

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

March 3, 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 6:15 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

- h. PZC2025-03 – 2305 Sokol Court – Level Development, LLC – A petition for a Minor Planned Unit Development (PUD) Amendment, to allow for the conversion of two existing model units for a 68-unit apartment complex, for a total unit count of 70 units. No new construction or site changes are proposed. The Property is zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.**

Mr. Dan Gombac, Director reported that the petition would be to convert the 2 existing model units into 70 sales units or units for rent. He reported that the petitioner had received a certificate of occupancy in the past 6 months and had achieved a successful 80% occupancy rate. He reported that with this success they would be ready to convert to units for sale.

Mr. Gombac reported that the petition would be a minor PUD that would not require a public hearing. He reported that this had been reviewed by Attorney Murphy and he had no objections.

Chairperson Tom Belczak questioned if the petitioner would still be using the 2 model units until 95% occupancy.

The petitioner stated that upon approval, he would lease out the 2 model units.

Alderman Stompanato made a motion, and it was seconded by Alderman Belczak approval of PZC2025-03 – 2305 Sokol Court – Level Development, LLC – A petition for a Minor Planned Unit Development (PUD) Amendment, to allow for the conversion of two existing model units

for a 68-unit apartment complex, for a total unit count of 70 units. No new construction or site changes are proposed. The Property is zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

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

Chairperson Belczak announced that the petition would move forward to City Council on March 3, 2025 at 7:00 p.m.

Mr. Gombac questioned if the petitioner would be taking a sign down that had been discussed previously.

The petitioner stated that he would take the sign down in March, as promised.

- a. Resolution – Authorizing the Mayor to enter into a contract with Schroeder Asphalt Services, Inc., for the 2025 Street Program as per the following schedule of pricing, pending 2025/26 Budget approval; Base bid - \$1,367,166.34; Alternate 1 - \$82,500.00; Alternate 2 - \$27,024.41; Alternate 3 – patching \$150,301.48; Contingency of \$75,000.00 for Alternates 2 and 3; for a total amount not to exceed \$1,701,992.23.**

Alderman Ted Schauer arrived at the meeting at 6:20 p.m., the start of this agenda item.

Mr. Dan Gombac, Director reported that the resolution would be for the annual road program. He reported that they would get started with concrete and asphalt early to not disrupt summer activities. Mr. Gombac reported that Schroeder Asphalt Services had provided the lowest competitive bid and that the fire districts had approved alternates 2 and 3. He reported that without fire district approval, Schroeder would not have been the choice for this contract.

Mr. Gombac reported that Schroeder has worked for the City in the past with very satisfactory services. He reported that their services included the base bid, base repair under alternate 1, which would cover areas around the City with necessary repairs and alternates 2 and 3, which would cover limited base repair and resurfacing for the fire districts on Manning and Lemont. He further reported that the contingency included would be used strictly for the fire departments due to the heavy equipment. He reported that the fire department had also included their own contingency of \$175,000 which had been included in the IGA in the next agenda items.

Chairperson Tom Belczak pointed out some corrections to be made to the packet due to errors.

There was some discussion regarding the errors in question.

Mr. Gombac stated that he would call the consultant to amend and format correctly.

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 enter into a contract with Schroeder Asphalt

Services, Inc., for the 2025 Street Program as per the following schedule of pricing, pending 2025/26 Budget approval; Base bid - \$1,367,166.34; Alternate 1 - \$82,500.00; Alternate 2 - \$27,024.41; Alternate 3 – patching \$150,301.48; Contingency of \$75,000.00 for Alternates 2 and 3; for a total amount not to exceed \$1,701,992.23.

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

- b. Resolution – Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien’s 2025 Road Maintenance Contract with Schroeder Asphalt Services, Inc., as per the contract unit pricing and a contingency in an amount not to exceed \$252,325.89.**

There was no discussion regarding the Resolution due to having discussed it with the previous agenda item.

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 and City Clerk to execute an Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien’s 2025 Road Maintenance Contract with Schroeder Asphalt Services, Inc., as per the contract unit pricing and a contingency in an amount not to exceed \$252,325.89.

