

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

November 24, 2025

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: None

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

Establish Quorum

Chairperson 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

- a. Discussion – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).**

Mr. Dan Gombac, Director reported that this issue had been brought before the City Council in June due to ongoing code enforcement issues, which come from resident inquiries. He reported that the codes do not address everything and are somewhat outdated, so staff had researched weight classes and how they apply to different zoning districts. He reported that zoning refers to land use, and that the police department has regulations that are less detailed.

Mr. Gombac reported that the current code prohibits overnight parking on vehicles that are over 8,000 pounds in gross weight, but that definition had evolved. He reported that they would further define class 1 versus class 2 vehicles. He further reported that they would be updating the commercial vehicle definition, which is proposed to be “Any vehicle that exhibits lettering or logos advertising a business-related enterprise, other than traditional bumper stickers. Any vehicle with attached auxiliary equipment, including hydraulic equipment, utility, ladder racks, sprayers, spreaders, cargo, storage boxes or lockers. Any vehicle requiring a vehicle license of class D as regulated by the state of Illinois. Any vehicle containing products, equipment, debris or materials intended for commercial or business use whether open in a cargo storage area or covered by a removable material or fabric. Any vehicle that has been retrofitted for commercial use.”

Mr. Gombac reported that the explicit prohibition would introduce tow trucks, construction trailers, enclosed trailers, excluding recreational trailers, box trucks, food trucks, military vehicles, buses and construction equipment. He reported that the committee also requested to look at amortization, as well as any permitted home-based businesses being allowed up to one vehicle with a weight limit up to 10,000 pounds and within the class 2 depiction. He reported that the permitted vehicle would be allowed letters or logos advertising the business-related enterprise, would be able to be parked on any hard surface on the property, and an additional vehicle falling under class 2 would be allowed to be stored in a garage. Mr. Gombac reported that owner-occupied vehicles would be allowed up to a class 2, with lettering or logos advertising the business, parked on a hard surface, and an additional vehicle with the same criteria would be allowed provided it is stored within a garage. He further reported that owner-occupants would be allowed to store up to one construction vehicle which may not exceed the 10,000-pound threshold or class 2, and one enclosed or general utility, provided that it does not exceed the 10,000-pound threshold and limited to class 2 within rear or side yard. He reported that the condition of that could be that the rear or side yard would be enclosed with a six-foot high privacy fence.

Mr. Gombac reported that this had been a six-month process, starting with a discussion at a City Council meeting, then went on to a public hearing with the Planning, Zoning, and Economic Development Committee on July 17. He reported that since the public hearing, there have been more discussions and a survey had been conducted throughout town which identified 40-50 types of these vehicles. Mr. Gombac further reported that the goal tonight would be to have public input, let the committee discuss the matter, and that any decision going forward would be up to committee.

Chairperson Belczak opened up the meeting to public comment, stating that the three-minute rule would not be invoked as long as it was not abused.

Mr. Tom Hawken stated that his home has military vehicles stored in the front, which are not commercial vehicles and are used in parades and helping veterans around the country. He stated that he is required to have a D plate to pull a trailer, but the vehicle is less than 10,000 pounds.

Chairperson Belczak questioned what would prohibit this vehicle if it is under 10,000 pounds and not commercial.

Mr. Gombac stated that they would have to look into if military vehicles fall under the criteria and if there would be a limit.

There was some back and forth regarding restrictions on recreational vehicles.

Mr. Hawken stated that he would want to retain his vehicles on his property because he uses them to tow and for parades. He stated that having working class vehicles on a property should be a good thing as it shows people work for a living. He further stated that he often has to drive

a tow truck in the middle of the night and can't afford to have it stored elsewhere, and that construction and HVAC vehicles have the same expectations.

Mr. Gombac stated that there would be a difference between construction equipment and commercial vehicles.

Mr. Hawken recommended allowing dump trucks on properties.

Mrs. Lisa Bagnall stated that she would oppose the proposed ordinance because her husband uses a work trailer for his construction business. She stated that though she supports the city's goal to preserve the safety and aesthetic appeal, the proposed ordinance unintentionally harms families like hers who rely on their small business to make a living. She further stated that they own a simple contractor trailer that is parked fully on their property, off the street and does not block the sidewalk, traffic or visibility. Mrs. Bagnall stated that their trailer is around the same size as a recreational trailer or boat, which are allowed, and this is equipment he needs to do his job to support their family. She stated that storing it at their home does not make it a commercial operation and is a reasonable use of private property. She stated that the proposed ordinance creates a broad prohibition that treats a contractor's trailer the same as a semi or dump truck, and places a heavy burden on working people. She further stated that there are many alternative ways to adopt a more balanced approach.

Chairperson Belczak questioned what size the trailer is.

Mr. Mike Bagnall stated that it is a 16X7 dump trailer with an F250 that is 8,700 pounds, and his garage is full of tools.

Mrs. Nicole Srail stated that the city is built by working families, not a home owners' association, and that cities should not restrict what residents are able to park on their private property. She stated that these rules are targeting blue collar families, and restrictions based on truck classifications do not impact luxury vehicles or small sedans, only contractors, tradespeople, agricultural families, and people who tow for work and safety. She further stated that using plate class punishes many people, and that they were notified by Mr. Murphy that their C-plate truck was a code violation, which is a vehicle their family relies on every day. Mrs. Nicole Srail stated that Illinois assigns plate type only in weight ranges, and in today's code it is not by gross weight, while our surrounding towns do have that enforcement. She stated that this would not only impact residents, but local dealers, and when she explained the ordinance to local dealerships, they expressed real concern that they may not be able to sell 2500 level trucks to Darien residents. She stated that her requests to the council are to not regulate by class, to not regulate in a way that treats blue collar families as violations, to not turn Darien into an HOA, to align with surrounding communities by using a proper gross weight vehicle, and to keep Darien a nice place to live for all families, not just those that drive compact cars.

Mr. Hawken stated that his was one of the first families in the city, and they had no ordinance and got along just fine. He stated that today people go around complaining about people which is Nazism.

Mrs. Susan Srail stated that she is not a Darien resident, but her children are residents. She stated that the people that actually built the city, fix the city, and keep the city running are too heavy, and that a work truck is too intimidating for the neighborhood. She further stated that a white-collar worker can park an SUV in their driveway with no issue, but a hard-working person who drives a truck and actually earns a living is a public menace for owning a vehicle over 8,000 pounds. Mrs. Susan Srail stated these heavy vehicles are what allows people to survive, and that they would be penalizing the very people that built this community. She stated that the proposed rule wouldn't protect the neighborhood, protect the city, or make the city look nicer, it would be a thinly veiled way to make working-class people feel small. She further stated that if Darien wanted a city that runs, thrives, and survives emergencies, they need to stop treating blue-collar workers like they are the problem because without them they would not have a city. Mrs. Susan Srail listed the trucks that would be prohibited under the proposed ordinance, and that it should not exist. She stated that they would create an HOA in an entire city, and that this should not be an issue that these people have to deal with. She further stated that the committee all have people coming to their homes to do work, and that this is an overreach of government and anyone calling in bothered by trucks outside have a mental health issue.

Mr. George Mitchell stated that he has lived in Darien for 40 years and runs a landscape company, which the city gave a grandfather clause for when he annexed in. He stated that he has always parked his equipment in the back, until recently because he has a big enough driveway that he can park in.

Chairperson Belczak stated that if they were to abide by the six-foot fence rule that he would comply.

There was some discussion regarding Mr. Mitchell's situation.

Mr. Gombac stated that they would consider each situation as they make final decisions.

Mr. Hawken questioned if they would comply if they had the vehicle in the back of their house parked on a hard surface surrounded by a six-foot fence.

Chairperson Belczak confirmed that was something they had discussed.

Mr. Bagnall questioned if the city wanted fences up just to collect more permit fees.

Mr. Gombac stated that they would work with each person and they wanted to have a discussion to get input.

There was some discussion between the audience and the committee regarding fences.

A Darien resident stated that he owns a small business and had been cited, which was settled in court and resulted in him keeping his trailer in a storage lot outside of Darien. He questioned how he can stay in compliance if he is unable to put his trailer on a hard surface.

Mr. Gombac stated that there would not be a simple answer, and he more than likely he wouldn't have room on the side of his house, but would be able to go through a variation process.

The resident stated that he did not want to pay more storage fees going forward.

Mr. Randy Svencner stated that modern vehicles like Cybertrucks have C plates, so they should consider that. He stated that they are putting a target on specific people, and if 220 people are complaining it's only 1% of the population, so the city is stressing out all these people for only a small fraction of the city population that is complaining. He stated that it sounds like the city is going to work with people, which he is happy about, but the letter sent out gave a different impression.

Mr. Gombac stated that he authored the letter and his goal was to make sure the residents had the opportunity to come in and speak.

Mr. Svencner stated that he is working on a truck that would be his personal vehicle, but it would exceed the gross weight allotment. He stated that there should be more of a balance than just appeasing the residents that have complained, but it does seem that the committee is trying to do the right thing.

The committee reiterated that they have had four meetings now to discuss this issue because they want to make the right decision and hear resident input. They further informed the audience that all of the meetings are public ad information is posted online and in Direct Connect.

Amanda, a Darien resident, stated that she is an advocate for a balanced approach, and that the proposed ordinance would cause more problems than it solves because it targets homeowners whose lifeblood relies on these vehicles. She stated that this enforcement would be invasive and divisive, turning neighbors into watchdogs and creating an environment of suspicion. She further stated that the economic impact could not be ignored, that many residents operate small business or work in trades that require specialized vehicles, and this regulation would add further financial burden to working families. Amanda stated that the aesthetics are subjective, and they should not legislate personal taste at the expense of practicality and fairness. She further stated that this would be a slippery slope and the city must be careful not to overregulate personal property.

Mr. Ryan Srail stated that the ordinance does not represent the community, and that telling the working people that their trucks don't belong is not just bad policy, it's disrespect. He stated that Darien is not a home owner's association, and the ordinance targets one group of people differently than everyone else. He further stated that if Darien wants to improve the

community, they should fix the roads, drainage, and speeding. Mr. Srail stated that this ordinance should be rejected completely.

Mrs. Heather Roskopf stated that her husband's vehicle has been in their driveway for 30 years and no one has ever complained, and that they would not move the vehicle. She stated that Darien is a working-class community and maybe people complaining should find a new place to live.

Mr. Ray Bishop questioned if trailers need to be parked on a hard surface, does that mean the driveway needs to be extended.

Mr. Gombac stated that a hard surface would include patio blocks and clarified that it doesn't need to be on the driveway.

There was some discussion regarding regulations for parking a trailer on the side yard.

Mr. Bishop stated that this would be a considerable expense for the homeowner.

There was further discussion regarding current requirements for parking trailers.

Mr. Bishop stated that many people would not be able to drive their F250s under the proposed regulations.

Mr. Gombac stated that all concerns would be addressed and shared business cards with the audience.

Jessie, a Darien resident, stated that this does not impact her life, but she thinks it is atrocious. She stated that these people live here and pay property taxes, so they should be able to decide what goes on their property, whether their neighbor likes it or not. She further stated that no one needs more control and that the city should leave these people alone.

Mr. Gombac stated that this issue is not about aesthetics, but parking commercial vehicles.

There was much commentary from the audience.

Mr. Srail referenced the 50 houses that were identified.

Mr. Gombac stated that a survey was taken and he wanted to hear input.

Chairperson Belczak stated that they were not here to argue, they were here for discussion and suggestion.

There was some discussion regarding code enforcement.

Mr. Bagnall stated that there were no Karen's in the audience complaining. He stated that all the people in attendance are the hard-working people that don't want to deal with this.

Mr. Eric Frost stated that he was concerned and questioned how they were actually polling people.

Mr. Gombac stated that he should be signed up with Direct Connect and look on the city website for all meeting details.

Mr. Ryan Murphy, City Planner stated that all comments and communications are considered amongst staff and city council.

There was further discussion regarding the 'polling' conducted.

Mrs. Susan Srail questioned if there were any current code restrictions on trailers.

Mr. Murphy explained current code restrictions on construction vehicles.

There was some discussion regarding receiving information about this meeting.

The committee explained that all information is posted on the city website and there is an e-newsletter called Direct Connect which shares pertinent city information.

Mrs. Susan Srail recommended that the proposal is abolished and that the audience write to the ACLU and state representatives.

Chairperson Belczak closed the discussion to public comment. He further stated that they should not move forward with things today and that they would continue to take recommendations into account. He further stated that they are not picking on anyone, but those who don't take care of their property are making it harder on those who do. Chairperson Belczak further emphasized that they wanted to make a decision that would work for everyone.

Mr. Gombac recommended that each person in the audience takes a business card to provide all suggestions.

Alderman Schauer stated that they should send pictures in with suggestions.

Chairperson Belczak stated that there would be a grandfathering with a longer length of time for compliance. He further stated that they would return to discuss at the January 26, 2026 meeting.

The committee further urged the audience to reach out with input, inform people of the meeting, attend the next meeting, and sign up for city communications.

Alderman Stompanato made a motion, seconded by Alderman Schauer to table the discussion until the January 26, 2026 Municipal Services Committee meeting.

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

New Business

- a. **Motion – Accepting a proposal from M & J Asphalt Paving Company, Inc., for the removal and replacement of bituminous aprons and road patches for various Public Works projects.**

Mr. Gombac reported that this would be for various public works projects that go out for bid every year, and that it would give the opportunity for professional pavers to work on streets and/or water.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from M & J Asphalt Paving Company, Inc., for the removal and replacement of bituminous aprons and road patches for various Public Works projects.

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

b. Motion – Accepting a proposal from Route 66 Asphalt Company for bituminous products as required for various Public Works projects at the specified unit pricing.

Mr. Gombac reported that the city staff would pick up asphalt locally for pothole patches, for temporary or permanent patching.

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 Route 66 Asphalt Company for bituminous products as required for various Public Works projects at the specified unit pricing.

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

c. Motion – Accepting the proposal submitted by V & L Molina Trucking for trucking services relating to hauling waste generated from excavations.

Mr. Gombac reported that this trucking company had been used the last couple years and provided one of the best services he had seen.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting the proposal submitted by V & L Molina Trucking for trucking services relating to hauling waste generated from excavations.

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

d. Motion – Accepting a proposal from EJ USA, Inc., for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects.

Mr. Gombac reported that this would come directly from the manufacturer and would include iron grates and sewer covers.

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 EJ USA, Inc., for storm sewer structures, iron sewer grates, concrete adjusting rings as required for various Public Works projects.

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

- e. Motion – Accepting a proposal from Des Plaines Material & Supply for storm sewer structures, concrete adjusting rings as required for various Public Works projects.**

Mr. Gombac reported that this would refer to underground storm sewers and their basins or containers, and would include adjusting the height to the proper grade for roadway or parkway.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from Des Plaines Material & Supply for storm sewer structures, concrete adjusting rings as required for various Public Works projects.

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

- f. Motion – Accepting a proposal from Underground Pipe & Valve Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings for various Public Works projects.**
- g. Motion – Accepting a proposal from Underground Pipe & Valve Company for High Density Polyethylene Pipes, bands, flared end sections and fittings as required for various Public Works projects.**
- h. Motion – Accepting a proposal from Underground Pipe & Valve Company for the purchase of Pressure Pipe.**

Mr. Gombac reported that all these items would be ingredients for infrastructure, both new projects and replacing existing infrastructure. He reported that these products are utilized very rapidly throughout the year.

There was some clarification regarding which products would be used for which projects.

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 Underground Pipe & Valve Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings for various Public Works projects, accepting a proposal from Underground Pipe & Valve Company for High Density Polyethylene Pipes, bands, flared end sections and fittings as required for various Public Works projects, and accepting a proposal from Underground Pipe & Valve Company for the purchase of Pressure Pipe.

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

- i. **Motion – Accepting a proposal from Big Ass Fans for the purchase and installation of five (5) ceiling fans with radiant heaters at the public works facility at a cost not to exceed \$70,033.**
- j. **Motion – Accepting a proposal from Alarm Detection System (ADS) for the installation of the fan into the fire panel for fire suppression at a cost not to exceed \$430.**
- k. **Motion – Accepting a proposal from Sunbelt Rentals, Inc. for the rental of a boom lift for the fan installation at a cost not to exceed \$1,413.92.**

Mr. Gombac reported that this item would be to help control the environment and humidity in the public works garage, and would be tied into the fire alarm system so fans would be shut off in case of fire. He reported that there would also be a lift to install the fans as ours would not have the capability, and that it would be a source provider.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from Big Ass Fans for the purchase and installation of five (5) ceiling fans with radiant heaters at the public works facility at a cost not to exceed \$70,033, accepting a proposal from Alarm Detection System (ADS) for the installation of the fan into the fire panel for fire suppression at a cost not to exceed \$430, and accepting a proposal from Sunbelt Rentals, Inc. for the rental of a boom lift for the fan installation at a cost not to exceed \$1,413.92.

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

I. Minutes – October 27, 2025 Municipal Services Committee

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

Alderman Stompanato made a motion, seconded by Alderman Schauer approving the October 27, 2025 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that the Christmas decorations were up. The committee made some suggestions regarding screening the 'Seasons Greeting Darien' sign.

There was some discussion amongst the committee regarding the city's digital marquee sign advertising for businesses.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, December 22, 2025.

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 7:58 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman