

**MINUTES**  
**CITY OF DARIEN**  
**MUNICIPAL SERVICES COMMITTEE**

**May 27, 2025**

**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 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. PZC2025-12 – 7322 Darien Lane – Mark Garber – Petition from Mark Garber for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).**

Mr. Ryan Murphy, City Planner reported that the petition would be for a variation to allow a paved accessory space on the north side of the property line. He reported that the petitioner would repour the driveway and apron to allow for RV/trailer parking, with a widened portion on the side of the home. He further reported that the Planning, Zoning and Economic Development Commission had approved the petition at their meeting on May 21 with a 6-0 vote.

The Committee stated they had no issue with the petition as it had been done in the past.

Alderman Stompanato confirmed that the neighbor would be okay with the variation.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve PZC2025-12 – 7322 Darien Lane – Mark Garber – Petition from Mark Garber for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be**

**placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).**

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

Chairman Belczak announced that the petition would move to the City Council meeting on June 2.

**n. PZC2024-09 – 7511 Lemont Road – Chestnut Court Darien IL LLC –**

- 1. Rezone – A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use). Petition from Chestnut Court Darien IL, LLC for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).**

Mr. Murphy reported that the petition would be to rezone from B-3 to M-U and redevelop Chestnut Court with variations. He reported that the PZC held a public hearing on May 7 that was continued on May 21 where they received additional correspondence and information, and following discussion, the Commission acted on each motion separately, approving the rezone 5-1.

Chairman Belczak invited up any audience members wishing to present public testimony.

Ms. Mimi Raffenetti stated that she has lived in Darien since 1979 and believes the apartment complex would be a disaster for Chestnut Court. She questioned how many units would be section 8 housing.

Mr. Gombac reported that the developer concluded they would use a market rate loan, not a federal loan.

Ms. Raffenetti questioned how the apartment building would attract new business and where the children would play. She stated that she didn't know of any other strip mall that would want an apartment complex of this size in or near it. She further stated that someone should paint over every welcome sign in Darien and remove "a nice place to live" because it would no longer be true.

Ms. Liz Hayes stated that she could not figure out why Darien would use available space for apartments and not homes or condos. She questioned if there would have to be a certain percentage of affordable housing. She stated that there was not a great history with apartments in Darien.

Mr. Simeon Kim stated that he had just moved to Darien in July questioned how much money would be allocated to schools.

Mr. Gombac reported that the TIF district had not been approved yet, but that there would be an agreement with the schools where the developer would pay for the cost of additional children at the end of each school year. He reported that the developer stated that there would be no more than 10 children in the apartment building.

Mr. Kim stated that he would not see a family moving into a studio or one-bedroom apartment. He stated that if he and his wife knew about these apartments going up, they wouldn't have moved to Darien. He further stated that there would be many transient individuals and condos would be better. Mr. Kim questioned if there had been a study done for police and fire.

Mr. Gombac reported that they had received word from police and fire and that they had no further comments.

Ms. Diana Meyer stated that she loves being a resident of Darien and that Chestnut Court needs a facelift, but apartments would be an eyesore that would not bring value to Darien. She stated that this development would be too large for such a small area and that kids would be trapped in such a little apartment. She further stated that this would create an impact on fire and police, and that she is worried about noise. Ms. Meyer urged the Committee to consider the feelings and safety of residents.

Ms. Tammy stated that she spoke with her alderman regarding her opposition. She stated that she had been excited to see Mr. Bahavanasi buy Chestnut Court but was disappointed in his decision to include apartments. She stated that Darien needs restaurants and entertainment, not residents.

Another resident stated that there is no main transportation in Darien and that there would be too many cars and traffic created. She questioned if taxpayers in Darien would have to carry any burden.

Mr. Gombac stated that they would not.

The resident questioned if current businesses would have to leave.

Mr. Gombac stated that they would not.

Mr. Anders Rustin, architect for the proposed project, stated that the site density had been determined by a market study, which was a proof of concept. He stated that the development would be 156 units, 4 stories and would only be a couple feet higher than the existing buildings. He further stated that the owner wouldn't deny families from moving in, just that the development supports young professionals and they wouldn't expect many children. Mr. Rustin stated that there would be a designated restaurant space and that some retail space would be removed because they could not support that much retail.

There was some discussion regarding the target market.

Alderman Stompanato requested a clarification to the traffic study.

Mr. Rustin stated that the traffic study had been done based on a full shopping center and that it would reduce traffic on Lemont and 75<sup>th</sup>.

There was some clarification regarding the proposed cost to each unit.

Alderman Schauer stated that this is a development they would have to give a shot, which Chairman Belczak agreed with.

There was some discussion regarding placing a crosswalk.

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve PZC2024-09 – 7511 Lemont Road – Chestnut Court Darien IL LLC – Rezone – A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use). Petition from Chestnut Court Darien IL, LLC for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).**

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

**2. Variations – Petition from Chestnut Court Darien IL, LLC for the following variations for the redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The variations are as follows:**

- a. A variation to allow for ground-floor residential for a multifamily apartment building;**
- b. A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;**
- c. The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units.**

Mr. Murphy reported that there would be several variations involved in the project: to allow ground-floor residential for a multifamily apartment building, to allow a reduction in the parking ratio from two spaces to one space per dwelling unit, and to allow the construction of the apartment building. He reported that the Planning and Zoning Commission voted to approve the variation for ground-floor residential 4-2, made a motion to approve the variation for a parking reduction and modified it to be from two to 1.5 spaces per dwelling unit, which carried unanimously 6-0, and for the remainder of the project they voted 4-2 to approve with a

modification to allow only 156 not 166 units. He further reported that the preliminary plat to re-subdivide also carried 6-0.

Mr. Gombac reported that item c on the original packet refers to the rezoning so would not be considered again, and that there had been a motion to require balconies which failed and would not be listed here as a condition.

Chairman Belczak clarified that the first variance would be to have ground-floor apartments as opposed to having retail on the first floor. He questioned if the petitioner would be able to discuss why it would be horizontal rather than vertical mixed-use.

Mr. Rustin stated that the existing retail structures are flimsy and would not be able to support residential on top. He stated that they would not be able to support the amount of retail on site, so to remove and replace it with multi-family would work structurally and from a density perspective.

Mr. Gombac requested comment from Mr. Rustin regarding how retail on the ground floor would be going by the wayside now.

Mr. Rustin stated that it depends on the development and the location, but many times the retail spaces are small and would limit the number of tenants interested in that space. He stated that they would look at the entire lot holistically.

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve PZC2024-09 – 7511 Lemont Road – Chestnut Court Darien IL LLC – Variations – A variation to allow for ground-floor residential for a multifamily apartment building.**

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

Mr. Murphy reported that the PZC modified the request to allot 1.5 spaces per dwelling unit, which they believed would support the site and provide flexibility for the developer.

Mr. Rustin stated that the current scheme would support a 1.76 ratio.

Alderman Schauer questioned how many of each unit type there would be.

Mr. Rustin stated that the current mix would be 16 studios, 92 one-bedrooms and 48 two-bedrooms. He stated that the traffic study included a parking analysis which determined about a 1.25 ratio would work. He clarified that this would come out to about 274 parking spaces.

The Committee discussed modifying the motion to state minimum number of parking spaces.

Mr. Murphy recommended tying in the specific number of stalls to the building design so there would be no discrepancy between the design and the zoning code requirements.

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve PZC2024-09 – 7511 Lemont Road – Chestnut Court Darien IL LLC – Variations – A variation to**

reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit with the following modification: there be a minimum of 270 parking spaces based on 156 units.

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

Mr. Murphy clarified the next vote.

Mr. Gombac reported that the developer had asked for up to 166 units and the Planning and Zoning Commission felt it would be more appropriate to stick with 156 units as a firm number.

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve a Motion to recommend a modified approval of the development plan, consisting of the development of three (3) retail buildings totaling 107,165 square feet and one 151,196 square-foot, four-story 156-unit multifamily apartment building, including studio, one-bedroom, and two-bedroom units, as well as residential amenities such as a fitness room, club room, storage, and outdoor recreation areas.**

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

Mr. Murphy announced that the petition would move to the City Council meeting on June 2.

- i. PZC2025-08 – 8337 Grandview Lane – Daniel Dobrzynski – A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 8337 Grandview Lane, Darien IL 60561 (PIN 09-31-401-005).**

Mr. Murphy reported that the petitioner had an existing four-foot fence that bounded the corner side yard that he felt prevented privacy and so would request a variation to allow a six-foot fence. He reported that the petitioner had worked with his rear neighbor and they came up with an agreement to stagger the fence to ensure sight line distance.

There was some discussion amongst the Committee regarding past similar cases.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve PZC2025-08 – 8337 Grandview Lane – Daniel Dobrzynski – A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 8337 Grandview Lane, Darien IL 60561 (PIN 09-31-401-005).**

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

- j. PZC2025-10 – 2330 Green Valley Road – Brennan O’Brien – A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 2330 Green Valley Road, Darien IL 60561 (PIN 09-29-402-013).**

Mr. Murphy reported that this petition would be very similar to the previous one except that the neighbor to the north has a driveway placed further north so there would be no carve out. He stated that the neighbor would have no concern.

There was no discussion amongst the Committee.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve PZC2025-10 – 2330 Green Valley Road – Brennan O’Brien – A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 2330 Green Valley Road, Darien IL 60561 (PIN 09-29-402-013).**

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

- k. PZC2025-07 – 6624 Richmond Avenue – Maria Saenz – A petition from Maria Saenz for a plat of subdivision to subdivide the property at 6624 Richmond Avenue (PIN 09-22-104-056) into to lots, and a variation from Section 5A-7-2-5 of the City Code to allow for the creation of a lot less than 120 feet in depth within the Single Family Residence (R-2) District, which still meets the minimum lot area requirement.**

Mr. Murphy announced that the petitioner and staff would be requesting a continuance on this item and that the date would be determined in a later meeting.

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

There was no vote on this item.

- m. PZC2025-11 – 7415 Cass Avenue – Indvestia Darien LLC – Petition from Indvestia Darien LLC for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).**

Mr. Murphy reported that the petitioner would bring in Planet Fitness to the proposed location and that there had already been precedent established that would require a special use for gyms. He reported that the proposal included standard exercise equipment and that the proposed hours of operation would include some 24-hour operations. Mr. Murphy confirmed that the surrounding tenants would remain.

There was some discussion amongst the Committee regarding a concern with 24-hour operations interfering with City Code.

Mr. Murphy confirmed that there would be no issue.

There was some discussion regarding the nearest Planet Fitness, which are located in Woodridge and Downers Grove.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve PZC2025-11 – 7415 Cass Avenue – Indvestia Darien LLC – Petition from Indvestia Darien LLC for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).**

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

- a. Motion – Approving the purchase of one Monroe 18” Rear Cross Conveyor Spreader for use on a truck #105 from Monroe Truck Equipment, in an amount not to exceed \$22,378.00.**

Mr. Gombac reported that this would be a piece of equipment that attaches to the back of a truck, replacing a previous piece of equipment purchased in 2019. He reported that this would provide a greater ROI for paving projects.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve a Motion approving the purchase of one Monroe 18” Rear Cross Conveyor Spreader for use on a truck #105 from Monroe Truck Equipment, in an amount not to exceed \$22,378.00.**

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

- b. Motion – Accepting a proposal from Precision Pavement Making, Inc. at the proposed unit prices, in an amount not to exceed \$16,000.00 for the 2025 Road Striping Program.**

Mr. Gombac reported that the Road Striping Program would provide maintenance on some roads, including resurfacing and pavement marking, and would be taken out of MFT funds.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve a Motion accepting a proposal from Precision Pavement Making, Inc. at the proposed unit prices, in an amount not to exceed \$16,000.00 for the 2025 Road Striping Program.**

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

- c. Motion – Accepting the proposal of a 12-month subscription for the Mini-Road Weather Information Systems sensors from Frost Solutions, LLC, in an amount not to exceed \$19,600.**

Mr. Gombac reported that this would be a subscription for the seven cameras strategically located throughout town which track weather conditions and help in developing a proper plan



for de-icing and anti-icing. He reported that the cameras provide real-time data about conditions and the winter storm mode would pull data every 10 minutes, so they would be prepared before freezing occurs. Mr. Gombac reported that the budget would be split between streets and water and confirmed that they would work in sync with the in-ground detectors.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve a Motion accepting Accepting the proposal of a 12-month subscription for the Mini-Road Weather Information Systems sensors from Frost Solutions, LLC, in an amount not to exceed \$19,600.**

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

- d. Motion – Authorizing the purchase of sewer truck nozzles, headsets and accessories from Standard Equipment Company for the Vactor Equipment, at the proposed unit prices in an amount not to exceed \$25,721.50.**

Mr. Gombac reported that this would be additional equipment utilized by anyone with a jetter truck. He reported that these tools have a shelf life, and this would be a cutting device and pipe cleaner for the jetter truck to make sure the environment is as clean as possible. He further reported that the Motion would include headsets that may be provided through grant opportunities. Mr. Gombac reported that this would be an OSHA compliance program that would be a qualifier for hearing aid protection.

There was some clarification regarding budget amounts.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve a Motion authorizing the purchase of sewer truck nozzles, headsets and accessories from Standard Equipment Company for the Vactor Equipment, at the proposed unit prices in an amount not to exceed \$25,721.50.**

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

- e. Motion – Accepting a proposal from Samsara, Inc., for the hardware and accessories to accommodate the installation and software of the fleet tracking and licenses for a three-year contract and extension in an amount not to exceed \$5,066.11 for the first year terms.**

Mr. Gombac reported that this would be the monitoring equipment that would go inside all the cabs so that the Superintendent and Foreman would be able to track what type of application rate, how many tons, how fast, what the route is, etc. the spreader put down. He reported that this would also provide a front camera to be able to tell if a mailbox was hit.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve a Motion accepting a proposal from Samsara, Inc., for the hardware and accessories to accommodate the installation and software of the fleet tracking and licenses for a three-year contract and extension in an amount not to exceed \$5,066.11 for the first year terms.**

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

- f. Motion – Accepting a proposal for the purchase and installation of a tank monitor for the replacement of the public works fuel tank gauge from B & K Equipment in an amount not to exceed \$14,699.41.**

Mr. Gombac reported that this item would be federal compliant to replace and update intake fuel probe equipment. He reported that this would monitor any type of leak and have a file of receipts for the state fire marshal.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve a Motion accepting a proposal for the purchase and installation of a tank monitor for the replacement of the public works fuel tank gauge from B & K Equipment in an amount not to exceed \$14,699.41.**

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

- g. Resolution – Authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for a cost share of a right-of-way enhancement project at the southeast corner along Plainfield Road from Cass Avenue to Linden Avenue and Cass Avenue to the side yard limit of 7614 Gail Avenue.**

Mr. Gombac reported that the concept for the project started in 2023 and included approved preliminary engineering and an IGA with DuPage County to remove and replace the existing fence. He reported that the preliminary designs and plats would not allow the City to do any additional work beyond the property line, and so there is now a land negotiation with the residents. He further reported that the guardrail would be removed, there would be a new structural wall with a fence over it, the sidewalk would be moved approximately seven feet with an increased grass area, and the terminus at Linden and Plainfield would be widened.

Mr. Gombac reported that the County would take on all cost of the land acquisitions. He reported that the project cost increased to \$876,000 and that the County would reimburse the City \$452,000. He further reported that this would be long-term proof and clarified that five feet of the easement would become Darien property.

There was some clarification of the proposed layout.

Alderman Schauer questioned how much wider Linden would be.

Mr. Gombac reported that it would be at least 10 feet wider.

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve a Resolution authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for a cost share of a right-of-way enhancement project at the southeast corner along Plainfield Road from Cass Avenue to Linden Avenue and Cass Avenue to the side yard limit of 7614 Gail Avenue.**

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

**h. PZC2025-09 – Approval of a text amendment to Title 6B of the City Code, Street Division, to add Chapter 8, establishing a Tree Protection Ordinance.**

Mr. Gombac reported that this item would relate to the \$100,000 subgrant awarded to the City which required a tree protection ordinance to be codified. He reported that the ordinance would include definitions and tree planting standards and would protect trees from any resident damage and give Darien an opportunity to put up replacement trees.

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

**Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve PZC2025-09 – Approval of a text amendment to Title 6B of the City Code, Street Division, to add Chapter 8, establishing a Tree Protection Ordinance.**

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

**o. Minutes – April 28, 2025 Municipal Services Committee**

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

**Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve the April 28, 2025 Municipal Services Committee.**

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

**Director's Report**

Mr. Gombac stated that he would have no report but would answer any questions from the Committee.

Alderman Schauer questioned how the trucks were doing.

Mr. Gombac reported that the equipment was looking good and that his truck was in the shop.

Alderman Schauer questioned what was happening with the Ashbrook and Cass stoplight.

Mr. Gombac reported that there had been a timing problem at the intersection with the leg on one of the loops and that the County would be upgrading cameras for timing.

**Next Scheduled Meeting**

Chairperson Thomas Belczak announced that the next meeting is scheduled for June 23, 2025.

**ADJOURNMENT**

**With no further business before the Committee, the meeting was adjourned at 7:49 p.m.**

**RESPECTFULLY SUBMITTED:**

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X

Thomas Belczak  
Chairman

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X

Ted Schauer  
Alderman

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X

Ralph Stompanato  
Alderman