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

- c. Resolution – Authorizing the Mayor to execute a contract with SKC Construction, Inc., in an amount not to exceed \$114,310 for the 2025 Crack Fill Program.**
- d. Motion – Authorizing a contingency in the amount of \$3,000 for the unforeseen work that may be required for the Crack Fill Program.**

Mr. Dan Gombac, Director reported that this would be an ongoing joint venture with the Village of Woodridge which had been a very good co-op program. He reported that he would anticipate using the budgeted amount along with the contingency. Mr. Gombac reported that the crack sealing program would be done on every roadway every 3 years after its initial pavement and has extended the life of roads up to 15 years.

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 execute a contract with SKC Construction, Inc., in an amount not to exceed \$114,310 for the 2025 Crack Fill Program and approval of a Motion authorizing a contingency in the amount of \$3,000 for the unforeseen work that may be required for the Crack Fill Program.

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

- e. Resolution – Accepting a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed \$410,318.**
- f. Motion – Authorizing a contingency in the amount of \$10,000 for unforeseen repairs related to the roof refurbishment.**

Mr. Dan Gombac, Director reported that this would be an up and coming item to save \$35,000 before a cost increase at the end of the month. He reported that Garland would provide a competitive quote, would vet everything on site and would be the supplier of the material.

Mr. Gombac reported that the work on the Police Department would consist of spot repair on existing metal, changing to a more neutral color, paint and protective coating, remove flat roof material and install new material, soffit sealing material replacement, gutter repair, and any wood decking or soil stacks that would need repair. He reported that the total cost for the Police Department would be \$271,147 and that the budget would be adjusted accordingly.

Mr. Gombac reported that the work on City Hall would consist of spot repair, new paint and protective coating to match the Police Department, replace the flat roof, replace dampened insulation, install new coping, remove a limited number of gutters, and any wood decking or soil stacks that would need repair. He reported that the total cost for City Hall would be \$149,171. He further reported that the total for the entire project would result in a reduction of \$86,000 in the proposed budget.

There was some discussion regarding spot repair procedure.

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 a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed \$410,318 and approval of a Motion authorizing a contingency in the amount of \$10,000 for unforeseen repairs related to the roof refurbishment.

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

- g. PZC2025-01 – 7409 Cass Avenue – Indvestia Darien, LLC – A petition for a one-year extension of time for a special use permit and variations for the construction of a quick service drive-through eating establishment offering retail food items for consumption. The Property is located within the B-2 Community Shopping Center Business District.**

Mr. Dan Gombac, Director reported that the item would be paperwork in order to renew a variation request without construction. He reported that the petition would be to allow an extension of time while they continue looking for a potential vendor.

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 PZC2025-01 – 7409 Cass Avenue – Indvestia Darien, LLC – A petition for a one-year extension of time for a special use permit and variations for the construction of a quick service drive-through eating establishment offering retail food items for consumption. The Property is located within the B-2 Community Shopping Center Business District.

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

i. Minutes – January 27, 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 January 27, 2025 Municipal Services Committee Meeting Minutes.

Upon voice vote, the MOTION CARRIED with 2 in favor and 1 abstaining due to absence.

Director's Report

Mr. Dan Gombac, Director reported that he had confirmed that ADA curb flairs would be an option due to grade differential. He reported that the savings would be close to \$160,000 and that he would show the reduction on the budget.

Mr. Gombac reported that they would be moving forward with the Plainfield/Cass wall. He reported that he had re-affirmed the deal with the homeowners and that all owners would be in favor of the project. He reported that Attorney Murphey would conduct a title search and sales contract over the next several weeks. Mr. Gombac reported that he had authorized Christopher Burke Engineering to conduct plat of surveys. He further reported that he would like to have an open house with the residents, Mayor and Aldermen to display full size drawings and show visuals of the project including the actual wall and landscaping.

There was much discussion regarding the mortgages of the affected homeowners.

Next Scheduled Meeting

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, March 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 6:55 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman