

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

**Monday, April 27, 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**

**h. PZC-26-4 – Special Use, Variations, Preliminary Plat of Subdivision, Minor PUD Amendment (Core Acquisitions, LLC)**

Mr. Ryan Murphy, City Planner, stated that there would be multiple variations at the old TGIF location, which they would demo to build Dutch Bros and Andy's Custard. He stated that the businesses would own their own pad but have shared access and cross-parking. He further stated that a PUD had approved the whole shopping center, and that the variations would be to facilitate each restaurant and would be required for the site. Mr. Murphy explained each of the variations and the design for each business. He stated that staff had recommended fencing around the walk-up areas, but the PZEDC felt the landscaping was sufficient and no fence would be needed. Mr. Murphy further clarified that staff did not anticipate any issues.

Alderman Ralph Stompanato questioned if there would be a backup of cars.

Mr. Murphy stated that Dutch Bros would have an opening team to coordinate traffic control with the police department, and he was confident they would be able to manage the traffic. He added that Dutch Bros would be busy earlier in the day and Andy's would be busy later in the day.

Mr. Dan Gombac, Director, stated that this was great for economic development, and that it would bring good foot traffic to the shopping center and a boost to the environment.

Mr. Murphy stated that they had submitted an economic incentive request which would be discussed at a later date.

There was some discussion regarding the ingress/egress.

Chairperson Belczak stated that they should consider requesting a light timing change in the future, and that he had some concerns the traffic may get backed up.

Mr. Murphy stated that they had asked if the traffic was analyzed and that the city engineer offered to write a letter.

Mr. Gombac stated that he would gather some information regarding traffic improvements in that area.

**Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-4 – Special Use, Variations, Preliminary Plat of Subdivision, Minor PUD Amendment (Core Acquisitions, LLC).**

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

Mr. Murphy explained the next steps to the petitioner. There was some discussion regarding the lot ownership.

**f. PZC-26-6 – Variation (Husain Koita – 2505 75<sup>th</sup> Street)**

Mr. Murphy stated that the neighbors of the property expressed that they would not want a fence, and the property owner agreed to plant arborvitaes as a green fence instead. He stated that there had been many comments in support of this variation, and that the PZEDC unanimously recommended approval.

Alderman Stompanato questioned if the petitioner would still have the right to put a fence up if they chose to do so.

Mr. Murphy confirmed that they would still be allowed to.

Chairperson Belczak stated that they would not always have the same owners, and questioned if they would tie the variation in with the owners of the property or with the property itself.

Mr. Gombac stated that in perpetuity, they would record something regarding the variation, and that the owner would have the right to change back to a solid fence, but the homeowners would not be privy to additional demands. He stated that staff looked at it as this is the property owner, and they came to an agreement with the resident for the time being. He further stated that if and when the resident moves out and a new resident comes in, they can put a fence up, but it won't be mandated. Mr. Gombac reported that they would record and talk to the city attorney, and that the agenda memo would stand based on the variation that was always on record.

Mr. Murphy stated that they would probably do a resolution if they express to the property owner in a document that they are entitled to a zoning fence. He stated that it was important to have this conversation on record to refer back to.

Chairperson Belczak reiterated that they would not always be the same two owners.

Alderman Stompanato stated that they wouldn't want to penalize the owner for trying to do the right thing, and that the homeowner on the other side would also be entitled to a fence.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer to approve PZC-26-6 – Variation (Husain Koita – 2505 75<sup>th</sup> Street).**

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

Mr. Gombac included for the record an email from Alderman Eric Gustafson stating his strong recommendation for approval of this item.

**g. PZC-26-5 – Special Use, & Variations – Time Extension (Indvestia Darien, LLC – 7409 Cass Avenue)**

Mr. Murphy stated that they had approved a time extension last year and the only difference this year is that they are under contract with a coffee shack called Mudslingers. He stated that they provided a letter of intent, but may have to come back if they don't comply with the approved site plan.

Alderman Stompanato questioned why there was a no vote at the Planning and Zoning meeting.

Mr. Murphy stated that it was due to a traffic concern, but that a traffic study had been conducted for a proposed coffee shop.

Mr. Gombac stated that he would be more concerned about the county roadway.

Chairperson Belczak questioned why they were bringing in more coffee shops.

Mr. Murphy stated it was a different clientele and Mr. Gombac confirmed it was just business competition.

There was some discussion regarding the different coffee businesses.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-5 – Special Use, & Variations – Time Extension (Indvestia Darien, LLC – 7409 Cass Avenue).**

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

**i. Ordinance – Text amendments to Title 7 (Health and Sanitation) to clarify existing outdoor storage standards for trash bins under Section 7-1-5(B) of the City Code.**

Mr. Murphy stated that he had a discussion with the administrative hearing officer who said that someone a city-approved LRS-issued container, he would have a hard time finding them liable for the violation. He stated that they cleaned up the ordinance so they specifically mention that residential carts and totes would still have to be inside pre-manufactured containers or other as approved by Mr. Gombac, with the intent being that the bins are not visible from the street. He further stated that it was rare to go to court on this issue, that they were trying to be more informative and penalties are very light, so they would be ensuring that if the situation came up, the text in the ordinance would more clearly describe a container of certain dimensions that would hold the trash cans, and anything alternatively constructed would need approval from Mr. Gombac or his designee.

Mr. Gombac reported that this bin effect would help especially with the homes in wards two and seven because of the way the grade on some the homes are, that it may be difficult to get the trash cans to the side of the house. He reported that the text amendment had designated a model number that is either not available or hard to find, so they made it more generic in the revision by including the size.

Mr. Murphy stated that some models of homes have a slope without a functional side yard, which causes cans to be placed in front of the garage, and that they receive weekly complaints about this.

Alderman Stompanato questioned if people complain about cans in front of the garage.

Mr. Gombac confirmed that they do.

Alderman Stompanato stated that he feels that 80% of Hinsbrook would be in violation. He questioned why they would have to hide two plastic containers in one big container.

Mr. Murphy stated that this came from some research and discussion with Mr. Gombac, and that before LRS there were different sizes of cans and trash bags. He stated that sometimes trash cans are overfilled and there are concerns about rodents. He further stated that some issues have persisted, but the original intent was for different containers.

Alderman Stompanato stated that there used to be bins all over the neighborhood, and that he understood having an ordinance for unsightly or overflowing garbage. He questioned why having two bins was bad, but one bin was acceptable.

Mr. Murphy stated that they have to enforce the code.

Mr. Gombac stated that this has been a vetted issue, and that with code enforcement, they have been resolving issues over the years.

Alderman Stompanato stated that if people have two LRS containers, they should just have to keep them clean and place wherever. He questioned where one would buy the specified large container size.

Mr. Gombac stated that they used to have a model number, but that size can be found at Home Depot.

Alderman Stompanato stated that this can be very costly, and he questioned why one should have to pay for a new giant bin to put their existing bins in, when they already look clean and nice.

Mr. Gombac stated that the Committee could bring the proposal back to City Council to workshop.

Alderman Stompanato stated that he would be happy to workshop it, and that he was not in favor of the current proposal.

Alderman Ted Schauer stated that the original ordinance was prior to LRS, and that current bins look better than anything used before, but some houses were not designed for garbage. He agreed with Alderman Stompanato, and added that anything is an improvement and needs to be an open discussion. He further questioned what they would do in the future.

Mr. Murphy stated that staff could present a revised ordinance to bring back as a new item.

Chairperson Belczak stated that it would not be a bad idea to come back with a comparison to other communities.

Alderman Schauer stated that not every house would have the capability to hide cans off the driveway, but they could talk about some houses asking for an exception.

Mr. Gombac stated that it would be very difficult to police.

Alderman Stompanato stated that if the amendment were to pass, there had not been any information regarding yard waste.

Mr. Gombac stated that there would be a yard waste container, and that they typically are only in front for a day or two. He stated that he would recommend presenting the item under new business at City Council to further deliberate.

Chairperson Belczak stated that it would not hurt to pass the text amendment, that they would still revisit it.

Mr. Murphy stated that even if the motion failed, it would still go to Council.

Alderman Stompanato stated that if they would put this in place just to let code enforcement ticket, he was definitely against it.

Mr. Murphy confirmed that the ordinance would be to enforce.

Alderman Stompanato stated that no matter what, the ordinance needs to change.

Mr. Gombac stated that they could vote on the text amendment for stronger clarification and availability of a specification.

Mr. Murphy reiterated that the current rule is badly worded.

The Committee agreed that the ordinance made sense before they had LRS.

Mr. Gombac suggested that they forward with a vote, bring it to new business and discuss with the Council.

There was some discussion regarding green waste.

**Alderman Schauer made a motion, seconded by Alderman Belczak to approve an Ordinance – Text amendments to Title 7 (Health and Sanitation) to clarify existing outdoor storage standards for trash bins under Section 7-1-5(B) of the City Code.**

**Upon voice vote, the MOTION FAILED 1-2.**

**AYE: Schauer**

**NAY: Belczak, Stompanato**

Mr. Gombac confirmed that he would discuss the issue with the Mayor, and they would address it at City Council.

- a. Motion – Authorizing the purchase of one (1) new Finn T60T Hydroseeder from Burriss Equipment in an amount not to exceed \$45,576.25.**

Mr. Gombac reported that this item had been discussed at the budget meeting, and that it would be a great use for the department. He reported that hydroseed is a slurry mix with seed and nutrients to promote grass growth and health, and that it would be cost effective compared to sod. He further reported that the product would guarantee grass growth in the rights-of-way, and would be part of a joint co-op. Mr. Gombac further explained that they would no longer need straw, that it would be self-contained, and that it would help the grass that had been damaged due to salt.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the purchase of one (1) new Finn T60T Hydroseeder from Burriss Equipment in an amount not to exceed \$45,576.25.**

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

- b. Motion – Accepting the proposal of a 12-month subscription renewal 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 was a renewal of a 12-month subscription for cameras placed around town to capture real time events at live intersections. He reported that the sensors would capture the road temperature and determine how they should treat the roads, which provided good forecasting.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato accepting the proposal of a 12-month subscription renewal 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.**

- c. Motion – Authorizing the purchase of one new model 1599-FB flatbed trailer from Sauber Manufacturing Company in an amount of \$38,506.00, and plates and registration in an amount not to exceed \$350.**

Mr. Gombac reported that this would be a trailer used for future shoring to protect from cave-ins. He reported that the trailer would increase in price if they waited to purchase it, so a letter of intent was provided. He further explained that the trailer would be used specifically for shoring equipment.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the purchase of one new model 1599-FB flatbed trailer from Sauber Manufacturing Company in an amount of \$38,506.00, and plates and registration in an amount not to exceed \$350.**

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

- d. Motion – Authorizing the purchase of one new ten-ton dovetail trailer, from A&W Truck and Trailer for \$15,248.00**

Mr. Gombac reported that this would replace a 2010 trailer that had a good life, but it was time for a replacement.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato authorizing the purchase of one new ten-ton dovetail trailer, from A&W Truck and Trailer for \$15,248.00.**

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

- e. Motion – Authorizing a proposal for retrofitting the reheat coils on the Variable Air Volume (VAV) Boxes for the Police Department HVAC system, to Amber Mechanical Contractors in an amount not to exceed \$20,532.56.**

Mr. Gombac reported that the agreement with Amber would be for five years for maintenance and discounted parts and labor. He reported that in 2017 they had refurbished the HVAC at the Police Department, which is a more intricate set up that adjusts the air based on what the temperature should be. He further reported that there had been alarms and system shut downs, and the repairs should be done every three to five years.

There was some clarification regarding the budget. Mr. Gombac confirmed that the proposal would make maintenance easier and more economical.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing a proposal for retrofitting the reheat coils on the Variable Air Volume (VAV) Boxes for the Police Department HVAC system, to Amber Mechanical Contractors in an amount not to exceed \$20,532.56.**

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

**j. Minutes – March 23, 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 March 23, 2026 Municipal Services Committee Meeting Minutes.**

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

**Director's Report**

Mr. Gombac reported that he had a contract for the Plainfield wall, that all the players were set, and that they had a pre-construction meeting. He reported they were targeting a completion by the end of September. There were some questions regarding staging.

He reported that the Shell on Cass would be done in about two months.

He reported that they were in a negotiation with Darien Club regarding concrete curb and gutter, and that they had settled with Suburban.

He reported that the condo project on Plainfield had resubmitted their plans and would have to come back for approval.

He reported that the digital sign on Plainfield and Cass would be repaired very soon.

**Next Scheduled Meeting**

Chairperson Belczak announced that the next meeting is scheduled for Tuesday, May 26, 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 7:24 p.m.**

**RESPECTFULLY SUBMITTED:**

**X**

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Thomas Belczak  
Chairman

**X**

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Ted Schauer  
Alderman

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**X**

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Ralph Stompanato  
Alderman