

AGENDA
Municipal Services Committee
May 27, 2025
6:00 P.M. – Council Chambers

1. Call to Order & Roll Call

2. Establishment of Quorum

3. Old Business

4. New Business

- 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** – 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** – 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.
- d. **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** – 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** – Accepting a proposal 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** - 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. **PZC 2025-09** - Approval of a text amendment to Title 6B of the City Code, Street Division, to add Chapter 8, establishing a Tree Protection Ordinance.
- i. **PZC2025-08 - 8337 Grandview Lane – Daniel Dobrzynski** - A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 8337 Grandview Lane, Darien IL 60561 (PIN 09-31-401-005).
- j. **PZC2025-10 - 2330 Green Valley Road – Brennan O’Brien** - A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 2330 Green Valley Road, Darien IL 60561 (PIN 09-29-402-013).

- k. **PZC2025-07 - 6624 Richmond Avenue – Maria Saenz** - A petition from Maria Saenz for a plat of subdivision to subdivide the property at 6624 Richmond Avenue (PIN 09-22-104-056) into two lots, and a variation from Section 5A-7-2-5 of the City Code to allow for the creation of a lot less than 120 feet in depth within the Single Family Residence (R-2) District, which still meets the minimum lot area requirement.
- l. **PZC2025-12 - 7322 Darien Lane – Mark Garber** - Petition from Mark Garber for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).
- m. **PZC2025-11 - 7415 Cass Avenue – Indvestia Darien LLC** - Petition from Indvestia Darien LLC for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).
- n. **PZC2024-09 - 7511 Lemont Road – Chestnut Court Darien IL LLC** –
 - 1. Rezone - A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use). Petition from Chestnut Court Darien IL, LLC for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).
 - 2. Variations - Petition from Chestnut Court Darien IL, LLC for the following variations for the redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The variations are as follows:
 - a. A variation to allow for ground-floor residential for a multifamily apartment building;
 - b. A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;
 - c. The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units;
- o. Minutes – **April 28, 2025** Municipal Services Committee

5. Director's Report

6. Next scheduled meeting – June 23, 2025

7. Adjournment