

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

February 26, 2024

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

ABSENT: None

OTHERS: Mr. Dan Gombac – Director, Mr. Jordan Yanke – 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

d. PZC2024-01 – Indvestia Darien, LLC (7409 Cass Avenue).

Mr. Jordan Yanke, City Planner reported that the petition is for a quick serve drive-through establishment located in the parking lot between Taco Bell and Concentra along 75th Street. He reported that the petitioner would like to reconfigure the lot and clean up the existing parcels to make space for an eating establishment. He further reported that the petition was presented in front of the Planning and Zoning Commission where conditions were placed which would provide proper signage for entering and exiting the establishment as well as maintain the building only be used as an eating establishment in conjunction with drive-through facility.

The petitioner and petitioner representative, Vick Mehta and Chris Jackson, respectively, were present for public comment.

Mr. Jackson provided an overview of the proposed architectural design and materials to be used for the building. He further stated the intent to keep design consistent with other buildings in the city, as requested by committee members.

Mr. Dan Gombac, Director noted that they would like to review specific verbiage with the City Attorney before the petition is finalized.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-01 – Indvestia Darien, LLC (7409 Cass Avenue).

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

a. Resolution – Approving the 2024 City of Darien Zoning Map for publication.

Mr. Jordan Yanke, City Planner provided an overview of the publication, which would provide an annual update as well as highlight special use variances.

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 – Approving the 2024 City of Darien Zoning Map for publication.

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

b. Motion – Recommend an ordinance creating Section 1-4-5 of Title 1, Chapter 4 of the Darien City Code regarding administrative citations for violations of Property Maintenance Code and Zoning Regulations.

Mr. Dan Gombac, Director reported that the City is working with a code enforcement software to be used through the marketing channels which would inspect code violations reported by residents. He further reported that the software will provide a more streamlined process of handing out fines and allows for more optimization and citizen compliance.

Mr. Jordan Yanke, City Planner reported that the ordinance would eliminate violation cases from having to go to DuPage County Court.

Alderman Thomas Belczak, Chairman proposed including administrative hearings for further streamlining the system.

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 Motion – Recommend an ordinance creating Section 1-4-5 of Title 1, Chapter 4 of the Darien City Code regarding administrative citations for violations of Property Maintenance Code and Zoning Regulations.

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

c. PZC2023-06 – Mixed-Use District Zoning Text Amendment.

Mr. Jordan Yanke, City Planner reported that the amendment would include permitted, special and prohibited use ordinances within the definition of mixed-use zoning.

Mr. Dan Gombac, Director reported that clear definitions are to be established with the City Attorney. He further stated that the amendment would provide guidelines for future potential development.

Alderman Thomas Belczak, Chairman requested that the use of packaged liquor be included as a special use ordinance.

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 PZC2023-06 – Mixed-Use District Zoning Text Amendment.

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

- e. Resolution – Authorizing the Mayor to execute a contract for the 2024 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services.**

Mr. Dan Gombac, Director provided an overview of the work being done to revamp landscaping. He reported that they were not satisfied with the previous contract, and that the current bidder is the only bidder. He further reported that this bid would result in \$2,200 in savings from the current payment.

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 for the 2024 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services.

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

- f. Motion – Authorizing a contingency with JC Landscaping & Tree Services in the amount of \$5,500 for replacement of plant materials and plant enhancement for the 2024 Landscape Maintenance Services, pending budget approval.**

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 Motion – Authorizing a contingency with JC Landscaping & Tree Services in the amount of \$5,500 for replacement of plant materials and plant enhancement for the 2024 Landscape Maintenance Services, pending budget approval.

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

- g. Resolution – Authorizing the Mayor to enter into a contract with Brothers Asphalt Paving, Inc., for the 2024 Street Program as per the following schedule of pricing, pending 2024/25 Budget approval; Base bid – \$1,807,793.12; alternating 1 – patching - \$90,000.00; for a total of \$1,897,793.12.**

Mr. Dan Gombac, Director provided an overview of the program, in which the roads would be patched while preserving what already exists.

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 enter into a contract with Brothers Asphalt Paving, Inc., for the 2024 Street Program as per the following schedule of pricing, pending 2024/25 Budget approval; Base bid – \$1,807,793.12; alternating 1 – patching - \$90,000.00; for a total of \$1,897,793.12.

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

h. Minutes – January 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 January 22, 2024 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Dan Gombac, Director reported that the tree trimming project with Yellowstone received very positive feedback, and that the contract will be renewed for next year.

Mr. Gombac reported that the electronic sign on Plainfield Road and Cass Avenue has been raised and ComEd has been connected to the sign. He further reported that the sign will be turned on in March 2024, and that they are continuing to finalize plans for Darien businesses to advertise through the sign.

Mr. Gombac reported that a residential drainage project will commence at 513 Chestnut, for which JC Landscaping and Tree Service will honor their 2021 pricing and the resident will pay the City \$16,000 to complete the project.

Next Scheduled Meeting

Chairperson Tom Belczak announced that the next meeting is scheduled for Monday, March 25, 2024.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:09 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman