

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

Monday, March 23, 2026

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

There was no old business to discuss.

New Business

- m. PZC-26-3 – Petition from Connor Franklin c/o RCG Ventures for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75th Street (PIN 09-29-400-033) into two lots within the General Business District (B-3). There will be no new construction, and no other changes are proposed.**

Mr. Gombac, Director, reported that RCG Ventures was the real estate broker for TGIF and Home Depot. He reported that Home Depot would be renewing a long-term lease and would want control over their own property maintenance. He further reported that two business had been proposed at the TGIF property.

Chairperson Belczak questioned if they would have their own PIN since they would carve out that section of property.

Mr. Gombac confirmed that they would. He further stated that they would have access to the 75th Street traffic signal.

Alderman Eric Gustafson questioned how this would impact the maintenance of the property and if they would hire a separate company.

Mr. Gombac stated that it would depend on how they set up their deal with RCG.

Alderman Gustafson questioned what the overall purpose would be.

Mr. Gombac reported that it would be for ownership.

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve PZC-26-3 – Petition from Connor Franklin c/o RCG Ventures for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75th Street (PIN 09-29-400-033) into two lots within the General Business District (B-3). There will be no new construction, and no other changes are proposed.

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

- n. PZC-26-2 – Petition from Darick Ammons for the approval of a Special Use Permit for the establishment and operation of a pool hall/amusement use with a full kitchen and bar within the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025.**

Mr. Gombac reported that this would be the first part of a major entertainment, kitchen, bar-use and would not follow the typical pool hall model. He reported that it would be an upscale place with craft beer and whiskey, full-service kitchen, billiards tables, and events, and would bring a lot of foot traffic to the shopping center. He further reported that the petition would be mixed-use, pool hall/amusement special use, with potential economic incentives through the TIF, pending a deal with the developer.

Alderman Eric Gustafson stated that he attended the PZC meeting and that the petitioner would set aside dedicated family time at the establishment. He questioned how that would work with the liquor license.

Mr. Gombac stated that they would be allowed in, just not at the bar, similar to Chuck's. He stated that the petitioner was very motivated, family-oriented and professional.

Alderman Ralph Stompanato questioned if they would provide classes to the high school.

Mr. Gombac reported that he would give back to the community in some way.

There was some discussion regarding the responsiveness of the management team.

Alderman Gustafson confirmed that there had been no issues raised at the PZC meeting.

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-2 – Petition from Darick Ammons for the approval of a Special Use Permit for the establishment and operation of a pool hall/amusement use with a full kitchen and bar within the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025.

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

- a. Motion – Accepting a proposal from Steve Piper and Sons, Inc., for Tub Grinding Services in an amount not to exceed \$6,500.00.**

Mr. Gombac reported that they had been utilizing this operation for years, that it involved double grinding chips for resident use. He reported that it would cost the city slightly more, but it would be a service for residents. He further reported that they will be looking at the quality of the chips with the vendor before distributing to residents, and that they should call Public Works with their orders once it is open.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to accept a proposal from Steve Piper and Sons, Inc., for Tub Grinding Services in an amount not to exceed \$6,500.00.

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

- b. Resolution – Authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2026/27 General Maintenance items in the amount of \$802,784.90 for a period from May 1, 2026 through April 30, 2027.**

Mr. Gombac reported that there had been a couple different attachments including material, labor, etc. He reported that it would cover any type of ROW, or anything there for the public good, and that this was done with IDOT every year.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve a Resolution – Authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2026/27 General Maintenance items in the amount of \$802,784.90 for a period from May 1, 2026 through April 30, 2027.

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

- c. Resolution – Allowing the City of Darien to perform maintenance and emergency work on City owned infrastructure on State of Illinois Highway System, for a period May 1, 2026 through April 30, 2028.**

Mr. Gombac reported that this would come back on an annual basis, and if an emergency occurred, like a water main break, it would be the city's responsibility, and this would allow the State of Illinois Highway System to come on city property and do what they need to do.

Alderman Stompanato questioned if they own the piece of property that the trucks work on.

Mr. Gombac reported that they were working on that. He further reported that Christopher Burke Engineering had put a plan in place to resurface the roadway. He reported that the police department could enforce the property, but not public works.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve a Resolution – Allowing the City of Darien to perform maintenance and emergency work on City owned infrastructure on State of Illinois Highway System, for a period May 1, 2026 through April 30, 2028.

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

- d. Ordinance – Approving a master licensing agreement between the City of Darien and Ezee Fiber Texas, LLC for a citywide fiber optic infrastructure implementation.**

Mr. Gombac reported that this company was based in Texas and was currently working in Downers Grove, and that AT&T had been working on buildouts. He reported that they would work in front of houses in the rights-of-way. He further reported that Lumos had been given a license, but haven't officially pulled out. Mr. Gombac reported they would likely start work in the late summer, but had not submitted drawings or applied for permits. He reported that they would replace the full width of concrete and backfill with an instant material. He further reported that the company would provide a full presentation at the city council meeting. Mr. Gombac further clarified that they could not say no, only negotiate, and that Attorney Murphey concluded it would be first-come, first-serve.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve an Ordinance – Approving a master licensing agreement between the City of Darien and Ezee Fiber Texas, LLC for a citywide fiber optic infrastructure implementation.

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

- e. Motion – Accepting a proposal from Garland/DBS, Inc., Services related to the interior wall, roof purlins, roof and gutter upgrades of the Municipal Services Salt Shed, 1041 S Frontage Road, including materials and related services for the repairs and upgrades of specified work in an amount not to exceed \$295,763.**

Mr. Gombac reported that this would be for the upcoming budget, and that they wanted to secure some material as prices were increasing. He reported that the building had been shifting due to cracking and the momentum from loading and unloading salt. He further reported that the inside had cracks and that they would need to remove salt, air-dry the inside, and remove the salt leeching and rusting, and check the moisture. Mr. Gombac reported that they would need a new membrane on the roof and would call in service for the labor, with a 15-year guarantee.

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 Garland/DBS, Inc., Services related to the interior wall, roof purlins, roof and gutter upgrades of the Municipal Services Salt Shed, 1041 S Frontage Road, including materials and related services for the repairs and upgrades of specified work in an amount not to exceed \$295,763.

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

- f. Motion – Approving a dedicated Plat of Easement at Chestnut Court Plaza for an electrical service to provide power for low-voltage lighting at the City’s gateway sign, located within the southern right-of-way east of Lemont Road, on property owned by Chestnut Court Darien IL LLC (PIN No. 09-29-300-008).**
- g. Motion – Authorizing the Mayor to enter into an agreement with Chestnut Court Darien IL LLC related to providing electrical service for the low-voltage lighting at the City’s gateway sign located within the southern right-of-way east of Lemont Road.**

Mr. Gombac reported that this was the program for lighting on the welcome signs. He reported that ComEd would allow them to use a transformer, but they would have to go across the street and bore into the road. He further reported that they went to Chestnut Court who agreed to let them use a light pole through the easement, which would cost about \$100 per year, and renewed annually based on consumption.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato approving a dedicated Plat of Easement at Chestnut Court Plaza for an electrical service to provide power for low-voltage lighting at the City’s gateway sign, located within the southern right-of-way east of Lemont Road, on property owned by Chestnut Court Darien IL LLC (PIN No. 09-29-300-008) and authorizing the Mayor to enter into an agreement with Chestnut Court Darien IL LLC related to providing electrical service for the low-voltage lighting at the City’s gateway sign located within the southern right-of-way east of Lemont Road.

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

- h. Ordinance – Authorizing the City of Darien to participate in the Suburban Tree Consortium Membership for the future purchase of trees and labor to install.**

Mr. Gombac reported that city arborist Paul Devine suggested joining the consortium instead of going to bid every year, which would cost \$575 per year, save money, and give them access to all vendors. He reported that Mr. Devine would sit on the board and would be able to meet with the vendors and other counterparts.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato to approve an Ordinance – Authorizing the City of Darien to participate in the Suburban Tree Consortium Membership for the future purchase of trees and labor to install.

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

- i. Motion – Accepting a proposal from Belmont Digital LLC to remove damaged components and replace the marquee panel, data box controls, limited welding metal fabrication and the illuminated sign panel for the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. at a cost not to exceed \$34,950.**
- j. Motion – Accepting a proposal from Terrain Landscape Contractors to remove damaged components and replace the landscape lighting controller, low voltage lighting, limited retaining wall reset, landscape plantings and mulch at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. at a cost not to exceed \$9,743.**
- k. Motion – Approving electrical services from Rags Electric, Inc. as related to the electric panel circuitry, re-wiring and conduit removal and replacement at the material and hourly unit prices in an estimated amount not to exceed \$2,000 at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. Unit costs on file under R-13-25 Rag’s Electric Street Light Maintenance.**
- l. Motion – Approval for a contingency for unforeseen damages to underground, and structural components, water that may require removal and replacement at a cost not to exceed \$5,000 at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave.**

Mr. Gombac reported that there had been a vehicular accident that caused significant damage to the sign and most of the panel controls located behind the impact zone, that this would be a package deal with Belmont Digital. He reported that there had been two competitive bids for landscaping and the city would be responsible for \$4,000-4,500 due to lighting damage. He further reported that they would rebuild the retaining wall and put in new plantings. Mr. Gombac reported that Rags Electric would reinstall the conduit and wiring, and the insurance would want detailed invoices upon completion. He reported that there would be \$51,693 in expense, but it would be mostly reimbursement.

There was some discussion regarding insurance.

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 Belmont Digital LLC to remove damaged components and replace the marquee panel, data box controls, limited welding metal fabrication and the illuminated sign panel for the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. at a cost not to exceed \$34,950, accepting a proposal from Terrain Landscape Contractors to remove damaged components and replace the landscape lighting controller, low voltage lighting,

limited retaining wall reset, landscape plantings and mulch at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. at a cost not to exceed \$9,743, approving electrical services from Rags Electric, Inc. as related to the electric panel circuitry, re-wiring and conduit removal and replacement at the material and hourly unit prices in an estimated amount not to exceed \$2,000 at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave. Unit costs on file under R-13-25 Rag's Electric Street Light Maintenance, and approval for a contingency for unforeseen damages to underground, and structural components, water that may require removal and replacement at a cost not to exceed \$5,000 at the Marquee Site on the southwest corner of Plainfield Rd. and Cass Ave. 7702 Cass Ave.

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

- o. Minutes – February 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 approving the February 23, 2026 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that they would be updating the city website with the most recent commercial vehicle updates.

He reported that they were out to bid for the Plainfield Road wall and would submit permits to the county to increase the radius at Linden.

He reported that the gas station on Cass would break ground this year.

He reported that there had been some turnaround with businesses in town closing and potential new ones coming.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, April 27, 2026.

ADJOURNMENT

With no further business before the Committee, Chairperson Belczak adjourned the meeting at 7:14 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman