

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

**August 26, 2024**

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

**ABSENT:** None

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

**Establish Quorum**

Chairperson Thomas Belczak called the meeting to order at 6:00 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

**New Business**

**a. Review of the August 7, 2024 Planning & Zoning Commission Minutes.**

Mr. Dan Gombac, Director reported that this item would only be for the Committee’s own knowledge.

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

**b. PZC2024-06 – 2551 75<sup>th</sup> Street – Dr. Steven Tharp – Petitioner requesting: 1) Zoning Text Amendment to Section 5A-8-2-4 of the Zoning Ordinance listing “dental office and/or dental clinic” as a special use within the Neighborhood Convenience Shopping District (B-1); and 2) Special use approval for a dental office and/or dental clinic within the Neighborhood Convenience Shopping District (B-1); and 3) Repeal a specific condition for the requirement of specified landscaping in lieu of a required fence as per Ordinance 0-07-87.**

Mr. Dan Gombac, Director reported that items 1 and 2 had previously been approved by the Planning and Zoning Commission and the Municipal Services Committee. He reported that there had been additional information discovered regarding Mr. Paul Jopa, 7518 Cambridge Road. He reported that Ordinance 0-07-87 stated that the two surrounding properties, 7518 and 7510, were to have an open area with a specified landscaping plan in place. Mr. Gombac further reported that in 2014 a fence permit had been taken in and labeled as “alterations” with no indication to staff of it being a fence permit. He further explained the permitting process amongst City staff.

Ms. Elizabeth Uribe, Attorney representing the Petitioner, presented a timeline of events regarding the fence to the Committee, including supplemental material. Ms. Uribe stated that it would best serve the public interest to keep the fence in place.

There was some discussion regarding the relevancy of the timeline of events.

Mr. Arthur Donner, 7548 Cambridge Road, stated a timeline of events regarding the commercial property being placed within a neighboring community.

Mr. Jopa stated that he had attended every meeting regarding the induction of a commercial property in the neighborhood and that he had an agreement in place with the City regarding a fence. He requested the original agreement be kept in place.

Chairperson Tom Belczak questioned how the fence in place had made Mr. Jopa's quality of life decrease. He stated that if the Committee were to change current conditions, they would need to know why.

Mr. Jopa stated that it would give him a more appealing back yard. He stated that though the fence is not on his property, he would enjoy his yard more without the fence in place.

Mr. Donner stated that they had not had the money or expertise to challenge the issue further.

Ms. Rosa Tharp stated that there would be no new developments in the City if everything were conducted based on 1987.

There was some discussion regarding Mr. Jopa's character.

Alderman Ralph Stompanato stated that no one in this situation is the bad guy. He questioned what the wording in the 1987 Ordinance meant, regarding the landscaping.

There was some discussion regarding the verbiage of the 1987 Ordinance.

Dr. Steven Tharp stated that the fence had been located 6 inches within the commercial property, never on Mr. Jopa's property.

There was some further discussion regarding the fence permit.

Chairperson Belczak stated that the best solution would be to abide by today's standards.

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-06 – 2551 75<sup>th</sup> Street – Dr. Steven Tharp – Petitioner requesting: 1) Zoning Text Amendment to Section 5A-8-2-4 of the Zoning Ordinance listing “dental office and/or dental clinic” as a special use within the Neighborhood Convenience Shopping District (B-1).**

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2024-06 – 2551 75<sup>th</sup> Street – Dr. Steven Tharp – Petitioner requesting: 2) Special use**

**approval for a dental office and/or dental clinic within the Neighborhood Convenience Shopping District (B-1).**

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-06 – 2551 75<sup>th</sup> Street – Dr. Steven Tharp – Petitioner requesting: 3) Repeal a specific condition for the requirement of specified landscaping in lieu of a required fence as per Ordinance 0-07-87.**

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

Chairperson Belczak announced that the Petition would move to the City Council Meeting on September 3, 2024 at 7:00 p.m.

- c. PZC2024-07 – 8245 Lemont Road, LLC – Petition from True North Investments for an Amendment to the Rockwell Planned Unit Development (PUD) to allow the subdivision of a parcel into two lots and variations for the reduction of yard areas and setbacks. The Property is located within the Office Research and Light Industry District (OR-1).**

Mr. Ryan Murphy, City Planner reported that no physical changes to the building or land had been proposed. He reported that the proposed subdivision would create two lots with the intention of the new lot line configuration allowing for the Petitioner to sell lot one in the future. He further reported that the Planning and Zoning Commission had approved the petition unanimously.

Mr. Dan Gombac, Director reported that the building had been purchased several years ago and that he encouraged the development to revitalize the lot.

Mr. Lawrence Friedman, Attorney for True North Investments stated that the only changes would be on paper. He stated that the need was to create new lot lines to sell and bring in new owners and business.

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 PZC2024-07 – 8245 Lemont Road, LLC – Petition from True North Investments for an Amendment to the Rockwell Planned Unit Development (PUD) to allow the subdivision of a parcel into two lots and variations for the reduction of yard areas and setbacks. The Property is located within the Office Research and Light Industry District (OR-1).**

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

Chairperson Belczak announced that the Petition would move to the City Council Meeting on September 3, 2024 at 7:00 p.m.

**d. Minutes – August 5, 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 August 5, 2024 Municipal Services Committee Meeting Minutes.**

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

**Director’s Report**

Mr. Dan Gombac, Director reported that he was still working with homeowners regarding the beautification project on the Southeast corner of Plainfield and Cass. He reported that an appraiser would look at the neighborhood to acquire the proper value of the properties. He further reported that the project had been about 2 months delayed due to unforeseen setbacks.

**Next Scheduled Meeting**

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, September 23, 2024.

**ADJOURNMENT**

**With no further business before the Committee, the meeting was adjourned at 7:09 p.m.**

**RESPECTFULLY SUBMITTED:**

X

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Thomas Belczak  
Chairman

X

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Ted Schauer  
Alderman

X

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Ralph Stompanato  
Alderman