

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE SPECIAL MEETING
July 21, 2025

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ted Schauer

ABSENT: Alderman Ralph Stompanato

OTHERS: Mr. Dan Gombac – Director, Mr. Ryan Murphy – City Planner

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:25 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

- a. Motion – Accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346.**

Mr. Gombac reported that this would be a sophisticated machine used to locate water mains and several other things using GIS mapping. He reported that Christopher Burke Engineering would manage the GIS maps and that in the next two years they would locate buffalo boxes, water mains and more. He further reported that the old locator was four to five years old and they would continue to use it alongside the new one for as long as they could.

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

Alderman Schauer made a motion, and it was seconded by Alderman Belczak to approve a Motion accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

- b. PZC2025-13 – 7800 Cass Avenue – Darien Study Center Inc. – A Petition from Darien Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL (PIN 09-28-410-019).**

Mr. Murphy stated that this would be a variation for a concrete patio on the side yard of the building. He stated that the business hosts religious gatherings and houses elderly and

immobile residents. He further stated that the patio would serve as a place for the residents to be outdoors and active while using wheelchairs and walkers. Mr. Murphy reported that the applicant had been present at the Planning and Zoning meeting on July 17 and that the Commission approved the petition favorably with a 6-0 vote.

Mr. Gombac reported that this had been a controversial development in earlier years, but the property has been well maintained.

There was some discussion regarding the surrounding properties.

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

Alderman Schauer made a motion, and it was seconded by Alderman Belczak to approve PZC2025-13 – 7800 Cass Avenue – Darien Study Center Inc. – A Petition from Darien Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL (PIN 09-28-410-019).

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

- c. PZC2025-14 – 7516 Cass Avenue – A Petition from the City of Darien for a variation from Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center at 7516 South Cass Ave, Darien IL 60561 (PIN 09-28-402-024).**

Mr. Murphy stated that this had been a City initiated project to place EV parking along Plainfield Road and become an EV-ready City. He stated that the location had been identified as desired due to its location in the City. He further stated that the setback issue had been a building permit review but had non-conforming setbacks and that the visible charging would improve congestion in the existing lot. Mr. Murphy reported that the Planning and Zoning Commission passed the petition with 6-0 approval with the condition to include safety bollards.

Mr. Gombac reported that they had looked into potential charging stations at City Hall and Public Works conditional to grants. He reported that he had reached out to John Manos to place in the Brookhaven lot as an economic incentive.

Alderman Schauer questioned if there would be a cost to the City.

Mr. Gombac reported that it would not cost anything to the City, and that there would be a rebate of about \$600,000 in individual grant funds. He further reported that these would be level three chargers.

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

Alderman Schauer made a motion, and it was seconded by Alderman Belczak to approve PZC2025-14 – 7516 Cass Avenue – A Petition from the City of Darien for a variation from Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center at 7516 South Cass Ave, Darien IL 60561 (PIN 09-28-402-024).

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

- d. PZC2025-04 – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking. (City Initiated)**

Mr. Murphy stated that the Police Department had recently updated their parking code and that the City had faced difficulty with parking restrictions of overweight vehicles. He stated that the Code would be updated to further restrict commercial vehicles but would keep existing penalties and include a class and weight chart for more concise definitions. Mr. Murphy reported that the PZC made a unanimous approval with the condition that a run-on sentence be corrected.

Mr. Gombac reported that residents would be able to bring work vehicles home if needed and that the City would be business-friendly. He further stated that the chart added to the Code would dovetail with the Police Department and provide examples for what is allowed.

There was some discussion regarding how to clarify the weight of a vehicle.

Alderman Belczak stated that they should further specify the equipment in text to avoid any issues with residents.

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

Alderman Schauer made a motion, and it was seconded by Alderman Belczak to approve PZC2025-04 – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking. (City Initiated)

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Belczak to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:50 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman