

It was moved by Alderman Schauer and seconded by Alderman Kenny to go into Executive Session for the purpose of discussion of Collective Bargaining Section 2(C)(2) of the Open Meetings Act at 7:04 P.M., with no action to be taken.

MOTION DULY CARRIED

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A WORK SESSION WAS CALLED TO ORDER AT 7:23 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE JUNE 1, 2026 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:28 P.M.

7:30 P.M.

1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:30 P.M. by Mayor Marchese.

2. **PLEDGE OF ALLEGIANCE**

Mayor Marchese led the Council and audience in the Pledge of Allegiance.

3. **ROLL CALL** — The Roll Call of Aldermen by Clerk Ragona was as follows:

Present:	Thomas J. Belczak	Ted V. Schauer
	Eric K. Gustafson	Ralph Stompanato
	Joseph A. Kenny	Mary Coyle Sullivan
	Gerry Leganski	

Absent: None

Also in Attendance: Joseph Marchese, Mayor
JoAnne E. Ragona, City Clerk
Michael J. Coren, City Treasurer
Bryon Vana, City Administrator
John B. Murphey, City Attorney
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services
Ryan Murphy, Senior Planner

4. **DECLARATION OF A QUORUM** – There being seven aldermen present, Mayor Marchese declared a quorum.

5. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

Alderman Gustafson recounted his medical emergency that occurred while in Canada. He took a moment to thank all medical personnel and especially his future son-in-law for life-saving measures taken. There was a round of applause.

Heidi Ramirez, Carriage Way West Homeowners Association, voiced her concerns with permit process. Director Gombac responded; he suggested Homeowners Association reiterate covenants with members. Council discussion ensued.

6. **APPROVAL OF MINUTES** – May 18, 2026

It was moved by Alderman Stompanato and seconded by Alderman Belczak to approve the minutes of the City Council Meeting of May 18, 2026.

Roll Call: Ayes: Belczak, Kenny, Schauer, Stompanato, Sullivan

Abstain Gustafson, Leganski

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

7. **RECEIVING OF COMMUNICATIONS**

Alderwoman Sullivan received communications regarding...

...fence in Carriage Greens subdivision being in violation of Homeowners Association covenants.

...Special Use permit for Tara Hill property at 8825 Robert Road, which is on the agenda.

...variations to fencing pertaining to chicken coops.

...front and rear yard drainage issues created by homeowner doing extensive landscape work. Alderwoman Sullivan attended a Carriage Greens Homeowner Association meeting and received concerns from neighbors. Director Gombac indicated Municipal Services met with homeowner.

Alderman Schauer received communication from Matt Rynkar regarding Oak Brook median signs indicating it is unlawful for pedestrians to sit, stand or remain on roadway; or be fined \$250.00. Mr. Rynkar inquired if similar signage would eliminate begging on Darien streets. Alderman Schauer shared feedback from Chief Thomas. Police Department is unable to enforce; it would eliminate charitable organizations from soliciting.

Alderman Kenny received communication regarding Ezee Fiber doing telecommunications work in rights-of-way.

8. **MAYORS REPORT**

Mayor Marchese shared he has been receiving compliments from residents regarding Hometown Hero banners in commemoration of America's 250th anniversary. He plans to continue with banners next year. He thanked Modell Funeral Home for donating the banners.

9. **CITY CLERK'S REPORT**

There was no report.

10. **CITY ADMINISTRATOR'S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

A. POLICE DEPARTMENT – NO REPORT

MUNICIPAL SERVICES

Director Gombac provided an update on the three fiber-optic companies in Darien: Metronet – 65-70% completed; Lumos – not moving forward; and Ezee Fiber – working in parkways. He introduced Alan Roth, Director of Government Affairs, with Ezee Fiber.

Mr. Roth presented background of company and services provided. He addressed Council questions.

12. **TREASURER'S REPORT**

A. WARRANT NUMBER 25-26-27

It was moved by Alderwoman Sullivan and seconded by Alderman Schauer to approve payment of Warrant Number 25-26-27 in the amount of \$80,703.34 from the enumerated funds.

Roll Call: Ayes: Belczak, Gustafson, Leganski, Kenny, Schauer,
Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. WARRANT NUMBER 26-27-03

It was moved by Alderman Stompanato and seconded by Alderman Belczak to approve payment of Warrant Number 26-27-03 in the amount of \$112,090.67 from the enumerated funds, and \$343,842.56 from payroll funds for the period ending 05/14/26 for a total to be approved of \$455,933.23.

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer,
Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

13. **STANDING COMMITTEE REPORTS**

Administrative/Finance Committee – Chairwoman Sullivan announced the Administrative/Finance Committee meeting is scheduled for July 6, 2026 at 6:00 P.M.

Municipal Services Committee – Chairman Belczak announced the Municipal Services Committee meeting is scheduled for June 22, 2026 at 6:00 P.M.

Police Committee – Chairman Kenny announced the Police Committee meeting is scheduled for June 15, 2026 at 6:00 P.M. in the Police Department Training Room.

14. **QUESTIONS AND COMMENTS – AGENDA RELATED**

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

Consent Agenda Items H & I were moved to New Business as Items A & B respectively.

It was moved by Alderman Belczak and seconded by Alderman Kenny to approve by Omnibus Vote the following items on the Consent Agenda:

- | | |
|------------------------------|---|
| A. MOTION NO. M-80-26 | A MOTION APPROVING TO EXTEND A CONTRACT WITH COMPASS MINERALS AMERICA, INC., FOR THE PURCHASE OF ROCK SALT IN AN AMOUNT NOT TO EXCEED \$196,825.84 |
| B. MOTION NO. M-81-26 | A 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 NO. M-82-26 | A 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 |
| D. MOTION NO. M-83-26 | A MOTION AUTHORIZING THE PRIVATE PROPERTY 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 \$142,193.00 |
| E. MOTION NO. M-84-26 | A 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 \$26,700.00 |

F. MOTION NO. M-85-26

A 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

G. MOTION NO. M-86-26

A 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

H. ORDINANCE NO. O-19-26

AN ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY OWNED BY THE CITY OF DARIEN (PD)

I. MOTION NO. M-88-26

A MOTION ACCEPTING THE EXPENDITURE OF CANNABIS FUNDS TO UPFIT A DODGE DURANGO USING EMERGENCY VEHICLE TECH “EVT” IN AN AMOUNT NOT TO EXCEED \$23,000.00

J. ORDINANCE NO. O-20-26

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 3 (BUSINESS REGULATIONS), CHAPTER 8 (MASSAGE BUSINESSES AND SERVICES) OF THE CITY OF DARIEN CITY CODE

K. ORDINANCE NO. O-21-26

AN ORDINANCE APPROVING A MASTER LICENSE AGREEMENT WITH EZEE FIBER TEXAS, LLC FOR THE USE OF THE CITY’S RIGHTS-OF-WAY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELECOMMUNICATION FACILITIES

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

17. **NEW BUSINESS**

A. AN ORDINANCE GRANTING A SPECIAL USE FOR A RELIGIOUS INSTITUTION (RECTORY/RESIDENCE) IN ACCORDANCE WITH THE DARIEN ZONING ORDINANCE (PZC-26-7: SOCIETY OF MOUNT CARMEL, 8825 ROBERT ROAD)

It was moved by Alderman Belczak and seconded by Alderman Stompanato to approve the motion as presented.

Brian Nigohosian, Tara Hill resident, stated his reasons for being against granting a special use for property at 8825 Robert Road. He spoke of R2 zoning, remote Carmelite campus, tax implications and impaired property values.

Rick Hauser, 2200 block of Dunmore Drive, commented on prior meeting processes being confusing. He felt ordinance was deficient; should add provisions, as agreed to by petitioner.

Michael Garrigan, Attorney for petitioner, stated petitioner wants to be a good neighbor and is sensitive to community and neighbors. He noted property will solely be used for residential with sunset clause terminating special use when property is sold. There will be no ministerial use of property, no meetings and no gatherings.

A South Tara Hill resident voiced his disagreement with special use; he was concerned with other churches wanting to follow suit.

Aldерwoman Sullivan disclosed being a Tara Hill resident, alderwoman, and member of Our Lady of Mount Carmel Catholic Church (OLMC). She would like to see specific language added to ordinance, as referenced in Attorney Garrigan's letter, which outlines conditions of special use. She felt a maximum of four clergy was sufficient.

Alderman Kenny, OLMC parishioner, was in favor of Ordinance; he spoke of fair housing laws, tax exemptions and zoning.

City Attorney Murphey elaborated on "infinitesimal" property tax impact, rectory/private residence specifics, and ordinance enforcement. Council discussion ensued regarding permanent residence, number of allowable occupants, restriction "not running with the land," ordinance setting a precedence. He addressed Council questions.

Mr. Nigohosian asked for clarification of "religious occupant." Mr. Hauser asked for clarity of use of property; he felt rectory/private residence implied rectory or private residence.

MOTION TO AMEND

Alderwoman Sullivan motioned and Alderman Stompanato seconded to amend Section 2: Special Use Granted to state “Pursuant to Sections 5A-7-1-3 and 5A-7-2-3 of the Darien Zoning Ordinance, a special use is hereby granted to allow for the establishment of a religious institution rectory (**meaning private residence**) within the existing single family home located at 8825 Robert Road.”

There was a call for the question on the amendment.

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

There was a call for the question on the original motion.

ORDINANCE NO. O-18-26

AN ORDINANCE GRANTING A SPECIAL USE FOR A RELIGIOUS INSTITUTION (RECTORY/RESIDENCE) IN ACCORDANCE WITH THE DARIEN ZONING ORDINANCE (PZC-26-7: SOCIETY OF MOUNT CARMEL, 8825 ROBERT ROAD)

as amended.

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: Gustafson

Absent: None

Results: Ayes 6, Nays 1, Absent 0

MOTION DULY CARRIED

B. A MOTION GRANTING 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 FOR THE PROPERTY LOCATED AT 2224 DONEGAL DRIVE (PIN 10-05-201-078)

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve the motion as presented.

MOTION NO. M-87-26

A MOTION GRANTING 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 FOR THE PROPERTY LOCATED AT 2224 DONEGAL DRIVE (PIN 10-05-201-078)

Alderdwoman Sullivan commented on rooster, chicken coop on side of house, location of property, and area being contained/improved. She voiced concern with not staying true to the original Ordinance after all the research and education put into its establishment. Alderman Leganski echoed her sentiments.

Director Gombac commented on larger lot size, location of coop, and circumstances being different.

Alderman Belczak was in favor of variance. He explained goal was same as Ordinance, which is to block chicken coop from sight of neighbors.

Senior Planner Murphy addressed Alderdwoman Sullivan's questions regarding current structure, permit requirements for modifications, and enclosure limiting chickens from running freely.

Alderman Stompanato agreed fencing portion versus entire yard was better in this situation.

City Council Meeting

June 1, 2026

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer,
Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

18. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

There were none.

19. **ADJOURNMENT**

There being no further business to come before the City Council, it was moved by Alderman Schauer and seconded by Alderman Kenny to adjourn the City Council meeting.

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 9:02 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 06-01-26.
Minutes of 06-01-26 CCM.