reported that the agreement would allow all operating at the right pressure for preventative maintenance, and that they would be able to notify a mechanic for any repairs. He further reported that there would be an annual evaluation and that the entire department would receive operator training on the equipment, with the mechanic also attending a special mechanic school to learn more of the technical operations.

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 Motion authorizing a proposal for a Preventative Maintenance Agreement, Annual Evaluation and Operator Training for the Vactor Sewer Cleaner from Standard Equipment in an amount not to exceed \$8,500.**

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

- g. Motion – Accepting a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$49,140 for the Planning and Zoning and in an amount not to exceed \$39,190 for the Clerk’s Office historical records.**

Mr. Dan Gombac, Director reported that this would be the last phase of a three-year project. He reported that the Planning and Zoning files contain very old, valuable information to be catalogued and indexed before scanning. He further reported that the Clerk’s office would be boxed up over the next year for scanning.

Mr. Gombac reported that the entire cost had been included in the budget and that there may be minor costs if AIS would need to work with Laserfiche, as well as for licensing and renewals. He reported that there may be a future project to convert Microfiche files to Laserfiche.

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 Motion authorizing a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$49,140 for the Planning and Zoning and in an amount not to exceed \$39,190 for the Clerk’s Office historical records.**

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

- i. Minutes – March 24, 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 24, 2025 Municipal Services Committee Meeting Minutes.**

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

#### **Director's Report**

Mr. Dan Gombac, Director reported that the Darien-Woodridge Fire Department requested edits to an IGA that was approved last year. He reported that the edits would cover indemnification, assigning responsibility of oversight and the lowering the contingency. He further reported that the edits would be brought back to City Council for a text amendment, and that the project would cover base repair of the pavement.

Mr. Gombac reported that he had moved forward with one mortgage company regarding the Plainfield wall project. He reported that the preliminary sales contract had been accepted, and that he would be speaking with the attorney to best handle the sales contract pending City Council approval. He further reported that they would likely move forward with construction next spring.

#### **Next Scheduled Meeting**

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, May 27, 2025.

#### **ADJOURNMENT**

**With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:30 p.m.**

**RESPECTFULLY SUBMITTED:**

X

Thomas Belczak  
Chairman

X

Ted Schauer  
Alderman

X

Ralph Stompanato  
Alderman