

AGENDA
Municipal Services Committee
July 27, 2026
6:00 P.M. – Council Chambers

1. Call to Order & Roll Call

2. Establishment of Quorum

3. Old Business

4. New Business

- a. [PZC-26-9 \(Variation\)](#) - Bryan Wozny – 1623 Golfview Drive - A petition from Bryan Wozny for a variation from Section 5A-7-2-6(A) of the City Code to permit an enclosed patio within the rear yard of 1623 Golfview Drive, Darien IL 60561 (PIN 09-33-112-028)
- b. [PZC-26-10 \(Sign Variation\)](#) - 541 Plainfield Road – DM Darien RF, LLC - Petition from DM Darien RF, LLC for a variation from Section 4-3-10-(B)-3 of the City's Sign Code to permit an electronic messaging sign instead of a manual changeable copy sign for a remodeled Culver's ground sign located in the B-2 Community Shopping Center Business District at 541 Plainfield Road, Darien IL 60561 (PIN 09-27-207-032)
- c. [PZC-26-11 \(Variation\)](#) - Cynthia Haney – 1008 Juniper Lane - A petition from Cynthia Haney for a variation from Section 5A-5-11(A) of the City Code to permit a recreational vehicle within the front yard of 1008 Juniper Lane, Darien IL 60561 (PIN 09-27-308-015)
- d. Minutes – [May 26, 2026](#) Municipal Services Committee

5. Director's Report

6. Next scheduled meeting – August 24, 2026

7. Adjournment

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 27, 2026

CASE

PZC-26-9

Variation

Bryan Wozny – 1623 Golfview Drive

ISSUE STATEMENT

A petition from Bryan Wozny for a variation from Section 5A-7-2-6(A) of the City Code to permit an enclosed patio within the rear yard of 1623 Golfview Drive, Darien IL 60561 (PIN 09-33-112-028)

GENERAL INFORMATION

Petitioner:	Mark Garber
Property Owner:	Bryan Wozny
Property Location:	1623 Golfview Drive
PIN Number:	09-33-112-028
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Single-Family Residence (R-2); Single-Family
East:	Single-Family Residence (R-2); Single-Family
South:	Single-Family Residence (R-2); Golf Course
West:	Single-Family Residence (R-2); Single Family
Size of Property:	0.24 Acres
Floodplain:	N/A
Natural Features:	Front yard slopes to street, rear to golf course
Transportation:	Accessed from a driveway on Golfview Drive.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO
- 2) PLAT OF SURVEY AND PLANS
- 3) JUSTIFICATION NARRATIVE (BY PETITIONER)
- 4) SITE PHOTOS

BACKGROUND / ANALYSIS

Background: The subject property, 1623 Golfview Drive, is located south of Lakeview Drive and North of the Carriage Greens Golf Course in the Single-Family R-2 District (see Attachment 1). It is part of the Sawmill Creek Unit No. 1 Subdivision. The 0.23-acre parcel is improved with a single-family residence constructed in the 1980s, with an attached legal nonconforming deck constructed approximately the same time as the residence. The nonconformity is related to rear yard setbacks, as the deck currently sits approximately 15 feet away from the property line, where a minimum 20-foot rear yard setback would otherwise be required.

Proposal: As depicted in the plat of survey and plans (see Attachment 2), the petitioner proposes to construct a screened enclosure over a portion of the existing deck. The petitioner's justification

letter (Attachment 3) describes the home's proximity to the golf course and limited rear yard area, resulting from the placement of the residence on the lot, limit the owner's ability to reasonably enjoy the property because stray golf balls frequently impact the rear yard.

Zoning Code Regulations: Section 5A-7-2-6(A) of the Darien Zoning Code requires a 30 foot rear yard setback, while open unenclosed decks are permitted to encroach 10 feet into the required setback under Section 5A-5-7-3(C). Covered or enclosed structures are subject to the same setback requirements as the principal structure.

Variation: In order to allow the enclosed patio, a variation from the 30-foot rear yard requirement in Section 5A-7-2-6(A) is required. If approved, this variation would be in character with similar properties in the immediate vicinity and the same zoning district, as nearby properties also have nonconforming conditions, including 1607 Golfview Drive (deck 15 feet from rear yard lot line), and 1701 Golfview Drive (primary structure is 15 feet from the rear yard lot line).

Findings of Fact: City staff has reviewed the petitioner's submitted materials. The petitioner submitted a Justification Letter and Site Photos (Attachment 4) with a detailed description of the project and requested relief, in addition to Findings of Fact that would support the variation request. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

Staff Analysis: The requested variation would permit a screened enclosure to be constructed within the existing footprint of a legally nonconforming deck and would not increase the existing encroachment into the required rear yard setback. The proposal responds to specific site conditions, including the limited rear yard and proximity to the golf course, allowing continued reasonable use of the property. Staff does not anticipate the project will create impacts on neighboring properties or alter the character of the surrounding neighborhood.

Variation Criteria:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
- f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an*

unreasonable burden or undesirable result within the community.

- i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
 - j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*
-

PZEDC MEETING 7/15/2026

The Planning, Zoning and Economic Development Commission held a public hearing for this item on July 15, 2026. The petitioner and members of the public were present. Following staff's presentation, the petitioner addresses the Commission and staff and the petitioner answered questions. **Following deliberation, the Commission voted 5-0 to recommend approval of the petition to the Municipal Services Committee and City Council.**

DECISION MODE

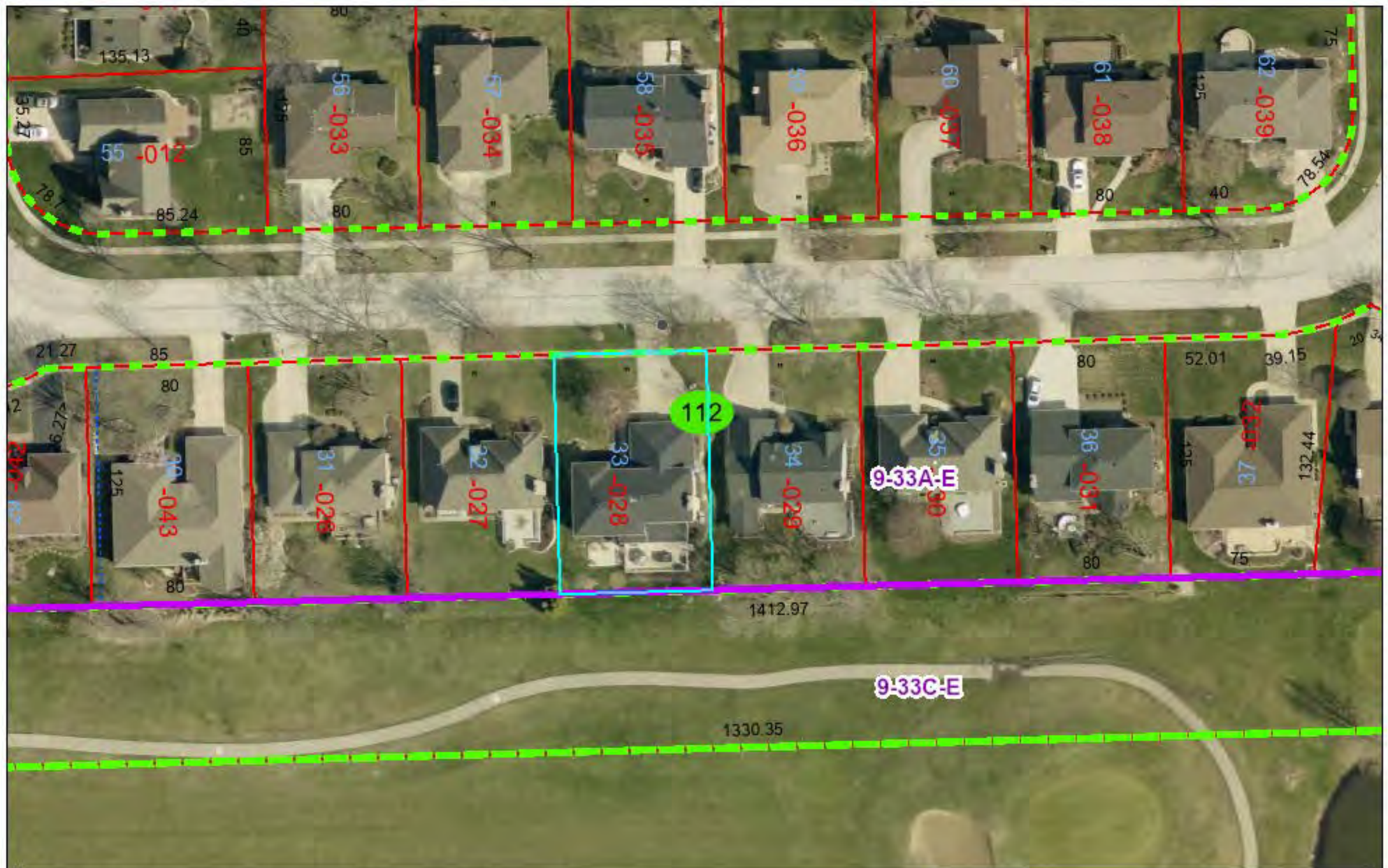
The Municipal Services Committee will review this item at its meeting on July 27, 2026.

MEETING SCHEDULE

Planning and Zoning Commission	July 15, 2026
Municipal Services Committee	July 20, 2026
City Council	July 20, 2026

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois



0 0.01 0.01 0.03 0.04 0.06
mi

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment
purposes only.

DuPage County Web Site:
<https://www.dupagecounty.gov>

Copyright DuPage 2026



- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE



(assumed)

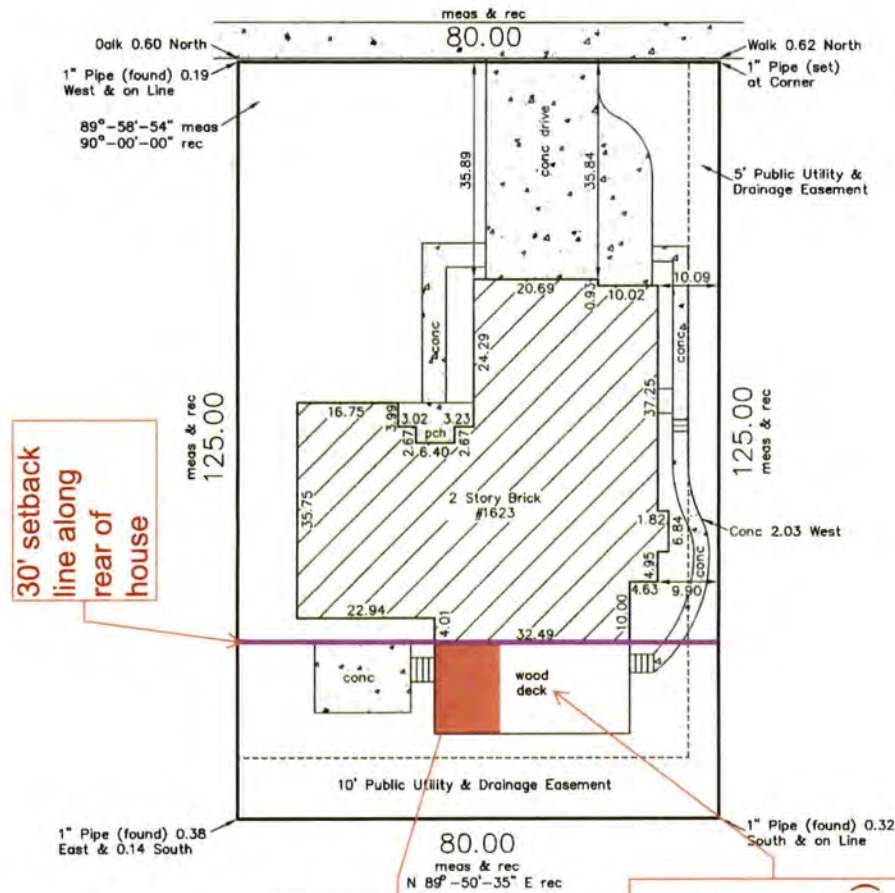
KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

Lot 33 in Sawmill Creek, Unit No. 1, being a Subdivision of part of the East half of the Northwest quarter of Section 33, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof Recorded August 15, 1978 as Document R78-76740, in DuPage County, Illinois.

Address: 1623 Golfview Drive, Darien

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2662
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Golfview (66' R.O.W.) Drive

**LEGEND**

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 10,000 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed January 3, 2022

Scale: 1 inch =	20	ft.
Order No.	220107	
Ordered By:	Fry, Attorney at Law	

Approx area to be enclosed and roofed for screen porch, +/- 12'x16'

rebuild in same size and location, +/- 7" lower (to meet up with interior sunken room)

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

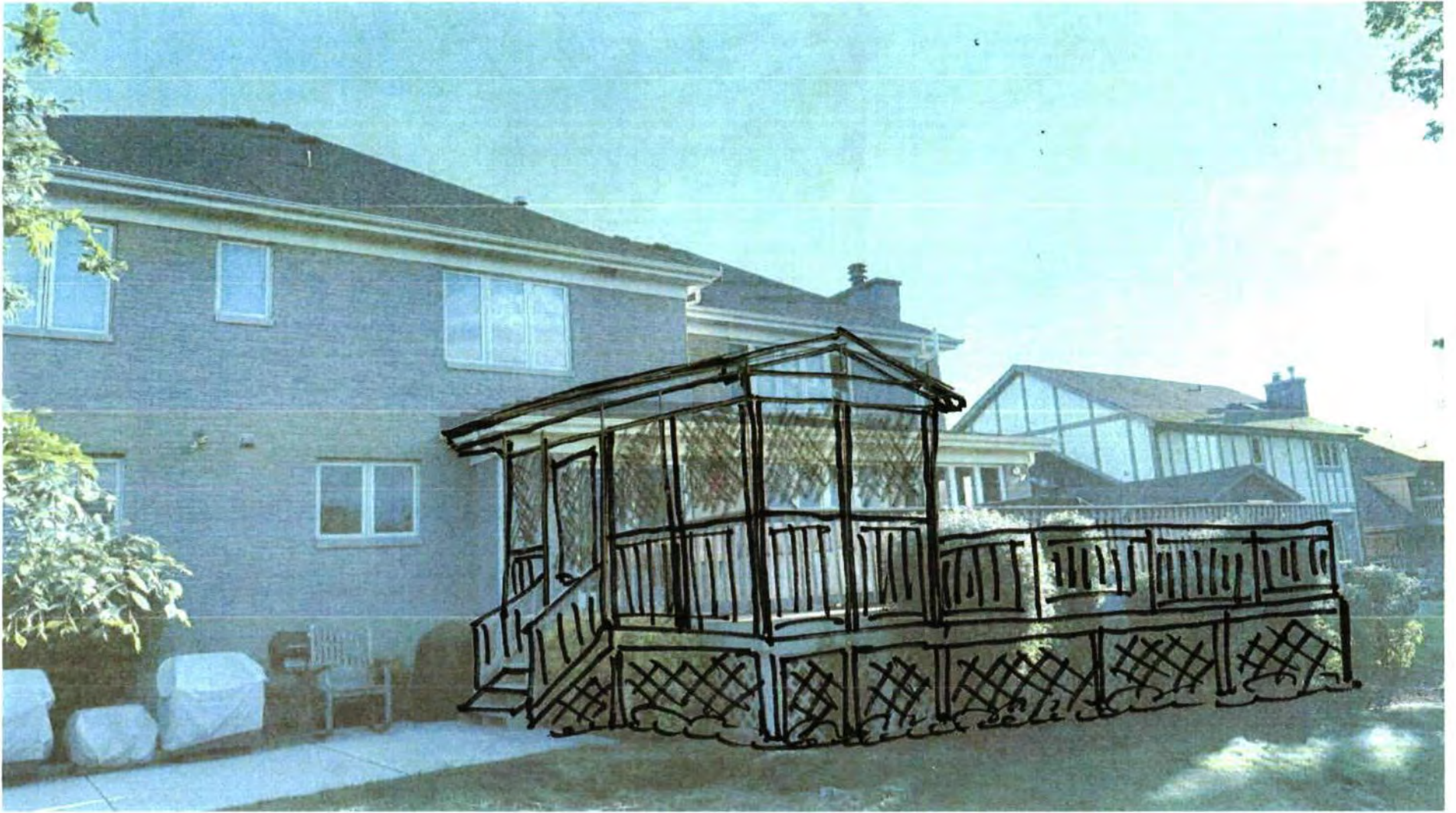
Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022

ORIGINAL SEAL IN RED





CONSTRUCTION SPECIFICATIONS

GENERAL: ALL MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND THE METHODS BE WITHIN THE HIGHEST STANDARDS OF THE APPLICABLE CONSTRUCTION TRADE. ALL WORK SHALL MEET OR EXCEED PROVISIONS OF ALL GOVERNING CODES AND ORDINANCES. THE DRAWINGS ARE GENERAL IN NATURE. IT IS INTENDED THAT THE CONTRACTOR ADJUST DIMENSIONS, MATERIALS AND METHODS OF CONSTRUCTION TO PROPERLY ADAPT THE WORK TO THE SITE CONDITIONS

EXCAVATOR: EXCAVATE FOR ALL FOUNDATION WORK TO DEPTH BELOW GRADE REQUIRED BY LOCAL CODE. FOOTINGS SHALL REST ON UNDISTURBED EARTH.

CONCRETE: SOLID CONCRETE MASONRY UNITS OR MIN 3,000# STRENGTH CONCRETE OF A SIZE SUFFICIENT TO SPREAD THE IMPOSED FOUNDATION LOAD ON THE BEARING SOIL IN ACCORDANCE WITH CODE REQUIREMENTS.

CARPENTRY: ALL WOOD SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE. PRESSURE-TREATED WITH NON-ARSENIC BASED PRESERVATIVE, OF NOMINAL SIZES DETAILING INDICATED ON THE DRAWINGS OR BY CODE.

METALS: ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED OR OTHER NONCORROSIVE. FINISH AND SHALL BE OF A SIZE AND SPACING SUFFICIENT TO CARRY OR TRANSMIT THE INTENDED STRUCTURAL LOAD IN ACCORDANCE WITH GOVERNING CODES AND APPLICABLE STRUCTURAL STANDARDS. FINISH HARDWARE SHALL BE NON-CORROSIVE AND SUITABLE FOR EXTERIOR APPLICATIONS.

ANALYSIS OF 2x10 CANTILEVERED DECK JOISTS

CALCULATIONS ARE BASED ON THE FOLLOWING DATA:

- 60 PSF LIVE LOAD
- 10 PSF DEAD LOAD
- #2 SYP, FB (ALLOWABLE BENDING STRESS) 907 PSI E = 1.1 E6 PSI
- CANTILEVER LENGTH 3'-0" MAX.
- BASE SPAN 8'-6" TO 11'-6"
- JOIST SPACING 1 2" oe
- DEFLECTION LIMITED TO L/240

CALCULATED BENDING STRESS = 654 PSI < 907 PSI OK
DEFLECTION = 0.07 = L/1402 FOR 8'-0" BASE SPAN DEFLECTION = 0.26" = L/503 FOR 11'-0" BASE SPAN

THE CALCULATIONS INDICATE SUCH AN APPLICATION IS ACCEPTABLE AND SATISFIES THE DESIGN SPECIFICATIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION.

UPLIFT AND UPLIFT RESISTANCE

FOR THESE CALCULATIONS THE "WORST CASE" COLUMN (LONGEST SPAN AND LARGEST CONTRIBUTING AREA) WAS USED. THE DECK WAS CONSIDERED A FLAT ROOF, TABLE 1609.4.3 OF THE IBC IS FOR A ROOF WITH MEAN HEIGHT OF 30 FEET LOCATED IN EXPOSURE B. TABLE R301.2(3) OF THE IRC LISTS THE LOWEST MEAN ROOF HEIGHT AT 15' WITH AN ADJUSTMENT COEFFICIENT OF 1.00. THIS DECK IS AVERAGE +/- 2' - 11" ABOVE GRADE. DESIGN WIND SPEED = 115 MPH.

UPLIFT
DECK CONTRIBUTING AREA = 7' - 0" x 8' - 0" = 56.0 SF

UPLIFT WAS INTERPOLATED FROM TABLE 1609.6.2.1(1), VERTICAL LOAD, INTERIOR ZONE, WINDWARD ROOF, LOAD DIRECTION - LONGITUDINAL.
110MPH = -16.0 120MPH = -19.1 115MPH = -17.55
56.0 SF x 17.55PSF = 983# UPLIFT

RESISTANCE TO UPLIFT

THE MASCORE METAL POST HAS AN ALLOWABLE WORKING LOAD FOR UPLIFT RESISTANCE OF +/- 4800#.

DEAD LOAD
MASCORE METAL POST 4800
HEADLOK 640
DEAD LOAD 560 TOTAL 6000 OK
56.0 SF x 10#/SF = 560#

DOUBLE AND MAX. 16" O.C.
FOR JOISTS SPANNING MORE
THAN 8'



4" STARBORN STRUCTURAL F23 LEDGER/MULTI BOLTS
SPACED - STAGGERED - AS PER MFG. TABLE BELOW.

LEDGER BOLT PATTERN DETAIL NTS

BASED ON 60#LL, S. PINE LEDGER AND 2x LUMBER HOUSE RIM JOIST

JOIST LENGTH (SPAN FROM LEDGER)	ON CENTER SPACING
6'-0" OR LESS	17"
+6'-0" TO 8'-0"	13"
+8'-0" TO 10'-0"	10"
+10'-0" TO 12'-0"	8"
+12'-0" TO 14'-0"	7"
+14'-0" TO 16'-0"	6"



GENERAL INFORMATION

USE GROUP R-5
CONSTRUCTION TYPE 5B

DESIGN LOADS

LIVE LOAD 60#/sf
DEAD LOAD 10#/sf
TOTAL LOAD 70#/sf
DESIGN WIND SPEED = 115 MPH.
AREA = 538 SF

Roof Design Loads:

ROOF LIVE LOAD = 20 psf
DEAD LOAD = 10 psf
MWFRS Wind Load:
CASE A NW = +/- 21.6 psf
CASE A NL = +/- 19.64 psf
CASE B NW = +/- 12.44 psf
CASE B NL = +/- 29.63 psf
ROOF SNOW = 43.68 psf

BUILDING CODES

2024 INTERNATIONAL BUILDING CODE IL ED.
2024 INTERNATIONAL EXISTING BUILDING CODE IL ED

SHEET 1 - NOTES & SPECS

Bryan Wozny

1623 Golfview Dr,

Darien, Illinois, 60561

06/10/26 4:48:43 PM



SEI PROJECT NO.
260049.02
SEI IL COA NO.
184.006994

Royal Deck

924 W 75TH ST
UNIT 120-129
NAPERVILLE IL 60565
office@royaldeck.com

Zoning Variation: Justification Narrative

Bryan Wozny (Owner)

1623 Golfview Drive, Darien, IL. 60561

We are requesting the ability to add a 16'x12' roofed screen room over the existing footprint of the deck, which would be within the 30' setback line along the rear of the house. We would also like to replace the entire deck that is currently rotting using the existing footprint that extends 16' south from the house into the rear 30' setback line. Finally, using the existing deck footprint, we would like to lower the existing height of the deck (no more than 7") to be lower than the sunken floor of the room in the southeast corner of the main level of the house. Currently, this room in the house has a floor height lower than the other rooms and lower than the existing height of the deck.

After moving in January 2022, we learned quickly the summer of 2022 that the main tree in the backyard helping block golf balls hitting the house or deck from the Carriage Greens Gold Course was dying. After consultation with an arborist the tree was a hazard and removed the summer of 2023.

In 2024 an accolade elm was planted to protect the house and deck from golf balls in the future. That tree was defective and replaced with the same tree type in 2025 that is now healthy and growing, but it will take at least 15 years (~2040) before it will begin to effectively block golf balls.

Since losing the original tree, my mother, wife, and kids have all had close encounters with golf balls hitting them while on the deck. One morning a golf ball missed hitting my 68yr old mother in the head by <2 feet. My kids are anxious when sitting on the back deck. We now no longer can comfortably sit on our back deck to have dinner or just enjoy the outside or golf course due to the constant concern of being hit by a golf ball.

In learning that our existing deck was also rotting and needed to be replaced, we explored replacement options and considered a screen room like our next door neighbors at 1619 Golfview Dr. Building a 16'x12' roofed screen room over the west end of the deck (over the existing footprint of the deck) would provide a fully protected area for my family to sit and eat outside, while also protecting the remaining east side of the deck from being directly hit by golf balls.

This additional roof and screen over our deck would not cause any neighboring properties substantial difficulty, hardship, burden, or loss of value as majority of homes would not even see the screen room. Those on the golf course would still have unobstructed views of the golf course and there are no homes directly south of us due to the golf course.

Zoning Variation: Justification Narrative (cont.)

1623 Golfview Drive, Darien, IL. 60561

Decision Criteria:

2a. The property in question could yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone since future owners may not be aware of the hazards or concern, the same way we were unaware. However, the occupants could not comfortably sit in the backyard without concern of being hit by a golf ball.

2b. The plight of the owner is due to unique circumstances creating safety concerns and hazards from golf balls without any natural vegetation currently helping block/protect golf balls from hitting the house, deck, or those relaxing in the backyard.

2c. If granted, the variation will not alter the essential character of the locality since the screen room would be on top of the existing footprint of the current and future deck.

3a. This variation is an essential need to be able to use our backyard, 25% of our property.

3b. There is a problem with the property that was not known at the time we bought the house: the backyard tree was dying and needed to be removed, which then created a unique problem with the property not being protected from golf balls.

3c. A smaller solution was tried two different times by planting new trees, but this solution will take 15 years or more to offer the solution and protection needed.

3d. This variation, if granted, will not cause any neighboring properties substantial difficulty, hardship, burden, or loss of value to neighboring properties. Those on the golf course would still have unobstructed views of the golf course and there are no homes directly south of us due to the golf course.

3e. This variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result since all the like houses facing the golf course do not have houses directly south of them and all neighboring houses would still have unobstructed views of the golf course.

3f. The fact that my family can comfortably sit in our backyard to relax, grill, and eat will provide a greater net benefit than that of any of the hardships or concerns from the neighbors that will still have unobstructed views of the golf course.

3g. This variation, if granted, will prevent blight, protect from incompatible uses, avoid nuisances, and protect the safety and welfare of my family or guests when sitting in our backyard.









AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 27, 2026

CASE

PZC-26-10

Variation (Sign)

541 Plainfield Road – DM Darien RF, LLC

ISSUE STATEMENT

Petition from DM Darien RF, LLC for a variation from Section 4-3-10-(B)-3 of the City's Sign Code to permit an electronic messaging sign instead of a manual changeable copy sign for a remodeled Culver's ground sign located in the B-2 Community Shopping Center Business District at 541 Plainfield Road, Darien IL 60561 (PIN 09-27-207-032).

GENERAL INFORMATION

Petitioner:	DM Darien RF, LLC
Property Owner:	DM Darien RF, LLC
Property Location:	541 PLAINFIELD ROAD
PIN Number:	09-27-207-032
Existing Zoning:	(B-2) Community Shopping Center Business District
Existing Land Use:	Drive Through Food and Beverage Establishment
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	(R-1) Single Family Residence District; Single Family
East:	(B-2) Community Shopping Center Business District; Fitness Center
South:	(R-3) Multi-Family Residence District; Apartments
West:	(R-3) Multi-Family Residence District; Apartments
Size of Property:	1.46 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from a full service driveway on Plainfield Road.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL IMAGE
- 2) PLAT OF SURVEY
- 3) SIGN PLANS
- 4) JUSTIFICATION BY PETITIONER

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the 541 Plainfield Road (see Attachment 1). The property was approved and developed for the construction of a Culver's in 1998 (see Attachment 2). It has operated continuously since then, undergoing several remodels.

The property owner currently seeks to remodel the monument sign in front of the building along Plainfield Road, and is requesting approval of a variation to permit an electronic messaging sign, instead of the current manual changeable copy sign. They would remove the existing lower portion of the sign and construction a full color electronic messaging center in its place, as shown on the

plans (see Attachment 3). The sign would advertise only current promotions, deals and information relative to the Culver's restaurant and would not contain any unrelated advertisements.

The petitioner's justification (see Attachment 4) finds that the EMC is necessary to maintain Culver's national brand standards, improve customer communication, and modernize the site's signage. The petitioner further contends that the proposed sign will not adversely affect the surrounding area or public health, safety, or welfare. Staff note that several electronic message boards have been approved over the years, most notably the City's own marquee sign located at the southwest corner of Plainfield Road and Cass Ave.

Message centers and changeable copy signs are permitted on ground signs under Section 4-3-10-(B)-3 of the City's Sign Code, however that code section specifies that they must be manual. As such, a variation would be required if the sign is to be approved, shown below:

- **Section 4-3-10-(B)-3: Signs In The Business Districts**

Variation to allow an electronic message board. Code currently states that the sign shall be manual changeable copy only.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation.

- 1. The available locations for adequate signage on the property.*
- 2. The effect of the proposed sign on pedestrian and motor traffic.*
- 3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.*
- 4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.*
- 5. The general intent of the Sign Code.*

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

- 1. To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
- 2. To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
- 3. To promote the safety and recreational value of public travel.*
- 4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
- 5. To ensure compatibility of signs with surrounding land uses.*
- 6. To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
- 7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
- 8. To prevent the proliferation of off-site advertising signs which distract from the*

- development of the City in an aesthetically pleasing manner.*
9. *To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

PZEDC MEETING 7/1/2026

The Planning, Zoning and Economic Development Commission held a public hearing for this item at its meeting on July 1, 2026. Following staff's report, the petitioner addressed the Commission and answered questions. The Commission discussed public perception of electronic signs changing over time. The Commission also discussed what conditions would be necessary to ensure the sign operated in a way that didn't impact neighbors or motorists.

Following deliberation, the Commission voted 5-0 to recommend approval of the petition to the Municipal Services Committee and City Council, with the following conditions of approval:

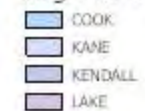
- 1. Messages on the sign must be displayed for a minimum of 30 seconds.**
- 2. The sign is permitted to operate from 6AM to close.**
- 3. The sign must comply with all other provisions of the sign code.**

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on July 27, 2026.

MEETING SCHEDULE

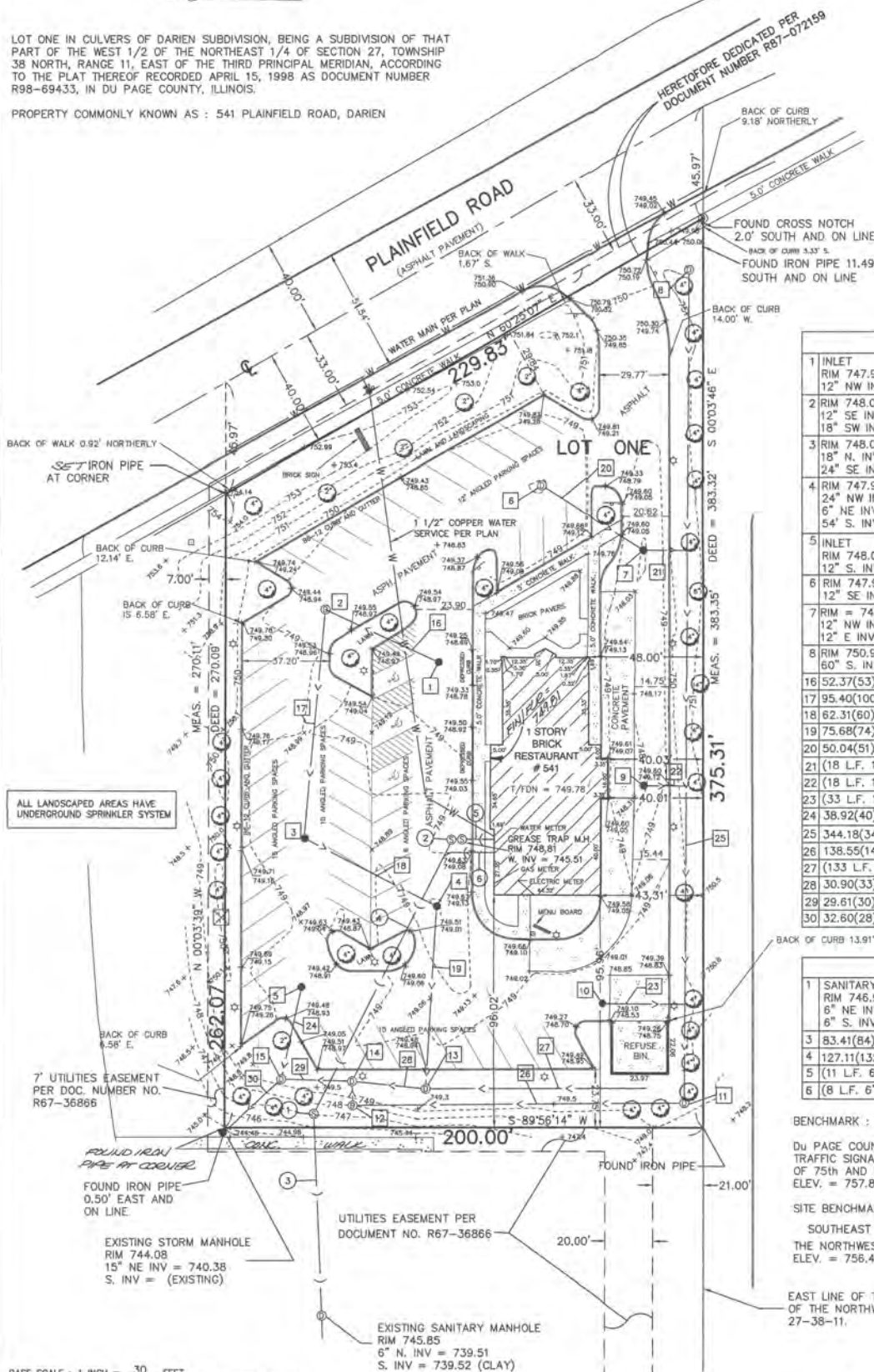
Planning and Zoning Commission	July 1, 2026
Municipal Services Committee	July 20, 2026
City Council	July 20, 2026



BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SHOWING FINAL GRADING

APPROVED
Ben [Signature]

PROPERTY COMMONLY KNOWN AS : 541 PLAINFIELD ROAD, DARIEN



CULVER'S FROZEN CUSTARD

NOTE:
ALL TIES TO BUILDING & BUILDING DIMENSIONS PER
FOUNDATION LOCATION.
ALL DISTANCES SHOWN IN (PARENTHESES) ARE PROPOSED
DIMENSIONS & ELEVATIONS

		STORM SEWER	
1	INLET RIM 747.92 (748.0) 12" NW INV = 745.19 (745.0)	9	RIM = 747.84 (748.0) 12" E. INV = 744.84 (745.0)
2	RIM 748.06 (748.0) 12" SE INV = 744.54 (744.47) 18" SW INV = 744.54 (744.47)	10	RIM 748.09 (748.0) 12" E. INV = 744.81 (745.0)
3	RIM 748.00 (748.0) 18" N. INV = 743.20 (743.47) 24" SE INV = 742.00 (741.9)	11	RIM = 749.53 (749.5) 60" N. INV = 741.25 (741.37) 60" W. INV = 741.25 (741.37)
4	RIM 747.90 (748.0) 24" NW INV = 741.10 (741.3) 6" NE INV = 745.60 54" S. INV = 741.10 (741.3)	12	RIM 748.92 (749.2) 24" N. INV = 741.04 (741.11) 60" E. INV = 741.04 (741.11)
5	INLET RIM 748.04 (748.0) 12" S. INV = 744.94 (745.0)	13	RIM 749.57 (749.4) 54" N. INV = 741.07 (741.16) 60" W. INV = 741.07 (741.16) 60" E. INV = 741.07 (741.16)
6	RIM 747.91 (748.0) 12" SE INV = 744.89 (745.0)	14	RIM 749.39 (749.4) 60" E. INV = 741.04 (741.08) 15" W. INV = 741.04 (741.08) 60" S. INV = 741.04 (741.08)
7	RIM = 747.90 (748.0) 12" NW INV = 744.52 (744.49) 12" E INV = 744.52 (744.49)	15	CATCH BASIN RIM 748.46 (749.2) 15" SW INV = 740.83 (740.78) 15" E. INV = 740.54 (740.78) 12" N. INV = 740.86 (740.78)
8	RIM 750.90 (751.0) 60" S. INV = 742.00 (742.06)		
16	52.37(53) L.F. 12" RCP @ 1.24%(1.0%)		
17	95.40(100) L.F. 18" RCP @ 1.40%(1.0%)		
18	62.31(60) L.F. 24" RCP @ 1.44%(1.0%)		
19	75.68(74) L.F. 54" RCP @ 0.04%(0.20%)		
20	50.04(51) L.F. 12" RCP @ 0.74%(1.0%)		
21	(18 L.F. 12" RCP @ 2.0%) PER PLAN ONLY		
22	(18 L.F. 12" RCP @ 2.0%) PER PLAN ONLY		
23	(33 L.F. 12" RCP @ 1.0%) PER PLAN ONLY		
24	38.92(40) L.F. 12" RCP @ 10.48%(1.0%)		
25	344.18(345) L.F. 60" RCP @ 0.22%(0.20%)		
26	138.55(140) L.F. 60" RCP @ 0.15%(0.20%)		
27	(133 L.F. 60" RCP @ 0.2%) PER PLAN ONLY		
28	30.90(33) L.F. 60" RCP @ 0.10%(0.20%)		
29	29.61(30) L.F. 15" RCP @ 1.69%(1.0%)		
30	32.60(28) L.F. 15" RCP @ 1.53%(1.0%)		

○ SANITARY SEWER	
1	SANITARY MANHOLE RIM 746.94 (747.0) 6" SE INV = 742.69 (743.02) 6" S. INV = 740.54 (740.52)
2	SANITARY MANHOLE (#2) RIM 748.49 (749.0) 6" SW INV = 745.13 (744.34)
3	83.41(84) L.F. OF RELINED PVC @ 1.23%
4	127.11(132) 6" PVC @ 1.92%(1.0%)
5	(1 L.F. 6" PVC @ 1.0%) PER PLAN ONLY
6	(8 L.F. 6" PVC SERVICE LINE @ 1.0%) PER PLAN ONLY

BENCHMARK :

DU PAGE COUNTY DISK IN CONCRETE BASE OF
TRAFFIC SIGNAL AT THE SOUTHWEST CORNER
OF 75th AND CASS.
ELEV. = 757.85

SITE BENCHMARK :

SOUTHEAST FLANGE BOLT OF FIRE HYDRANT AT
THE NORTHWEST CORNER OF SURVEY.
ELEV. = 756.46

EAST LINE OF THE WEST 1/2
- OF THE NORTHWEST 1/4 OF SECTION
27-38-11.

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

MARCH 29

A.D. 19 99

BY: *Joseph P. Santillo*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

20

MONUMENT RE-IMAGE

DARIEN, IL

Proposed Signage

MONUMENT

Watchfire 60x210 RGB full color
10mm Electronic Message Center
(EMC) with RF wireless
communication

Amber EMC option available

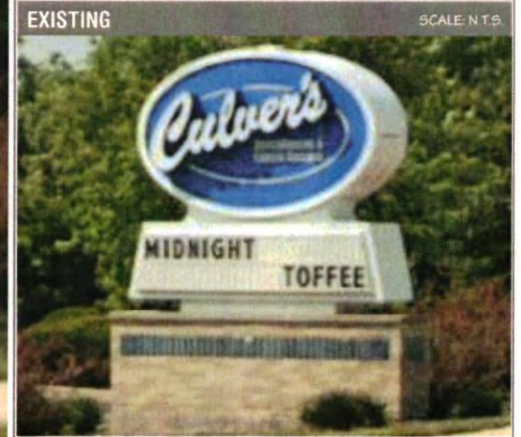
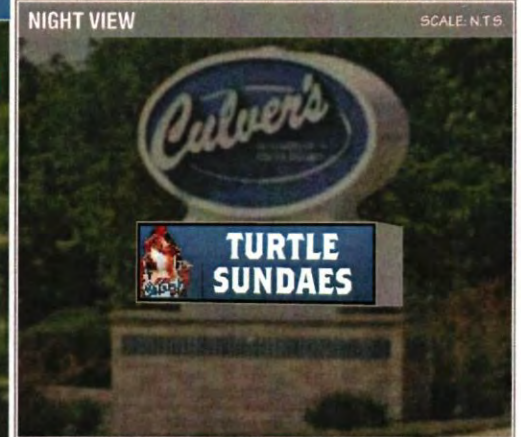
Broadband communication option
available

UL marked product



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE



SCOPE OF WORK

- REMOVE EXISTING LOWER MRB (MANUAL READER BOARD)
- INSTALL NEW D/F FULL COLOR 10MM WATCHFIRE EMC

SITE SURVEY INFO

FIELD VERIFIED SURVEY EXISTING: **NO**
DATE SURVEY RECEIVED:

NOTES:

PREVIOUSLY PRODUCED: ao15163

DATE CREATED / REVISION HISTORY

2/12/26 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

A0:
69933

© 2019 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign & Graphics Inc. unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduced, copied or used in the production of a sign without written permission from Springfield Sign.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.



 **SPRINGFIELD SIGN**
www.springfieldsign.com



ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

May 21, 2026

Culver's Restaurant
541 Plainfield Rd
Darien, IL 60561

RE: Sign Variance Request

Culver's located at 541 Plainfield Rd., would like to request an electronic message center (EMC) sign with digital advertising to modernize the restaurant rather than being restricted to a manual changeable copy. Per section 4-3-10(B)(3) Manual changeable copy signs not exceeding forty percent (40%) of the sign area may be included on a ground sign, provided that all individual letters shall be uniform in height, style, and color, and provided the message is enclosed in a locking case.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone. The plight of the owner is due to unique circumstances. The variation if granted will not alter the essential character of the locality. Culver's is a nationally recognized restaurant, and with that comes Brand Standard consistency. The Brand Standard format for Culver's is to be consistent with branding, public identity, public way finding, public safety, marketing, and visual imaging throughout the entire chain. The granting of this Variance will not adversely affect the public's health, safety, morals, order, convenience, prosperity, or general welfare in which this property is located. The granting of the Variance will not adversely affect the rights of adjacent landowners or residents. The proposed request will not impair an adequate supply of light and air to the adjacent property or substantially increase the congestion of the public streets. Or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood. The plight of the landowner is due to circumstances unique to their property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Culver's would like to modernize with today's technology by investing in providing a clean aesthetic pleasing harmonious electronic message center for their freestanding sign.

Essential Need? The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted. Although Culver's is centered around food, it is really about the people. Culver's is a family driven restaurant providing the community a neighborhood gathering spot for friends and family to meet, to relax, and enjoy



ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

each other's company. Culvers knew the key to running a good restaurant is to treat the community like family. From day one, Culver's knew that they must take care of their guest and their community, and that is why Culver's make you feel welcomed like a guest in their own home. Culver's Franchisee are members of their communities where their restaurants are and have always looked for opportunities to support the folks in their communities and to promote the development of our youth and their families. Culver's would suffer substantial hardship if the electronic message center were not allowed. Electronic message centers not only allow businesses to take advantage of technology available, but the dynamic output allows a business to be competitive in the marketplace. Culver's Brand Standard requires "Flavor of the Day" messaging. Color is relevant to any safety concerns as the world is full of color. Culver's request for the allowance and the design of the electronic message center will complement the modern look and feel of the physical building.

Problem with Property? There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with the Zoning Code. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Inefficiencies of proper way finding will translate to significant reduction in business being directed at the restaurant when the property cannot be properly identified outside of the physical boundaries. A large percentage of business is impulse by motorist/customers. To be competitive with other restaurants in the same general geographical location the request for the EMC would reduce this limitation. The granting of this request will provide visual knowledge to the public to provide them with proper way finding which will decrease potential traffic congestion and improve public safety, while maintaining the harmony of the current signage with businesses in the area

Smallest Solution? There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements. There is not a suitable or reasonable way to redesign the proposed by using a manual copy board without creating difficulty and undue hardship for our employees. Electronic message centers are safer to our employees than manual copy boards as manual copy boards have to be changed by hand in inclement weather or on ladders which could cause a hazardous fall.

Create Neighbor Problem? The variation, if granted, will not cause substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. Create Community Problem? The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community. *There will be no impact on the surrounding areas or community with the request for the electronic message centers. The display provided by this sign is no different than any other sign or manual copy in the area and will be in harmony with the surrounding businesses.*

Net Benefit? The positive impacts to the community outweigh the negative impacts. *Culver's Franchising Systems (CFS) is a nationally recognized restaurant and with that comes Brand Standard consistency. The Brand Standard format for Culver's signage is to have their Brand Standard for each location and to place our monument sign with the digital display in the location of the existing pole sign would provide public identity, public wayfinding, public safety, marketing, and visual imaging throughout the entire chain. The signs, by design, are very modest in size, color, and stature and they are integral to the warm architectural features of the building. Freestanding signs with an electronic message center not only allow businesses to take advantage of the available technology, but the electronic output allows a business to be competitive in the marketplace. Culver's Brand Standard requires "Flavor of the Day" messaging. Color is relevant to any safety concerns as the world is full of color. Culver's request for the electronic message center design compliments the modern look and feel of the physical building.*

Electronic display signs are safer for our employees than manual reader boards that have to be changed by hand. Electronic message centers are programmable to meet City requirements along with automatic dimming for day-time and night-time hours for public safety. Images on an electronic message center are a better communication tool than text for the following reasons:

- Pictures (graphics) are more universal allowing quicker comprehension of message (safer messaging).
- Picture (graphics) overcome language barriers (tourist or foreign nationals can better understand business function).
- Pictures overcome learning disabilities or education discrepancies and enhance the experience and comprehension of the message to those who otherwise may miss the message.



ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

- A picture is worth a thousand words.
- Product/Consumer education is enhanced with pictures and graphics.

The special conditions and circumstances listed above are not the result of the actions of the landowner. Capturing traffic, customers, at sustainable rates require proven advertising methods and providing proper visual knowledge provides public way finding and public safety.

Sacrifice Basic Protections? The variation, if granted, will comply with the purposes and intent of the Zoning Code set forth in Section 5A-1-2(A) and summarized as follows; to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare. The requested variance is minimum and reasonable use to our business and is consistent with the City Comprehensive Plan. Granting our request is intended to establish a comprehensive and balanced system of sign control and accommodates the need for a well maintained, safe and effective communications. Granting our request would not be detrimental to the public's health, safety, and general welfare of the community. The general welfare of the community is better served when product and customer service messages are readily available.

We are respectfully asking you to review our request, see our need, and approve our Variance request.

Kind Regards,

Lora Trent

Lora Trent
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
lorat@springfieldsign.com

Building Images
that Build Business

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 27, 2026

CASE

PZC-26-11

Variation

Cynthia Haney – 1008 Juniper Lane

ISSUE STATEMENT

A petition from Cynthia Haney for a variation from Section 5A-5-11(A) of the City Code to permit a recreational vehicle within the front yard of 1008 Juniper Lane, Darien IL 60561 (PIN 09-27-308-015)

GENERAL INFORMATION

Petitioner:	Cynthia Haney
Property Owner:	Cynthia Haney
Property Location:	1008 Juniper Lane
PIN Number:	09-27-308-015
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Single-Family Residence (R-2); Single-Family
East:	Single-Family Residence (R-2); Single-Family
South:	Single-Family Residence (R-2); Single-Family
West:	Single-Family Residence (R-2); Single-Family
Size of Property:	0.31 Acres
Floodplain:	N/A
Natural Features:	Flat
Transportation:	Accessed from a driveway on Juniper Lane.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO
- 2) PLAT OF SURVEY
- 3A) SITE PHOTOS
- 3B) PHOTOS FROM ORIGINAL HOME PURCHASE
- 3C) SUPPLEMENTAL PHOTOS
- 4) JUSTIFICATION LETTER
- 5) REVISED JUSTIFICATION LETTER
- 6) PUBLIC COMMENTS

BACKGROUND / ANALYSIS

Background: The subject property, 1008 Juniper Lane, is located at the northeast corner of Warwick Avenue and Juniper Lane in the Single-Family R-2 District (see Attachment 1). It is part of the Brookhaven Manor Subdivision. The 0.31-acre parcel is improved with a single-family residence that, based on historic aerial surveys, was constructed in 1959, 10 years before the City's incorporation. The original plat of survey is included as Attachment 2.

In May 2026, the City's Code Enforcement officer observed a small 25-foot camper trailer in the front yard, and began enforcement to have the trailer moved to an allowable location (side or rear yard on a paved surface). Following discussions with the property owner regarding the characteristics of the property (detailed later in this report), the property owner is now seeking approval of a variation.

Proposal: As shown in the photos provided by the petitioner (Attachment 3A thru 3C), the petitioner is seeking approval of a variation to park the 25-foot recreational camper trailer in the front driveway of the home.

Zoning Code Regulations: Section 5A-5-11(A)(1) of the Darien Zoning Code prohibits RVs and trailers from being parked on the front driveway or in the front yard of residential properties (side yard or rear yard only), except for a period no longer than three days, for cleaning, loading, and unloading. Subsequent sections of the code require that they be "parked or stored on an asphalt, concrete or other hard surface material."

Variation: In order to allow the RV/trailer to be parked in the driveway, a variation from Section 5A-5-11(A)(1) is required.

Findings of Fact: City staff has reviewed the petitioner's submitted documents. The petitioner submitted a Justification Letter (see Attachment 4) with a detailed description of the project and requested relief, in addition to Findings of Fact that would support the variation request. The applicant states that the home, constructed in 1965, was originally built at an angle on the lot, resulting in a driveway configuration that makes compliance with the City's recreational vehicle parking regulations practicably difficult. The letter further explains that pine trees planted when the home was constructed, over 60 years old, substantially screen the recreational vehicle from public view and references the property's long ownership history and original development as additional context for the requested variation.

Staff Analysis / Conditions: The requested variation would allow the RV to be parked within the front yard where such parking is not permitted. The subject property is a corner lot with a dwelling oriented at an angle to the street, resulting in a driveway configuration that limits parking options while complying with the ordinance. The applicant states that the recreational vehicle is substantially screened from public view by mature landscaping. The PZEDC should consider the property's unique characteristics, the applicant's stated justification, and the requested relief in relation to the applicable standards for granting a variation.

If recommended for approval, staff recommends a condition limiting the variation to a single recreational vehicle not exceeding 25 feet in length.

For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

Variation Criteria:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*

- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
 - e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
 - f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
 - g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
 - h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
 - i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
 - j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*
-

PZEDC MEETING 7/15/2026

The Planning, Zoning and Economic Development Commission held a public hearing for this item on July 15, 2026. The petitioner and members of the public were present. Following staff's report, the petitioner addressed the Commission and both staff and the petitioner answered questions. During the discussion, members of the Commission noted that some factors of the application had merit, while the questions raised by the public comment letter were valid also. The Commissioners expressed concerns over precedent-setting. Staff affirmed that each Variation application is reviewed on a case-by-case basis. **Following deliberation, a motion to recommend approval of the petition to the Municipal Services Committee and City Council failed on a vote of 0-5. Accordingly, the petition was forwarded to the Municipal Services Committee without a recommendation from the Commission.**

REVISED PETITIONER DOCUMENTS

Following the failed PZEDC motion, the petitioner has revised the justification letter and provided supplemental photos addressing the concerns expressed in the meeting. The revised justification letter (see Attachment 5) provides additional information in support of the requested variation, including further explanation of the property's physical characteristics and the applicant's rationale for the proposed parking location.

The letter includes the following points:

- States that the camper would be screened from view by two mature evergreen trees, which the applicant believes is consistent with the intent of the ordinance.

- Explains that the side yard slopes away from the house and would require grading to accommodate camper parking.
- Notes that the angled orientation of the home would make a camper parked on the side of the house more visible to neighboring properties.
- States that significant trimming of a mature pine tree would be required to access the side yard, which the applicant believes could damage the tree.
- Describes additional site constraints, including the corner lot configuration, overhead utility lines, a shed, and a drainage ditch, as limiting alternative parking locations.
- **Proposes that, if the screening trees are removed in the future, the camper would instead be relocated to the side yard. (COA)**

Staff again recommend that if the Committee finds it reasonable to recommend approval of the petition, the following conditions of approval be imposed:

1. **Maximum length of trailer parked in the front driveway shall be 25 feet.**
2. **If the mature pine trees are removed in the future, the Variation becomes null and void and the trailer shall be moved to the interior side yard.**

PUBLIC COMMENTS

As of publication, two public comments have been received, one in support of the application, and one expressing concern about aspects of the application. Public comments are included as Attachment 6.

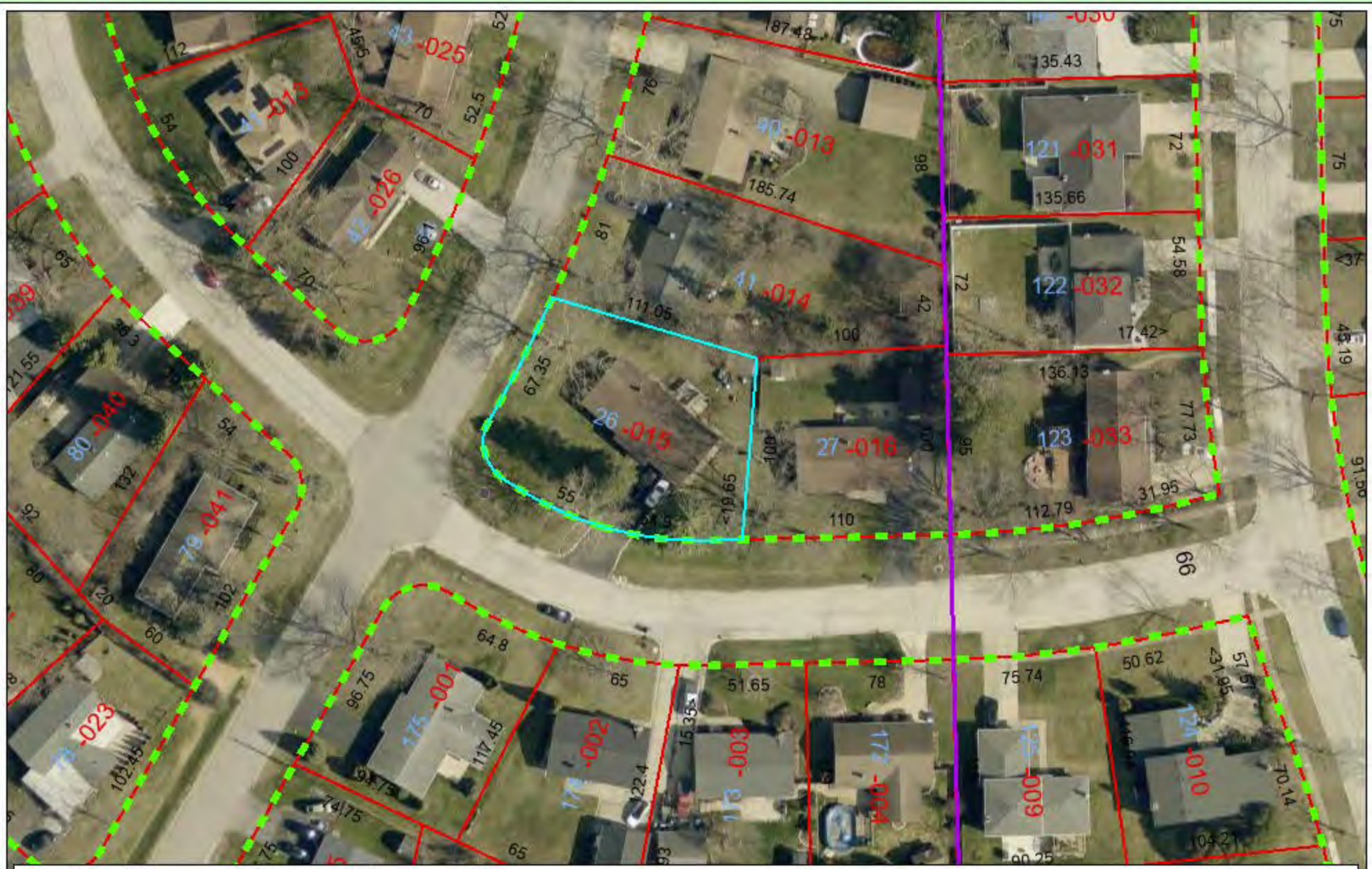
DECISION MODE

The Municipal Services Committee will review this item at its meeting on July 27, 2026.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

July 15, 2026
July 27, 2026
August 3, 2026



0 0.01 0.01 0.03 0.04 0.06
mi

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment
purposes only.

DuPage County Web Site:
<https://www.dupagecounty.gov>

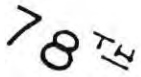


Copyright DuPage 2026

- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE



Plot for 17W620 78th Place
Westmont, IL (original from before Dallen was
incorporated)

ATTACHMENT 3A - SITE PHOTOS

View from Walwick Ave





View from intersection of
Juniper Ln + Warwick Ave





View from Juniper Ln
(Side)



View from backyard (1008 Jun. per)
with potential parking pad outlined



Joseph A.

THORSEN Company



NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LISTING OFFICE	Downers Grove	DATE	RENEWAL	CODE
By	Haberman	D610-19	D612-19 2 19	
Owner's Name	Richard D. & Kathleen M. SMITH	Town	Westmont, Ill	441-7033
Owner's Address	17 W 620 - 78th Pl., Brookhaven	Phone	968-4628	home
Occupied	yes	Tenant's Name	Phone	726-2424 office
Title	G/P	Taxes	\$530	Legal
Special Assessments		Incorporated	No	CW & CS
Living Rm.	14.10 x 18.2	carpeted	Fireplaces	no
Dining Rm.	11.5 x 13.4	carpeted	Den	Porch
Kitchen	12 x 12.10	Formica tops, ceramic wall splash	Patio	15 x 20
Breakfast Rm.	Family Rm.	7.9 x 19.7		
Bedrooms (3)	11.4 x 14.6; 11 x 16.6; 10.2 x 11.4			
Baths (2 T & S)	plastic		Powder Rm.	
Basement	Crawl	Slab XX	Recreation Rm.	8 x 20
Utility Rm.	In garage	Inclusions, Remarks, Interior Finish:	T	4 mi
Heat	Gas	FHA Cost	B	
Wtr. Htr.	40 gal	Humidifier on furnace, washer, dryer, carpeting	S	2 blks
Storms - Screens	Alum	in living & dining rooms & hallway, drapes,	GS	4 blks
Sq. Ft. Liv. Area	1334	stove & refrigerator (possibly), water softener.	HS	Bus HS
Builder	Brown & Aldrich	ATTRACTIVE CORNER LOT IN NICE LOCATION.	PAR	5 blks
Motive	Bought elsewhere	DIRECTIONS: CASS & PLAINFIELD -- E TO LINDEN,		
Possession	A/C	S TO JANET, E TO WARWICK, S TO BROOKHAVEN.		
Age	6	Key: DM. - Vent	Mtg. Info.	Home Fed. \$18,250
Lot	110 x 110	Style	Ranch	Price
Rooms	Brs.	Baths	Construction	Garage
6	3	2	Brick & wood	2 car attached heated
			Owner's Name & Property Address:	\$22,900
			SMITH	Blktp Dr. 16,900
			17 W 620 - 78th Place, Brookhaven, Westmont	





ATTACHMENT 3C - SUPPLEMENTAL PHOTOS





May 26, 2026

City of Darien Illinois,

I am submitting a request for a variance to be able to park my camper on my driveway.

My family has owned 1008 Juniper Dr. since 1967. At the time my parents purchased the house, it was known as 17 W. 620 78th Place Westmont Il. My parents participated in choosing the new street name when Darien incorporated.

The plot survey I have submitted was given to my parents when they bought the house. As you can see, the house was built on an angle on the property.

The pine trees on either side of my driveway were young when my parents bought the house. I took the pictures submitted on May 20, 2026. The pine trees are now 60+ years old and conceal the camper from street view very well. The angle is

noted on the back of the pictures

Please feel free to reach out
to me should you have any
questions or need more information.

Thank you for your time!

Cynthia Haney
1008 Juniper Ln
Darien, IL
(331) 777-0611

July 18, 2026

Dear members of the Municipal Services Committee,

I am submitting a formal request for a variance to be able to park my camper on my driveway, with a maximum length of 25 feet. When on the driveway, the camper is concealed by two pine trees that are over 70 years old on both sides year round. Therefore, this variance would uphold the spirit of the ordinance—that is, to limit the visibility of the camper on the property.

This variance is not just so that the camper remains concealed by the pine trees. It is necessary due to a handful of unique circumstances and hardships related to my property. First and foremost, the land where a side driveway would be constructed is sloped downwards away from the house. It would have to be leveled to park my camper there. Additionally, the house itself is built at an angle on the property. Because of this, the camper would be in full view of my neighbors to the east if it were parked on the side of the house. The visibility of the camper is largely diminished year round when it is on the front driveway due to the pine trees. Moreover, one of the pine trees would need a significant trim in order for the camper to be parked on the side of the house. At least 15 feet of branches would need to be taken off. This could potentially cause a great deal of harm to the pine tree. Furthermore, because my property is a corner lot, there is only one side that the camper could be parked on. The backyard is not a feasible option either because on one side of the backyard there are overhead power lines and a shed that prevent the camper from being parked there. The camper cannot be parked on the other side of the backyard either because there is a ditch that prevents the camper from being backed in.

I would also like to suggest that in addition to allowing me to park my camper in the driveway, the variance could include a clause that would address what will happen should the pine tree to the east no longer be there to conceal the camper. If this were to happen, I would park my camper on the side of the house. I believe that this additional clause serves to ease concerns regarding the presence of the trees.

Please feel free to reach out to me should you have any questions or need more information.

Thank you for your time.

Cynthia Haney
1008 Juniper Ln
Darien, IL
brdbrian2day@yahoo.com
331-777-0611

Ryan Murphy

From: Emily Polacek <emily.polacek@gmail.com>
Sent: Thursday, July 2, 2026 2:29 PM
To: Ryan Murphy
Subject: RV Petition

Hello,

I agree with Cindy's request. Living on a corner with mature landscaping, there is no place for her to put her RV that makes sense besides her driveway.

I too have an RV and can't put it on the side of my house. I live at 7818 Stratford Place. I live on the parkway and have mature landscaping. My backyard also floods when it rains heavily so I wouldn't be able to store it there without ripping out bushes and risk of flooding.

Cindy and I take care of our yards. More so than some other people in the community. The RVs are in good working condition and are not eyesores.

Please consider her request.

Thank you!

Ryan Murphy

From: Steven McCarty <stevenemccarty@protonmail.com>
Sent: Tuesday, July 14, 2026 9:40 AM
To: Ryan Murphy
Subject: RE: NOTICE OF PUBLIC HEARING: July 15, 2026

Good morning, Ryan.

I do have some concerns about this but will be out of town for this hearing. I'm not certain who I would send this to but hopefully this works...

I know there is an RV in the driveway at this property "blocked by trees" and there is an RV in the driveway at the property at the other end of Juniper (at Stratford); not "blocked by trees". So, 2 of the 3 houses on the other side of my road have an RV in the driveway.

For the size of these lots/front yards, there needs to be a logic for how large things within the property can be. For example, if I chose to sell my house, the unsightliness of RVs in the homes across from mine would diminish the value and not attract the right buyer or a buyer at all. There is already an unsightliness to (1) the basketball hoop placed at the street in front of my home by the neighbors across the street and (2) the yard next to mine having trees down and overgrowth. And while the proposal states something about mature trees to block the unsightliness, trees are neither permanent nor does it mean the RV will always be parked in a way that the trees keep it unsightly.

If we start changing the rules to accommodate things these properties were never designed for, the properties will become what no one ever wants.

I have other things that concern me about this but really it comes down to lot size and purpose.

If the variance is approved, does the code change for everyone or just this property? Additionally, when would it go into affect?

Thank you, in advance.

Steven McCarty
933 Juniper Ln
On Friday, July 10th, 2026 at 4:30 PM, Ryan Murphy <rmurphy@darienil.gov> wrote:

Steven,

The agenda and packet have been published and are attached/available at the link below:

<https://darien.il.us/government/agendas-minutes/planning-zoning-and-economic-development-commission/2026/>

Please let me know if you have any questions, comments or concerns.

Sincerely,

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

Tuesday, May 26, 2026

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.

Old Business

There was no old business to discuss.

New Business

- i. 2224 Donegal Drive (PIN 10-05-201-078) – Request for approval of a variation pursuant to Section 7-5-1(C) of the City Code to allow fencing of only the portion of the rear yard immediately surrounding and associated with the chicken coop enclosure, rather than requiring fencing of the entire rear yard perimeter.**

Mr. Ryan Murphy, City Planner, reported that the variation would be under the chicken regulations, that the code would require a perimeter fence in the rear yard, but the resident had requested only a portion be screened. He reported that the yard is large and the coop is small, and would be located behind a brick patio. He further reported that staff felt the justification would comply fully with the variation checklist, and that he had not received any public comment on the issue.

Chairperson Belczak questioned if the fence would comply with height and privacy issues.

Mr. Murphy confirmed that it would, and that the resident had complied with previous complaints.

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve 2224 Donegal Drive (PIN 10-05-201-078) – Request for approval of a variation pursuant to Section 7-5-1(C) of the City Code to allow fencing of only the portion of the rear yard immediately

surrounding and associated with the chicken coop enclosure, rather than requiring fencing of the entire rear yard perimeter.

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

- j. **2208 Carlow Drive (PIN 10-05-202-045) – Request for approval of variations pursuant to Section 7-5-1(C) of the City Code to allow reduced setbacks and alternative screening measures for a proposed chicken coop, permitting the structure to be located adjacent to an existing accessory structure and screened through landscaping in lieu of a required privacy fence.**

Mr. Murphy reported that code enforcement had spoken to the property owner, that the existing coop was 20 feet away from the east property line, and the resident had recently put a pool in. He reported that in lieu of a fence, they would like to put in six-foot arborvitaes, as well as a combination of screening and a reduction to the required setback.

Chairperson Belczak questioned where the arborvitaes would be and where it would be blocked off.

The petitioner stated that he used AI to create an image of the yard, which he shared with the Committee. He stated that he has a shed, a pool, and a wrought iron fence around the yard, and that he has put a lot of money into the property so he wants to ensure everything is up to code. He further stated that the way his property is angled, even with a six-foot fence the building is still present.

Mr. Dan Gombac, Director, suggested that the Committee may make a condition about the planting requirements.

Chairperson Belczak questioned if the arborvitaes would prevent the chickens from roaming in the yard, and how they would stay in the run.

The petitioner stated that there would be a mesh screened run and a gate into the coop.

Alderman Ted Schauer questioned if the chickens would ever get out of the screened area.

The petitioner stated that they would not.

Chairperson Belczak stated that there was nothing on the proposed photo showing how the chickens would be blocked off.

The petitioner stated that there would be an 8X8 run covered by mesh wiring. He stated that the run would be attached to the shed, which would be part coop for the chickens to sleep in.

Alderman Schauer stated that as long as the chickens don't get out in the yard, it would be okay.

Mr. and Mrs. Alan and Vicki Garringer stated that they are the neighbors to the east of the petitioner, and they are in full support of him. They stated that they wouldn't be able to see or hear the chickens, and it would be worse if there was a privacy fence. They further stated that the neighbor to the west would be able to see over the top of a six-foot fence.

Mr. Dennis Johnson, the neighbor to the west, stated that from his patio, the chicken coop would dominate his view of the neighborhood, and if it were up to him, there would be no coops in Darien. He requested that since the city approved chicken coops without individual circumstances in mind, that they apply those rules. He stated that the swales in the backyard would help with the smell and the sound, and would help the fence obstruct some of the view, but where the fence would go on the property line would basically be in a ditch, so it would take off two to three feet off the top of the fence. Mr. Johnson stated that a nine-foot fence would also not look good, so they would be choosing between bad options.

Alderman Ralph Stompanato questioned if the eight-foot arborvitaes would do a better job at blocking Mr. Johnson's view.

Mr. Johnson stated that arborvitaes tend to die in the swale.

Alderman Stompanato questioned if they would go where the fence would be or closer to the chicken coop.

Mr. Gombac stated that they would be by the chicken coop.

Alderman Stompanato stated that the full height would cover the coop.

Mr. Johnson stated that if they were to survive, it would be fine.

Alderman Stompanato stated that they would plant six to eight-foot arborvitaes from the start.

Mr. Gombac stated that the crisscross pattern of planting would block out the shed/coop/run. He stated that they would meet with the resident to work out the details, and that they could make a condition to run with the chicken coop, and if the arborvitaes were to die, the petitioner would be in violation of the special use.

There was some further conversation about hiding chicken coops from view.

Mr. Gombac stated that pending the Committee's recommendation, they would meet with the petitioner and get a drawing and agreement from a landscape architect.

Mr. Johnson stated that he would refer to the Council's judgement, and that he would not want to see or hear the chickens.

Chairperson Belczak stated that the petitioner should provide some mapping of the coop to provide the City Council.

Mr. Murphy added that he should also include photos.

There was some discussion regarding addressing the petition at City Council.

Mr. Gombac clarified for the petitioner that they would work with him to resolve any issues prior to the City Council meeting.

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve 2208 Carlow Drive (PIN 10-05-202-045) – Request for approval of variations pursuant to Section 7-5-1(C) of the City Code to allow reduced setbacks and alternative screening measures for a proposed chicken coop, permitting the structure to be located adjacent to an existing accessory structure and screened through landscaping in lieu of a required privacy fence with the following condition:

- 1. Contingency for arborvitaes per landscape architect that will run with the chicken coop/property**

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

Mr. Murphy stated that he would follow up with the petitioner.

- h. PZC-26-7 (Special Use) – Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien, IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District.**

Mr. Murphy reported that the petition would be for a special use for a six-bedroom home, and that staff would not dictate which members occupy a religious order. He reported that they would be required to receive a special use due to two sections of the code, which would allow religious institutions in a residential area. He further reported that the definition for a family is not applicable to use, and noted that the proposed would be a private residence with no impacts. Mr. Murphy reported that approval would not waive compliance with the code, and that a religious land-use law would require the review to be focused to use and external impacts rather than identity or role of the occupants. He reported that the petitioner had updated their letter responding to some comments, and offered the special use to be tied to the property ownership. He further reported that the city attorney stated it would only be enforceable if the right was waived by the petitioner.

Mr. Murphy explained that the public hearing sign had been taken down after the first hearing, but was put back up shortly after in order to comply with ordinance.

Mr. Gombac added that city ordinance says the sign must stay up during the whole process. He further reported that the city attorney was on the phone, and requested that he explain special uses under Illinois case law and how Illinois applies special use standards.

City Attorney John Murphey stated that there was a presentation with the same kinds of questions regarding Gerber back in 2023, which he included in his memo to the Committee. He

stated that generally speaking, special uses are presumably permitted unless the nature of the special use is unusual. He gave the example of a church being built without enough parking, that this would be a presumably permitted special use unless there was something unusual and the staff report indicates that there isn't anything of that nature. Attorney Murphey further stated that in Illinois case law, the term necessary would mean it is a reasonable land use. He stated that the comments about tax impacts had been previously discussed at a Joint Review Board meeting for Chestnut Court, in which it had been stated that any property tax impact would be so minimal, a tax-exempt property would hardly have a measurable impact on the city or its taxpayers. He further stated that since the City Council determined that religious uses would be allowed, they have the right to a tax-exemption. Attorney Murphey cited a case in River Forest, in which it was deemed against public policy to deny a zoning application due to real or perceived burden. He reiterated that the term necessary would pertain to the reasonableness of the land use, and that from a language, practice, and policy standpoint, tax-exemption of a property is not an appropriate consideration for a zoning petition. Attorney Murphey stated that ordinarily, special uses run with the land, but if the applicant were to waive their rights, they would be able to provide a condition in approval of the ordinance.

Mr. Gombac brought up the ambiguous number of residents in the subject property, questioning how many people they would allow.

Attorney Murphey stated that it would be hard to enforce, but that would be up to the Committee.

Chairperson Belczak questioned if it would be appropriate to limit it to the number of bedrooms.

Attorney Murphey confirmed that that would be a logical, reasonable restriction.

The phone call with Attorney Murphey was cut off.

Mr. Michael Garrigan, Vasselli Law and representative of the petitioner, stated that they conquer with staff and Attorney Murphey's analysis, and that they want to remain sensitive to the residents of the single-family neighborhood. He stated that the Carmelites would address resident concerns by including stipulations in the special use to waive it as well as keep parking limited to the premises. He further stated that the property would remain a single-family home and that they want to be good neighbors.

Chairperson Belczak questioned if they would be okay with the stipulation to limit the number of residents.

Mr. Garrigan stated that they would be okay with limiting it to the maximum number of rooms.

Mr. Gombac clarified that there are six bedrooms in the house.

Mr. Brian Nigohosian, resident of Tara Hill, stated that Tara Hill is zone R-2 and full of single-family homes, and that this had nothing to do with the occupants. He stated that he spoke at

the PZC meeting, who turned down the petition, and that this is one of the most expensive homes in Darien. He further stated that this would be inconsistent with similar homes in the neighborhood, and that it was far from the church, and they could have built on the vacant lot on Bailey Road. Mr. Nigohosian stated that they were shifting the burden onto property owners, that it was misleading, and there will be financial impact. He stated that he has not heard of any discussion with the taxing bodies, and that not agreeing to waive the tax-exemption would cause the community to eat the cost. He further stated that there was no benefit to the neighborhood, there was no study on a decrease in value, and that the special use was not necessary. Mr. Nigohosian stated that the petition would impede development, and it would not be a rectory but a retirement home.

Ms. Laurie Jopeak, resident of Tara Hill, stated that she had given a letter opposing the zoning, the way it was worded, and the timing. She stated that the proposed would permit transient occupants and could turn into an Airbnb. She further stated the city approval seems pre-approved, and the PZC seemed hesitant, giving no recommendation. Ms. Jopeak stated that there was favoritism for the petitioner, that there were no concerns for the lack of approval, and that it should not be taken lightly. She stated that they should include the residents in approval and the petition should not be rushed.

Mr. Rich Hauser, resident of Tara Hill, stated that he agreed with Ms. Jopeak that the petition was pushed fast and vague, and asked for a change with implications down the road. He stated that this would only benefit the Carmelites, not the community. He further stated that the city should understand what they are approving, and that they should consider what they would think if the proposed was next to their home.

Father David McEvoy stated the he has lived at the Winterberry home for six years, and that the men of the order provide services to the community. He stated that they receive many visitors to the retreat center, museum and shrine, and have an international headquarters. He further stated that they have a need for housing both active and retired men, and that they have been good neighbors at the Winterberry property.

Mr. Ryan Anderson, Director of Facilities for the Society of Mount Carmel, stated that the house was in bad shape, so they have been doing numerous repairs. He stated that it is not an Airbnb, and that they had looked at other properties, but this one worked best and they wanted to stay in Darien.

A member of the audience questioned where the various visitors would stay.

Mr. Anderson stated that the visitors go to the church campus, not to the private residences.

Another resident from the Tara Hill neighborhood stated that this would impact him directly as he lives next door. He stated that he has a family and wants similar family principles, nothing against the religion. He further stated that he is afraid of the impact to the value of the house,

that people may turn away from buying the house, so if he doesn't get the price he deserves, he would go to another religious institution to sell to.

Chairperson Belczak stated that a rectory is a reasonable land use, and there isn't anything telling him they are not entitled to it.

Alderman Stompanato stated that it was made clear at PZC that there would be no people coming and going from the property. He stated that they would just need to clean up the number of people, but there was no reason to deny the special use for a residence in a residential area.

Alderman Schauer recalled a situation with the Opus Dei community, in which similar issues were brought up but didn't transpire. He stated that he understands where the residents are coming from, but there isn't enough to not approve the petition.

There was some discussion regarding the conditions to the motion.

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve PZC-26-7 (Special Use) – Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien, IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District, with the following conditions:

- 1. That the special use be limited to the ownership, not the land, and**
- 2. That the maximum capacity be limited to the number of bedrooms, to be maintained as six bedrooms.**

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

- a. Motion – Approving to extend and execute a contract with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$196,825.84.**
- b. Motion – Authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement.**
- c. Motion – Authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement.**

Mr. Gombac reported that they had estimated rock salt quantities for next year, and that Compass would know what to expect. He reported that this would be part of a co-op agreement with DuPage County, and that it would take 2,600 tons of salt to refill the dome. He further reported that the IGAs with the park district and the school district would be to provide salt to them.

There was some discussion regarding the repairs to the salt shed.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato approving to extend and execute a contract with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$196,825.84, authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement, and authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement.

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

- d. Motion – Authorizing the Private Property Rear Storm Water Management Assistance Projects and the Farmingdale Drive and the Sawyer Drive and the Wildwood Court Public Works Storm Sewer Projects in an amount not to exceed \$142,193.**

Mr. Gombac reported that these would be the projects for the year up to date, with both resident and city participation. He reported that some of these areas need infrastructure, easements, and require road repairs to provide better drainage. He further reported that he has been negotiating with the builder, and prior to plat approval, there would be a joint co-op from the developer.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the Private Property Rear Storm Water Management Assistance Projects and the Farmingdale Drive and the Sawyer Drive and the Wildwood Court Public Works Storm Sewer Projects in an amount not to exceed \$142,193.

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

- e. Motion – Accepting a quote from National Wash Authority LLC, for the pressure washing services for the City's potable water tanks at a cost not to exceed \$26,700.**

Mr. Gombac reported that they try to do every three years and inspect the inside for any rust, then make any repairs as needed.

There was some discussion regarding the life of the water tower.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a quote from National Wash Authority LLC, for the pressure washing services for the City's potable water tanks at a cost not to exceed \$26,700.

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

- f. 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 2026 Road Striping Program.**

Mr. Gombac reported that this would be a small contract that usually goes under MFT for miscellaneous striping of center lanes, stop bars, cross walks, etc. He reported that this was a DuPage County initiative with multiple municipalities.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting a proposal from Precision Pavement Marking, Inc., at the proposed unit prices, in an amount not to exceed \$16,000.00 for the 2026 Road Striping Program.

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

- g. Motion – Accepting a Drainage Easement from the following properties: 6714 Tennessee Ave – PIN 09-22-403-014 and 6718 Tennessee Ave – PIN 09-22-403-015.**

Mr. Gombac reported that the residents for the project would need an easement of about five feet on each side constructed to maintain the area.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting a Drainage Easement from the following properties: 6714 Tennessee Ave – PIN 09-22-403-014 and 6718 Tennessee Ave – PIN 09-22-403-015.

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

- k. Minutes – April 27, 2026 Municipal Services Committee**

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

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve the April 27, 2026 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that they were waiting on ComEd for the Plainfield wall project, and that the lanes would be blocked on Cass and Plainfield for about a month during construction, but there would be good alternatives.

He reported that the Shell on Cass would be done around the end of July or early August.

He reported that they were conducting soil coring for potential remediation.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, June 22, 2026.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:38 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman