

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

**January 27, 2025**

**PRESENT:** Alderman Ted Schauer, Alderman Ralph Stompanato

**ABSENT:** Alderman Thomas Belczak – Chairman

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

**Establish Quorum**

Acting Chairperson Ted Schauer called the meeting to order at 5:33 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Acting chairperson Schauer declared a quorum present.

**Old Business**

There was no old business to discuss.

**New Business**

- a. PZC2024-12 – Variation (Side Yard Setback) City of Darien / Corey and Ashley Devlin – 814 Timber Lane.**

Mr. Ryan Murphy, City Planner reported that the petition would consist of a variation request to allow a raised deck in the side yard of 814 Timber Lane which had been struck by a vehicle in the summer of 2024. He reported that after securing permits for the repair, the petitioners had submitted a revision to the permit for the nearly completed raised deck, which had been approved in error by the City. He further reported that all work until that point had received the required inspections.

Mr. Murphy reported that in November of 2024 the City had received a complaint by the petitioner's neighbor who assumed permits were not received due to the proximity of the deck to the property line. He reported that work had then been halted and the owners were told to submit a petition for the variation. He further reported that the City had suggested erecting a 6-foot fence. Mr. Murphy further reported that the petition had requested approval of the deck as is with any alternative design or screening requirements as a condition of approval by the PZC.

Mr. Murphy reported that Staff had received seven public comment letters prior to the PZC meeting in support of the variation request. He reported that the Commission had voted unanimously to approve the deck without screening. He further reported that following the PZC meeting, the petitioner's neighbor had given comment that his privacy concerns were not

addressed. Mr. Murphy reported that Staff had met with the petitioners to find a solution that would appease the neighbor, and they had agreed to construct a privacy screening of 5.5 to 6-feet high for the portion of the yard with no landscaping.

Mr. Dan Gombac, Director reported that he, Mr. Murphy and Mayor Marchese had met with the residents and had a productive conversation to find a solution that addressed both theirs and their neighbor's concerns. He reported that the proposed rendering had been tentatively agreed upon and would meet the spirit of the Code. He reported that the subdivision had been built in several phases and of the all homes, about 21% had side decks in which most of them had an offset of about 8 to 9-foot encroachments on neighboring properties. Mr. Gombac reported that the panels the petitioners had agreed upon would be 5 to 6 feet high and would be interchangeable.

Mr. Murphy stated that there were several options for screening provided by the petitioners that would have interchangeable panels. He reported that a plan would be in place around the middle of the year.

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2024-12 – Variation (Side Yard Setback) City of Darien / Corey and Ashley Devlin – 814 Timber Lane.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

Mr. Gombac reported that the case would move forward to the City Council meeting on February 3, 2025.

**b. PZC2024-13 – Rezone (R-1 to B-3) Variation (Parking Setback) Special Use (Contractor's Storage Yard) Mike Angileri c/o Coventry Gardeners – 1033 N Frontage Rd.**

Mr. Ryan Murphy, City Planner reported that the petition would consist of 3 requests and had been updated since the PZC meeting. He reported that the property consists of a 1,162 square foot home which had been zoned R-1 and later surrounded by industrial property with zoning including office, research and light industry, I-1 and R-1. He reported that the petitioner's request to rezone would facilitate the development of the site as a contractor's storage yard through Special Use Permit. He further reported that Staff found that the proposed zone change would be consistent with recent developments and surrounding zoning. Mr. Murphy reported that through the City's comprehensive plan, the site would be identified as a non-key development area.

Mr. Murphy reported that upon approval, the site would be converted into a contractor's storage yard through the construction of site improvements including a 6-foot perimeter fence, paved parking and landscape area with 20 parking stalls, trash enclosure and stormwater detention pond. He further reported that the existing residence is intended to be converted into an office space, however pending a building review, the petitioner would be allowed to

build a new structure in its place. Mr. Murphy reported that the Commission had voted to allow parking within 5 feet of the property line.

Alderman Ted Schauer questioned if the petitioner would attempt to convert the current house before building a new structure.

Mr. Michael Angileri stated that the petitioner would attempt to convert the house pending a building inspection and would then build a new structure if the repairs were too extensive.

Mr. Dan Gombac, Director reported that the house would have to comply especially with ADA standards. He reported that the Special Use would last for 1 year.

Mr. Murphy stated that following building evaluation, the house would either need to be converted or a new structure would have to be erected within 1 year.

Mr. Gombac reported that prior to utilizing the building, the petitioner would have to provide an architect's letter stating what would need to be completed.

Mr. Angileri stated that the petitioner would likely tear the house down sooner rather than later.

Alderman Ralph Stompanato questioned if the lot to the West was a residential property with current occupants.

Mr. Murphy stated that a notice had been sent to the residence, but he had received no comment. He stated that there would be landscape requirements that would prevent dust and noise for any residents.

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2024-13 – Rezone (R-1 to B-3) Variation (Parking Setback) Special Use (Contractor's Storage Yard) Mike Angileri c/o Coventry Gardeners – 1033 N Frontage Rd.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

Mr. Gombac reported that the case would move forward to the City Council meeting on February 3, 2025.

**c. PZC2024-11 – 2021 Building Code Update.**

Mr. Ryan Murphy, City Planner reported that the City had last updated the Building Code in 2018. He stated that it would be routine to update standards as language is evolved and new technologies emerge. He reported that there would be a model code update, including fire, plumbing, property and energy conservation codes. He further reported that there would be a host of new requirements the City would be reviewing.

Mr. Murphy reported that there would be exemptions for fire sprinklers, as approved by the Fire Department. He reported that all Code updates would be combined into an Ordinance presented to the City Council, if approved.

Mr. Dan Gombac, Director reported that the Tri-State Fire Department had requested implementing the 2024 Fire Code in order to achieve a higher rating, which would provide various benefits. He reported that there are constant amendments and adoptions to codes and with the 2021 Code in place, there would be a solid foundation for Building Codes.

Mr. Gombac reported that fire sprinklers would not be mandated. He reported that there would be an upgrade to require EV infrastructure for new buildings. 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 PZC2024-11 – 2021 Building Code Update.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

**d. Ordinance – Authorizing the disposal of surplus property.**

Mr. Dan Gombac, Director reported that the surplus would consist of items no longer needed and would be put up for auction or scrapped.

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 authorizing the disposal of surplus property.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

**e. Resolution – Authorizing the Mayor to execute a contract with Lakeshore Recycling Systems, LLC, for the City of Darien's 2025 Street Sweeping Program not to exceed \$56,575.00.**

Mr. Dan Gombac, Director reported that the program has been the same the last several years and would provide an option for a fourth potential sweep for July 7-14, which has not been utilized in the past. He reported that his budget contained 3 sweeps and an emergency call-out for contingency.

Alderman Ted Schauer questioned if November would be the latest sweep.

Mr. Gombac reported that that would be the latest to schedule the contractor, but there would be a sweeper on standby for any December sweeps.

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 authorizing the Mayor to execute a contract with Lakeshore Recycling Systems, LLC, for the City of Darien's 2025 Street Sweeping Program not to exceed \$56,575.00.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- f. Resolution – Authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2025/26 General Maintenance items in the amount of \$800,375.90 for a period from May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that this would be an annual format for MFT funds, which only apply to rights-of-way and other street related issues. He reported that there would be a schedule in place for salaries which would cover stone, storm sewer maintenance and pavement markings. He further reported that any project under \$20,000 would not use MFT funds.

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 for authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2025/26 General Maintenance items in the amount of \$800,375.90 for a period from May 1, 2025 through April 30, 2026.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- g. Resolution – Preliminary approval of the 2025 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program contract with Suburban Concrete, Inc.**

Mr. Dan Gombac, Director reported that this would be preliminary, pending budget approval. He reported that the goal would be to be the first out to bid for competitive pricing and to start the program as soon as the snow thaws. He reported that the program would consist of 2 phases, in which all roadways would be evaluated for resurfacing and then evaluating the sidewalk. He reported that the sidewalk portion of the program had been drastically reduced due to grinding.

Mr. Gombac reported that there had been a mandate in place to provide ADA corners on roads. He reported that this item had been included for budget consideration, but he was not convinced it would be necessary to implement since it is not an IDOT job. He reported that a potential consequence of not implementing would be potential liability, which is currently being reviewed by the City's insurance company.

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 for preliminary approval of the 2025 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program contract with Suburban Concrete, Inc.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- h. Resolution – Accept the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that the testing would have to comply with the Illinois EPA. He reported that based on testing, there would be excavation depending on what the chemical or contaminant is.

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 to accept the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2025 through April 30, 2026.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- i. Resolution – Authorizing the Mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) for the professional design engineering services related to the design, preparation of bidding documents and construction engineering for installation of standby generators at three locations within the City of Darien. The three locations are City Hall, Plainfield Road Potable Water Pump Station and Police Station, in an amount not to exceed \$71,300.**

Mr. Dan Gombac, Director reported that there are 3 generators, which are lifelines for the City, located at City Hall, the Police Department and Plant No. 2. He reported that the current generators are about 30-35 years old and are not dependable or economical as maintenance costs are increasing. He reported that they currently run on diesel and he would look into converting to natural gas. Mr. Gombac reported that they would be looking for vendors and would come back with a proposal upon receiving a contract and engineer.

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 authorizing the Mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) for the professional design engineering services related to the design, preparation of bidding documents and construction engineering for installation of standby generators at three locations within the City of Darien. The three locations are City Hall, Plainfield Road Potable Water Pump Station and Police Station, in an amount not to exceed \$71,300.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- j. Resolution – Authorizing the Mayor to extend a contract for the 2025 Landscape Maintenance Services within the 75<sup>th</sup> Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$40,992.00 between the City of Darien and JC Landscaping & Tree Services.**

Mr. Dan Gombac, Director reported that the contract would be to replace plant materials. He reported that the responsibility for replacing plants would shift to the contractor and would provide a 1-year guarantee. He further reported that the contract would include maintenance, including weeding, mulching and pruning. Mr. Gombac emphasized to the Committee that the mulch used would not be City mulch; it would be treated for insects and weeds.

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 Mayor to extend a contract for the 2025 Landscape Maintenance Services within the 75<sup>th</sup> Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$40,992.00 between the City of Darien and JC Landscaping & Tree Services.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- k. Resolution – Preliminary approval to extend a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75<sup>th</sup> Street, in an amount not to exceed \$76,756.00 for the 2025 Landscape Fertilization Services, subject to FYE26 budget inclusion.**

Mr. Dan Gombac, Director reported that the contract would provide various fertilizations and had increase over the past 10 years. He reported that over the years they had fertilized conservatively and would remove any unwanted weeds. He reported that he would recommend maintaining the same amount of applications as the previous 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 for preliminary approval to extend a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75<sup>th</sup> Street, in an amount not to exceed \$76,756.00 for the 2025 Landscape Fertilization Services, subject to FYE26 budget inclusion.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

- l. Resolution – Accept a proposal from Core & Main for certain general water department utility tools and marking supplies maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
- m. Resolution – Accept a proposal from Underground Pipe & Valve Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
- n. Resolution – Accept a proposal from Water Products Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
- o. Resolution – Accept a proposal from Core & Main for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
- p. Resolution – Accept a proposal from Ferguson Waterworks for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that the proposal pertained to specific tools, markings, flags for the water department. He reported that there would be various pricing options that would be awarded based on the lump sum. He further reported there would be great cost opportunities and that each item would restock inventories for the 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 to accept a proposal from Core & Main for certain general water department utility tools and marking supplies maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Underground Pipe & Valve Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Water Products Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Core & Main for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, and approval of a Resolution to accept a proposal from Ferguson Waterworks for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

- q. Resolution – Authorizing the Mayor to extend a contract with Rag’s Electric, Inc., per the proposed unit prices, for the 2025 Street Light Maintenance beginning May 1, 2025 through April 30, 2026.**



Mr. Dan Gombac, Director reported that Rag's Electric had been the vendor for street lights and electrical services at City Hall. He reported there would be labor rates, hourly rates and cost for material. He further reported that the City had implemented a program where the City would buy its own fixtures and poles. Mr. Gombac emphasized to the Committee that the proposal would restock inventory for the 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 Mayor to extend a contract with Rag's Electric, Inc., per the proposed unit prices, for the 2025 Street Light Maintenance beginning May 1, 2025 through April 30, 2026.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

**r. Minutes – December 9, 2024 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 December 9, 2025 Municipal Services Committee Meeting Minutes.**

**Upon Voice Vote, the MOTION CARRIED UNANIMOUSLY 2-0.**

**Director's Report**

Mr. Dan Gombac, Director reported that he had a discussion with the County regarding the Plainfield wall project and that there had been a positive response. He reported that there would be changes to remove the guard rail, the sidewalk would move over 5 feet, there would be residential land purchase and the Linden Ave radius would increase. He further reported that most of the responsibilities would fall to the County and that they would split the cost, with the County taking on land acquisition. He reported that the residents had agreed to the property sale and that they would likely re-open the IGA with the County based on upcoming budget meetings.

**Next Scheduled Meeting**

Acting Chairperson Ted Schauer announced that the next meeting is scheduled for Monday, February 24, 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

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Thomas Belzak  
Chairman

X

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Ted Schauer  
Alderman

X

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Ralph Stompanato  
Alderman