

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

May 28, 2024

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

New Business

a. PZC2024-03 – Indian Prairie Public Library (7226 Clarendon Hills Rd/401 Plainfield Rd Variation Requests (Electronic Message Board Signs)).

Mr. Dan Gombac, Director reported that the petitioner had requested an electronic message board sign to be put up in place of their current signage at 7226 Clarendon Hills Rd and 401 Plainfield Rd, respectively. He reported that the Planning and Zoning Commission had placed (7) conditions upon approval, as noted in the packet. He further reported that the City would monitor for light intensity per the City Code.

Chairperson Tom Belczak questioned if the petitioner was okay with the (7) conditions.

Mr. Justin Pathmann, Rethink Owner Solutions, LLC, stated that the petitioner had approved the (7) conditions.

Chairperson Belczak reported that this case would continue City Council on June 3.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-03 – Indian Prairie Public Library (7226 Clarendon Hills Rd/401 Plainfield Rd Variation Requests (Electronic Message Board Signs)).

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

b. PZC 2024-04 – Jack Calo (9004 Darien Woods Ct) Variation (Fence Height).

Mr. Dan Gombac, Director reported that the petitioner, who fronts Frontage Road, had requested an increase in his fence height. He reported that current City Code allows for 6-foot

fencing and Frontage Road had not previously been accounted for in the text. Mr. Gombac reported that the Planning and Zoning Commission had no issues with this petition.

Chairperson Belczak reported that this case would continue to City Council on June 3.

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 PZC 2024-04 – Jack Calo (9004 Darien Woods Ct) Variation (Fence Height).

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

c. PZC 2024-05 – Dr. Tharp (2551 75th Street) Zoning Amendment & Special Use.

Mr. Dan Gombac, Director reported that the petition would be specifically for dentist use in conjunction with offices for professional use only. He reported that the Planning and Zoning Commission had approved the use of the building. He further reported that a resident, Paul Jopa, who faces the rear side yard of the building, had approached the PZC to notify them of the fence placed between his property and the petitioner's. Mr. Gombac reported that an ordinance had been in place allowing for landscaping in lieu of the fence and that the current fence had been in violation with the ordinance.

Mr. Gombac reported that he had received an additional letter from the resident at 7510 Cambridge Road, who had stated they did not want the fence removed. He reported that after Staff had inspected the property, they would allow the fence to remain under a permit or temporary ordinance.

Dr. Steven Tharp stated he had received a letter from the resident at 7505 S. Main Street who requested for the fence to remain. Dr. Tharp stated that he and the current owner of the property would prefer to keep the fence in place.

Mr. Paul Jopa stated that the agreement he had with the City provided a buffer from the commercial property. He stated that the original landscaping had been placed in 1987 and that the fence was put up in 2016 and the landscaping had been removed at that time. Mr. Jopa requested that his section of the fence would be removed, and the landscaping be restored.

The current property owner of 2551 75th Street stated that the previous owner had put the fence up and that he had been trying to acquire the original permits for the fence. He stated that he did not see any reason to remove it.

Mr. Gombac reported that there had not been a permit for the fence and that per the City Council ordinance, 65-70 feet of the fence should be removed and replaced with landscaping.

Alderman Ted Schauer questioned how the fence was put up without City knowledge.

Mr. Gombac reported that the City was never notified of the fence going up.

The leasing broker of 2551 75th Street stated that she would hate to have her potential buyer not get what they desire from the property. She stated that this had been the first issue she had with the fence and she does not want to lose her potential buyer.

Mr. Gombac reported that a landscaping plan may be modified, but they must adhere to the City ordinance.

After much discussion, Dr. Tharp stated that they had reached an agreement to remove Mr. Jopa's section of the fence at 7518 Cambridge Road and that landscaping would be installed through a letter of understanding from both parties.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-04 – Dr. Tharp (2551 75th Street) Zoning Text Amendment & Special Use.

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

- d. Resolution – Authorizing the purchase of 166 banners from Bannerville in an amount not to exceed \$15,770.00.**

Mr. Dan Gombac, Director reported that the resolution would be for replacement banners for the ones being displayed that Staff was not pleased with. He reported that these banners would utilize a mesh material to prevent tearing. Mr. Gombac reported that Bannerville is a local merchant who provide great quality and that he had been overall please with the aesthetics of the banners.

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 purchase of 166 banners from Bannerville in an amount not to exceed \$15,770.00.

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

- e. Resolution – Authorizing the purchase of one new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098.**

Mr. Dan Gombac, Director reported that the trailer would be for camera equipment. He reported that the trailer would be stored separately and that it would be generator ready, standard equipment.

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 purchase of one new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098.

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

- f. **Resolution** – **Waiving the competitive bid process and accepting a proposal from MoscaDesign for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000.**

Mr. Dan Gombac, Director reported that the resolution would be a carry-over from last year. He reported that Staff spent a lot of time reaching out to manufacturers and found that MoscaDesign would provide the best quality and service. He further reported that there would be various holiday displays, as listed in the packet, including an 18-foot tree that would replace the evergreen tree currently in front of the Historical Society during the holiday season. Mr. Gombac reported that all decorations would be pre-lit and of high quality.

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 waiving the competitive bid process and accepting a proposal from MoscaDesign for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000.

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

- g. **Minutes – April 22, 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 April 22, 2024, Municipal Services Committee Meeting Minutes.

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

Director's Report

There was no Director's Report.

Next Scheduled Meeting

Chairperson Thomas Belczak announced that the next meeting is scheduled for Monday, June 24, 2024.

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 7:13 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman