

A WORK SESSION WAS CALLED TO ORDER AT 7:00 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE NOVEMBER 20, 2023 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:06 P.M.

Minutes of the Regular Meeting

of the City Council of the

CITY OF DARIEN

NOVEMBER 20, 2023

7:30 P.M.

1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:30 P.M. by Mayor Marchese.

2. **PLEDGE OF ALLEGIANCE**

Mayor Marchese led the Council and audience in the Pledge of Allegiance.

3. **ROLL CALL** — The Roll Call of Aldermen by Clerk Ragona was as follows:

Present:	Thomas J. Belczak	Ted V. Schauer
	Eric K. Gustafson	Ralph Stompanato
	Joseph A. Kenny	Mary Coyle Sullivan
	Gerry Leganski	

Absent: None

Also in Attendance: Joseph Marchese, Mayor
JoAnne E. Ragona, City Clerk
Bryon Vana, City Administrator
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services
Jordan Yanke, City Planner

4. **DECLARATION OF A QUORUM** – There being seven aldermen present, Mayor Marchese declared a quorum.

5. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

There were none.

6. **APPROVAL OF MINUTES** – November 6, 2023

It was moved by Alderman Stompanato and seconded by Alderman Schauer to approve the minutes of the City Council Meeting of November 6, 2023.

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer,
Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

7. **RECEIVING OF COMMUNICATIONS**

Alderwoman Sullivan received emails from residents in Ward 5 regarding street light outages. Director Gombac provided an update on supply chain issues and anticipated repair date.

Alderman Gustafson received communication from residents regarding proposed duplex development.

8. **MAYORS REPORT**

A. RECOGNITION OF THE DARIEN GARDEN CLUB

Mayor Marchese awarded Cathy Streett the Heart of Darien Award for being a true force of nature that embodies the heart of a green community – improving our environment.

Cathy was an original founding member of our local, award-winning Darien Garden Club since its inception in 2001. For more than 22 years, she has beautified our community, educated the public about gardening and environmental issues, and supported environmental initiatives through other numerous organizations.

Ms. Street thanked volunteers for making things happen, also the City and community for supporting the Darien Garden Club.

Mayor Marchese:

- Honored Tobey Panice who celebrated his 99th birthday on November 18. He highlighted milestones in Mr. Panice’s life including service to our country as a World War II veteran, he was awarded a Purple Heart and a Bronze Star. Mayor Marchese stated Mr. Panice is one of Darien’s finest and one of the reasons we call Darien “A nice place to live.” Mr. Panice received a round of applause and standing ovation. He is looking forward to his 100th birthday.
- Stated a year ago City of Darien applied to become one of the first municipalities in DuPage County to become an EV Ready Community. He read communication from Edith Makra, Director of Environmental Initiatives, with Metropolitan Mayors Caucus regarding the EV Readiness Program. Ms. Makra highlighted Director Gombac’s extensive research, hard work integrating new policies into Darien’s code, documentation to EV Readiness Team, creation of new permit process for both commercial and residential EV charging installation, and volunteering his time as an expert advisor. The Darien team will be awarded a bronze plaque at a celebration on December 7, 2023. Mayor Marchese noted how proud he was of our City and thankful for Director Gombac for devoting his time in bringing this designation to our City. Director Gombac commented on the great experience and appreciation for being recognized.
- Spoke of ownership changes and meetings with new owner of Chestnut Court, Kumar Bhavanasi, and his management team regarding the redevelopment of the shopping center. Mayor Marchese noted Council agreed that Chestnut Court was a key development area emphasizing “mixed use.” Mayor Marchese expressed his excitement. Alderman Gustafson, Administrator Vana and Director Gombac commented.
- Thanked residents for sending in fall photographs.

9. **CITY CLERK’S REPORT**

Clerk Ragona announced that City offices will be closed on Thursday, November 23 and Friday, November 24 in observance of the Thanksgiving holiday.

10. **CITY ADMINISTRATOR’S REPORT**

Administrator Vana spoke of the tax levy on Consent Agenda. He explained most of the levy goes to Police Pension Fund. City intends to use \$83,000 from “other funds” to maintain a property tax freeze. He advised residents that tax increases experienced resulted from other taxing bodies or was due to reassessment in home value.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

A. POLICE DEPARTMENT MONTHLY REPORT – OCTOBER 2023

Chief Thomas commented City will be moving from Twitter to text messaging for notifications, updates and community outreach.

Alderman Gustafson encouraged residents to sign up for text messaging on behalf of family members that do not have access to technology.

Chief Thomas provided highlights from the October 2023 Monthly Report:

- New event, Faith and Blue, took place on October 7 at Our Lady of Peace Catholic Church.
- Safety discussion with Darien Woman’s Club on November 1.
- Meeting held on November 1 at Indian Prairie Public Library regarding safety around the holidays. The next meeting is scheduled for December 6 at 10:00 A.M. covering self-protection.
- Stated overall crime is down.
- Commented on email from Alderman Leganski regarding speeding in neighborhood with suggestions. Tracking of concerns in Frontline software and resolution through problem oriented policing.

B. MUNICIPAL SERVICES – NO REPORT

12. **TREASURER’S REPORT**

A. WARRANT NUMBER 23-24-14

It was moved by Alderman Schauer and seconded by Alderman Kenny to approve payment of Warrant Number 23-24-14 in the amount of \$1,085,914.68 from the enumerated funds, and \$445,939.00 from payroll funds for the period ending 11/16/23 for a total to be approved of \$1,531,853.68.

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. MONTHLY REPORT – OCTOBER 2023

Administrator Vana reviewed year-to-date sources of revenue, expenditures, and fund balances through the month of October 2023.

<u>General Fund:</u>	Revenue \$11,070,945; Expenditures \$8,375,077; Current Balance \$6,071,387
<u>Water Fund:</u>	Revenue \$4,150,089; Expenditures \$3,447,723 Current Balance \$4,296,627
<u>Motor Fuel Tax Fund:</u>	Revenue \$521,999; Expenditures \$454,071; Current Balance \$1,542,039
<u>Water Depreciation Fund:</u>	Revenue \$11,015; Expenditures \$5,934; Current Balance \$618,319
<u>Capital Improvement Fund:</u>	Revenue \$508,675; Expenditures \$3,013,889; Current Balance \$17,263,122

13. **STANDING COMMITTEE REPORTS**

Administrative/Finance Committee – Chairwoman Sullivan announced the Administrative/Finance Committee meeting is scheduled for December 4, 2023 at 6:00 P.M.

Municipal Services Committee – Chairman Belczak stated the minutes of the September 25, October 23, October 30 and November 1, 2023 meetings were approved and submitted to the Clerk’s Office. He announced the Municipal Services Committee meeting is scheduled for December 27, 2023 at 6:00 P.M.

Police Committee – Chairman Kenny announced the Police Committee meeting is scheduled for December 18, 2023 at 6:00 P.M. in the Police Department Training Room.

Mayor Marchese stated the Darien Community Action Committee met on November 11, 2023. He announced the Tree Lighting Ceremony & special events will be held on December 3, 2023 from 1:00 – 4:00 P.M. at the Darien Historical Museum

14. **QUESTIONS AND COMMENTS – AGENDA RELATED**

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

Mayor Marchese stated during the Work Session New Business Items A, B and C were moved to the Consent Agenda as Items C, D and E.

It was moved by Alderman Belczak and seconded by Alderman Stompanato to approve by Omnibus Vote the following items on the Consent Agenda:

- A. ORDINANCE NO. O-22-23** AN ORDINANCE LEVYING TAXES FOR GENERAL AND SPECIAL CORPORATE PURPOSES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY, 2023, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2024, FOR THE CITY OF DARIEN, ILLINOIS

- B. ORDINANCE NO. O-23-23** AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF MAY, 2023, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2024, IN AND FOR THE CITY OF DARIEN SPECIAL SERVICE AREA NUMBER ONE KNOWN AS TARA HILL

- C. ORDINANCE NO. O-24-23** AN ORDINANCE AMENDING TITLE 5A, ZONING REGULATIONS, OF THE DARIEN CITY CODE (PZC2023-07: ELECTRIC VEHICLE (EV) CHARGING STATIONS)

- D. RESOLUTION NO. R-121-23** A RESOLUTION TO ENTER INTO AN ENGINEERING AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR THE 2024 STREET MAINTENANCE PROGRAM CONTRACT BID BOOKLET IN AN AMOUNT NOT TO EXCEED, IN AN AMOUNT NOT TO EXCEED \$36,350.00

- E. RESOLUTION NO. R-122-23** A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN ENGINEERING AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR PAVEMENT CORINGS FOR THE

PROPOSED 2024 STREET MAINTENANCE PROGRAM, IN AN AMOUNT NOT TO EXCEED \$10,000.00

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

17. **NEW BUSINESS**

A. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE APPROVING A REZONE FROM R-1 SINGLE-FAMILY RESIDENCE DISTRICT TO R-3 MULTI-FAMILY RESIDENCE DISTRICT, PRELIMINARY PLAT OF SUBDIVISION, SPECIAL USE FOR PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PUD APPROVAL, AND CERTAIN VARIATIONS/WAIVERS (PZC2023-09: WOODLAND GLEN SUBDIVISION)

City Planner Yanke distributed additional public comments received to Council.

City Planner Yanke provided summary comments regarding the rezoning request, Special Use Planned Unit Development (PUD), preliminary plat of subdivision and waivers/variances. The existing parcels 2941, 2963, & 2985 87th Street comprise 7.34 acres. He explained the petitioner would like to rezone from R-1 Single-Family Residence District to R-3 Multi-Family Residence District. The proposed preliminary plat has 17 lots with 34 total dwelling units with access from 87th Street; two proposed ingress/egress cuts for Woodland Lane, one full access and one right-in, right-out.

City Planner Yanke stated case appeared before the Planning & Zoning Commission on October 18, 2023 and received a favorable recommendation with conditions. Case appeared before Municipal Services Committee on November 1, 2023; Municipal Services Committee upheld the recommendation, but changed one of the conditions to shift structures two feet instead of five feet on certain lots. He highlighted packet contents.

Director Gombac provided clarifying comments from Municipal Services Committee meeting; he spoke of stormwater, water flow, overland flow route, 87th Street being a

DuPage County roadway, no traffic control light requirement, acceleration/deceleration lanes, stormwater location, wetland treatment and best management practices for detention area.

Alderman Sullivan, Aldermen Gustafson, Leganski, Kenny, and Belczak inquired about shift of residences 2 feet; ability to park on both sides of the street; retaining wall; fencing; landscaping; density requirements; snow plowing/snow placement; flooding/elevation changes; lift station; retention pond; geotechnical report; right turn only on east side; sanitary manhole; slowing speed on 87th Street; culvert pipe; ability to decrease number of units; and R1 versus R3.

Mayor Marchese inquired about impact fees; Jordan Yanke responded.

Director Gombac, City Planner Yanke and developer representatives, Steve Kranenborg, Project Engineer; James Healy, Attorney; Katrina Laflin, Landscape Architect; and Scott Stevens, V.P. Donven Homes, responded to Council questions.

Several residents voiced their concerns with development of Woodland Glen subdivision, which included: proximity to neighbors, size of backyards, trespassing, noise, removing “naturalness”/changing look of neighborhood, flooding, too small of an area, too close to 87th Street, safety issues exiting, existing variance for property to the east, geotechnical report not completed, impact on wildlife, increased traffic, and need to eliminate variances.

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve the motion as presented.

Director Gombac responded to questions from Alderman Sullivan and Alderman Stompanato regarding geotechnical report status and next steps.

Alderman Gustafson and Alderman Sullivan expressed their safety concerns with residents entering and exiting 87th Street, acceleration/deceleration lanes, and speed of traffic on 87th Street.

Mayor Marchese noted that same traffic/safety concerns exist across the street with no restrictions. Director Gombac stated traffic study was completed; consultant did not anticipate concerns.

ORDINANCE NO. O-25-23

AN ORDINANCE APPROVING A REZONE FROM R-1 SINGLE-FAMILY RESIDENCE DISTRICT TO R-3 MULTI-FAMILY RESIDENCE DISTRICT, PRELIMINARY PLAT OF SUBDIVISION, SPECIAL USE FOR PLANNED UNIT DEVELOPMENT (PUD)

AND PRELIMINARY PUD APPROVAL, AND CERTAIN VARIATIONS/WAIVERS (PZC2023-09: WOODLAND GLEN SUBDIVISION)

Roll Call: Ayes: Belczak, Leganski, Schauer, Stompanato

Nays: Gustafson, Kenny, Sullivan

Absent: None

Results: Ayes 4, Nays 3, Absent 0

MOTION DULY CARRIED

18. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

Mayor Marchese wished all a Happy Thanksgiving.

Aldерwoman Sullivan stated Thanksgiving is a time to be thankful and grateful; she encouraged all to make donations to help those in need. She thanked City staff for keeping the City safe and running smoothly.

19. **ADJOURNMENT**

There being no further business to come before the City Council, it was moved by Alderman Stompanato and seconded by Alderman Schauer to adjourn the City Council meeting.

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 9:40 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 11-20-23. Minutes of 11-20-23 CCM.