

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

Monday, August 24, 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

- b. Ordinance - Amending Title 4 (Building Regulations), Chapter 3 (Sign Code) to allow electronic message centers by-right, subject to certain development standards.**

Mr. Ryan Murphy, City Planner, reported that the Planning, Zoning, and Economic Development Commission had recommended the ordinance update to match current standards and give electronic signs the same allowances as manual signs currently have in the code. He reported that there would be some limitations, including static messages, a 30-second minimum, and lighting standards.

Mr. Dan Gombac, Director, stated that the timing of the messages could be up to the Committee, and that industry standards have a seven-second minimum, while the marquee sign is currently on an eight-second rotation.

Chairperson Belczak questioned if there are other places that haven't brought their message timing under ten seconds.

Mr. Gombac clarified that there were none he knew of.

The Committee confirmed that they would find eight seconds sufficient for message timing.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve an Ordinance amending Title 4 (Building Regulations), Chapter 3 (Sign Code) to allow electronic message centers by-right, subject to certain development standards, with the amendment that minimum timing be changed from 30 seconds to eight seconds.

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

c. Discussion – Amendments to Title 7, Health and Sanitation, of the City Code (RE: Storage of LRS Bins).

Mr. Murphy reported that staff had brought this discussion to the council in March based on complaints and confusion caused by LRS bins. He reported that they were looking at a few options, the first being to establish performance standards, the second being to carve out exceptions with existing rules, and the third being to consider front yard allowances.

Mr. Gombac reported that the original ordinance would cause an inconvenience or hazard in winter. He stated that the remedy from staff would be the third option, and they would still field calls.

Mr. Murphy stated that they would create an enforceable ordinance if that option was chosen.

Alderman Ted Schauer suggested that they may allow front yard usage from December 15 through March 15 with the third option.

Alderman Ralph Stompanato suggested that bushes may be used as screening depending on the grading of the home.

Mr. Gombac suggested timing the seasonal allowance with LRS and yard waste.

There was some discussion regarding HOA regulations for garbage.

Mr. Murphy stated they would bring the discussion back with some modifications.

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

a. PZC-26-14 – Variation (402 Plainfield Road – Pramveer Singh) – A petition from Pramveer Singh for variations from Darien Zoning Ordinance to permit the construction of a walk-in cooler with a zero side yard setback on the west side of the convenience store located at 402 Plainfield Road, Darien IL 60561 (PIN 09-27-206-009).

Mr. Murphy reported that the City Council had previously approved a beer and wine license for the petitioner, and to support retail operations they would like to add on a beer cave/walk-in cooler. He reported that the building currently did not comply with the building ordinance, that the existing property predates the ordinance. He stated that there had been one public comment against alcohol sales, and the PZEDC built in the recommendations from the neighbor veterinarian as conditions with a 4-1 approval. He further reported that the petitioner revised the request to include landscaping on the other area of the property.

Alderman Schauer clarified that the vet would be in support as long as the conditions were met.

There was some discussion regarding other establishments with walk-in coolers.

Mr. Murphy clarified that there would be a gate flush with the building. He further clarified that approval would be required by the Community Development Director.

The Committee clarified that as long as the veterinarian was satisfied with the conditions, there should be no issue with the proposed.

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-14 – Variation (402 Plainfield Road – Pramveer Singh) – A petition from Pramveer Singh for variations from Darien Zoning Ordinance to permit the construction of a walk-in cooler with a zero side yard setback on the west side of the convenience store located at 402 Plainfield Road, Darien IL 60561 (PIN 09-27-206-009).

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

d. Ordinance – Adoption of updated model building and related codes.

Mr. Murphy reported that earlier in 2025 they had adopted the 2021 code, had not formally adopted one model.

Mr. Gombac clarified that this was simply a clean-up of the code.

There was some clarification regarding fire codes.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve an Ordinance adoption of updated model building and related codes.

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

**e. Minutes – July 27, 2026 Municipal Services Committee
August 3, 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 July 27, 2026 Municipal Services Committee Meeting Minutes.

Upon voice vote, the MOTION CARRIED 2-1.

AYES: Belzak, Schauer

ABSTAINS: Stompanato

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve the August 3, 2026 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that ComEd pushed up the Plainfield Wall project. He reported that the drop date would be September 11th.

He reported that Public Works has been very busy following the storms, and they would be one to two weeks behind on jobs, but projects were still on target.

He reported that the Shell station still had a good deal of work to do, and that the former TGIF property has the demo fence up.

He reported that flood surveyors were out following the recent flooding events.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, September 28, 2026.

ADJOURNMENT

With no further business before the Committee, Alderman Stompanato made a motion, seconded by Alderman Schauer to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:01 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman