

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

October 27, 2025

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

ABSENT: None

OTHERS: Mr. Dan Gombac – Director

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

- 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 had been in progress going back months and that they had run into some challenges enforcing commercial vehicle parking restrictions due to the contrasting zoning regulations and the PD traffic code. He reported that many of the regulations fail to address modern vehicles because the regulations were originally adopted in 1972. He further reported that the current restrictions in Title 5A does not explicitly restrict commercial vehicles and is very broadly defined.

Mr. Gombac reported that staff had conducted research based on neighboring towns for the ordinance revision and would like to establish a clear vehicle class table. He reported that staff would like to retain the 8,000-pound threshold, update the definition of commercial vehicle including visual and physical identifiers, and would look at the explicit prohibition of tow trucks, construction trailers, haulers and other construction equipment. He further reported that they would allow one commercial vehicle outdoors within the 8,000-pound range as well as allow a second commercial vehicle enclosed within a garage. Mr. Gombac reported that they would look at a six-month amortization, using a sunset clause for policing.

Mr. Gombac reported that the PZC and MSC had reviewed this initially back in July, and that the initial review had identified 36 residential properties with commercial vehicles. He reported

that the next step would be for staff to finalize ordinance revisions incorporating any feedback from the committee. Mr. Gombac reported that the key provisions would be as follows:

- Overnight parking restrictions – prohibit overnight parking of any class 2 or higher vehicle weighing over 8,000 pounds
- Construction equipment prohibition – bans the parking or storage of construction-related items
- Trailer restrictions – prohibits hauling, dump body, enclosed trailers designed to transport construction equipment
- Prohibition of tow trucks, reg wreckers, flatbeds, or other vehicle carriers
- Commercial vehicle limits – one commercial vehicle outdoors and one commercial vehicle enclosed
- Display of vehicles for sale prohibited – only residents can have a personal vehicle for sale
- Amortization period – May 3, 2026 arbitrary date

Mr. Gombac presented a packet of photos of commercial vehicle violations for the committee. The committee discussed each photo in the packet, stating that they would prohibit cases altogether without exceptions.

Chairperson Belczak stated that they should prohibit all and have the ability where they could create variances based on case-to-case justification.

There was some discussion regarding commercial vehicles for registered businesses in Darien.

There was further discussion regarding over 20 photos of code cases.

Mr. Gombac reported that he would take the committee's recommendations to staff, and that they would either codify the ordinance for City Council or would bring this item back to the committee for final review.

The committee decided that they would bring this item back for discussion. They further recommended a one-year sunset clause.

Mr. Gombac reported that staff would revise the ordinance and bring it back to the committee for further review.

New Business

- a. **Ordinance – PZC2025-17 Variations – 8226 S. Cass Avenue – Petitioner (Nerijus Cepronas) requests a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561 (PIN: 10-04-201-001).**

Mr. Gombac reported that the PZC reviewed the petition with a unanimous favorable recommendation. He reported that the variation would be required in order to build an excess of 800 square feet.

The committee confirmed that there would be a grading plan.

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 Ordinance – PZC2025-17 Variations – 8226 S. Cass Avenue – Petitioner (Nerijus Cepronas) requests a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561 (PIN: 10-04-201-001).

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

- b. Motion – Authorizing the purchase of alternative liquid deicer and anti-icing products from K-Tech Specialty Coatings, Inc., in an amount not to exceed \$110,000.**

Mr. Gombac reported that the budget would be doubled to expand the services to all streets. He reported that they had success with the product for the last couple years and it will help prevent and treat ice on the roads.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato authorizing the purchase of alternative liquid deicer and anti-icing products from K-Tech Specialty Coatings, Inc., in an amount not to exceed \$110,000.

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

- c. Motion – Authorizing to extend a proposal from JC Landscaping & Tree Service at the proposed schedule of prices for the Rear Yard Drainage Assistance Program for the period of May 1, 2026 through April 30, 2027.**

Mr. Gombac reported that the rear yard drainage issues had gone down 70-80% and that they had been receiving less complaints than in the past. He reported that the vendor had been doing great work the last couple years.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer authorizing to extend a proposal from JC Landscaping & Tree Service at the proposed schedule of prices for the Rear Yard Drainage Assistance Program for the period of May 1, 2026 through April 30, 2027.

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

- d. Motion – Authorizing to extend a proposal from Vulcan Construction Materials, LLC, for the purchase and delivery of stone for Public Works projects for a period of May 1, 2026 through April 30, 2027.**
- f. Motion – Authorizing to extend a proposal from Vulcan Construction Materials, LLC, for the purchase and pick up of stone for Public Works projects for a period of May 1, 2026 through April 30, 2027.**

Mr. Gombac reported that this would be the stone utilized for water main breaks, storm sewer projects, backfill, and certain landscape restoration. He reported the Vulcan would provide good pricing in regard to pick-up and delivery.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato authorizing to extend a proposal from Vulcan Construction Materials, LLC, for the purchase and delivery of stone for Public Works projects for a period of May 1, 2026 through April 30, 2027 and authorizing to extend a proposal from Vulcan Construction Materials, LLC, for the purchase and pick up of stone for Public Works projects for a period of May 1, 2026 through April 30, 2027.

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

- e. Motion – Authorizing to extend a proposal from JC Landscaping & Tree Service at the proposed schedule of prices for the Landscape Restoration for the period of May 1, 2026 through April 30, 2027.**
- g. Motion – Authorizing the extension of a proposal from JC Landscaping & Tree Service at the schedule of prices for the Ditch Landscape Maintenance Program for the period of May 1, 2026 through April 30, 2027.**

Mr. Gombac reported that this would include if public works would be inundated with water main breaks or other projects, it would give the opportunity to get restoration done and not prolong it. He reported it would also include right-of-way ditch maintenance, and had been a very proactive program in its second year of completion.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer authorizing to extend a proposal from JC Landscaping & Tree Service at the proposed schedule of prices for the Landscape Restoration for the period of May 1, 2026 through April 30, 2027 and authorizing the extension of a proposal from JC Landscaping & Tree Service at the schedule of prices for the Ditch Landscape Maintenance Program for the period of May 1, 2026 through April 30, 2027.

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

- h. Motion – Authorizing the extension of a proposal from Shreve Services, Inc., for topsoil at the specified unit prices for various public works projects for a period of May 1, 2026 through April 30, 2027.**

Mr. Gombac reported that this would be an extension of a three-year proposal for topsoil, and that the vender had provided great services.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato authorizing the extension of a proposal from Shreve Services, Inc., for topsoil at the specified unit prices for various public works projects for a period of May 1, 2026 through April 30, 2027.

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

- i. Ordinance – Authorizing the disposal of surplus property.**

Mr. Gombac reported that the item was self-explanatory. He provided a rough dollar amount they would earn on certain surplus items.

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 an Ordinance authorizing the disposal of surplus property.

- j. Motion – Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering Ltd. for the 2026 Street Maintenance Program, in an amount not to exceed \$36,925.00.**
- k. Motion – Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for pavement coring for the proposed 2026 Street Maintenance Program, in an amount not to exceed \$14,000.00.**

Mr. Gombac reported that this would be for the 2026 road program and that the proposed line item would be for just under five miles. He reported that they had been timing the roads well, preventing pot holes and base failures, with a couple alternatives. He further reported that Cass Junior High had approached the city to repave their lot and the Mayor would be working on an IGA to execute with them. Mr. Gombac reported that he would conduct coring for one more year to see what the cores come out to and find resolution.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato authorizing Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering Ltd. for the 2026 Street Maintenance Program, in an amount not to exceed \$36,925.00 and authorizing the Mayor to enter into an engineering agreement with

Christopher B. Burke Engineering, Ltd. for pavement coring for the proposed 2026 Street Maintenance Program, in an amount not to exceed \$14,000.00.

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

I. Minutes – September 22, 2025 Municipal Services Committee

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 the September 22, 2025 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that the lattice for the Plainfield wall project had been put on the wayside due to installers not being willing to do it, and that down the line public works would install a lattice designed in-house. He further reported that the contract had included an option for an eight-foot or six-foot fence, and that the timeline would be about two months behind due to a pending review from DuPage County.

Mr. Gombac reported that there would be a lot of trees to be planted this year, and that the policy would be changed this year so residents would not have a choice of tree. He reported that he had received calls from residents who did not want trees, and that all had been spoken to and worked out the issue.

Mr. Gombac reported that the issue at Sokol Court had reached amicable terms. He reported that 100 trees had been removed and replaced, and sod had been installed.

There was some discussion amongst the committee regarding other current matters.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, November 24, 2025.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:37 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman