

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

**February 23, 2026**

**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 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**

- f. Ordinance – Amending Section 3-3-7-5(C) of the City Code to expand the number of Class E liquor licenses from five (5) to six (6).**

Mr. Ryan Murphy, City Planner, stated that the petition would be to expand the number of liquor licenses for gas stations to sell beer and wine. He stated that the petition benefit G2M, the gas station on the corner of Plainfield and Clarendon Hills Road, which had been the only remaining gas station in Darien without the liquor license. He further stated that this would provide the opportunity for City Council to meet the business.

Mr. Dan Gombac, Director reported that the Mayor would be the liquor commissioner approving any licenses.

Alderman Ted Schauer questioned how much of the store would be taken up by liquor.

The owner of G2M stated that they would do a slight expansion to allow a cooler for beer and wine.

**Alderman Stompanato made a motion, seconded by Alderman Schauer approving an Ordinance amending Section 3-3-7-5(C) of the City Code to expand the number of Class E liquor licenses from five (5) to six (6).**

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

**h. PZC-26-1 – Rezone, Site Plan Approval (Hussain Koita – 2505 75<sup>th</sup> Street).**

Mr. Murphy stated that the petition would be a rezone and site plan approval for a sign shop consisting of office space, warehousing and assembly. He stated that there would be staff parking in the front and a trash enclosure and loading area in the rear. He further stated that the PZC recommended approval with the condition that the trash enclosure be moved closer to the building. Mr. Murphy provided a brief history of the property's development, and stated that the site plan complies with zoning regulations. He stated that the residents are opposed to the fence, but it is a requirement under the city zoning code that the petitioner plans to comply with.

Mr. Gombac reported that Haraldsen's is the neighbor to the west, and when purchased, the fence had been 50-70 feet from the property line, which gives the illusion that the resident behind him has more property. He reported that Alderman Gustafson has been involved, and asked the petitioner to provide trees, but the city cannot mandate this. He further reported that if a condition had been proposed to move the fence in and put landscaping behind it, there would be agreements to consider regarding policing, but that would be between the owner and the resident.

Mr. Murphy clarified that the fence would be required unless a variation was proposed.

Chairperson Belczak questioned if the PZC recommended specific numbers with their condition to move the trash enclosure.

Mr. Murphy stated that they had not given an exact measurement. He stated that if the condition would be approved, it would be approximately 60-70 feet from the property line.

Chairperson Belczak stated that they should have a number certain by the time the petition is presented to city council.

Mr. Gombac clarified that the dumpster would be enclosed, so it would not be seen out in the open.

There was some discussion regarding the landscaping space show on the site plan.

The committee clarified that the proposed condition would still allow for the required turning radius and BMPs.

Mrs. Grace Kwak, resident abutting the subject property, stated that the neighbors would not be challenging the rezoning or business, they just requested the trash be moved closer to the building and the fence be removed. She stated that the property would only be zoned B-2 because of the adjacent properties, not because it met all the requirements. She further stated that if they were to put a fence up, it would along 65 feet of her property line and would be very difficult to connect a fence to in the future.

Mr. Gombac clarified that she would be able to place a fence in the easement.

Mrs. Kwak stated that there would be a 10-foot area unfenced, so it would make it difficult for her to connect a fence on her property. She further stated that much of the existing landscaping would need to come out, so her and her neighbor would be looking out at the fence that would not serve a functional purpose and be an eyesore. Mrs. Kwak requested that the fence be kept in line with the adjacent business properties or use the funds instead to put in mature landscaping. She stated her confusion with whether or not the fence would be part of this approval.

Mr. Murphy clarified that there had not been a variation requested, so the fence would be included in the regular building requirements.

Mrs. Kwak stated that she drove to the other B-2 parcels in Darien and they did not have fencing at the property line. She stated that she had asked the petitioner if they would be willing to file a variance, but they stated they would only be complying with city code requirements.

Mr. Gombac clarified that each B-2 property would have different circumstances, some being part of specific PUDs and some having received variations.

There was further discussion regarding the different B-2 properties.

Mrs. Kwak stated that the fence would hinder the neighbors, not serve a functional purpose, and be an eyesore.

Chairperson Belczak questioned whether or not Mrs. Kwak liked fences.

Mrs. Kwak stated that she does, she just wouldn't be able to connect her own potential fence to this one.

Mr. Gombac confirmed that she would be able to connect her own fence, though there may be a slight offset. He further reported that the owner had agreed to compromise on the fence.

Chairperson Belczak clarified that the fence issue would not be before the committee, it would be up to the property owner to decide whether or not to apply for a variation. He stated that the development property had been part of the city's comprehensive plan.

There was some clarification regarding the easement zoning.

Mr. Gombac reiterated that putting a fence up would be the right of the property owner.

Alderman Eric Gustafson, Ward Six, stated that he would like to thank the owner for choosing Darien, and that it would be a good addition to the city. He stated that the neighbors would like to see the fence removed and place landscaping instead, or at least include a row of bushes facing the neighbor properties. He further stated that the lighting in the rear should not shine in backyards, that the rear doors stay closed during manufacturing to keep noise to a minimum, and that they should limit security cameras facing the rear.

The committee further emphasized that the neighbors should meet with the owner to work out any issues with the development.

**Alderman Schauer made a motion, seconded by Alderman Stompanato approving PZC-26-1 – Rezone, Site Plan Approval (Hussain Koita – 2505 75<sup>th</sup> Street).**

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

Chairperson Belczak announced that the petition would move to city council on March 2.

Mr. Murphy clarified that the committee would like staff to establish the minimum number of feet for the trash enclosure.

**g. PZC-25-1 – Final Plat of Subdivision David Mulé – 2220 Manning Road.**

Mr. Murphy stated that this would be a civil petition to split the lot on Manning Road, and that it would be a streamlined process. He stated that there had been a man-made wetland created by the previous owner, but there had been no objections made at the public hearing and the Planning, Zoning, and Economic Development Commission had recommended the petition for approval.

Mr. Gombac reported that depending on the wetland, they may be required to submit buffer designations to the county, which the petitioner had been aware of.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer approving PZC-25-1 – Final Plat of Subdivision David Mulé – 2220 Manning Road.**

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

- a. Motion – Authorizing the Mayor to enter into a contract with Builders Paving, LLC., for the 2026 Street Program as per the following schedule of pricing, pending 2026/27 Budget approval; Base bid - \$1,239,444.12; Alternate 1 - \$88,500.00; Alternate 2 - \$175,147.21; for a total amount not to exceed \$1,503,091.33.**
- b. Motion – Authorizing the Mayor and City Clerk, to execute an Intergovernmental Agreement with the Center Cass School District, for the reimbursement of Cass Junior High School parking lot paving maintenance at 8502 Bailey Rd. through the City of Darien’s 2026 Road Maintenance Contract with Builders Paving, LLC as per the contract unit pricing and a contingency in an amount not to exceed \$175,147.21.**

Mr. Gombac reported that getting earlier bids would allow better pricing and construction to be completed sooner. He reported that the base bid would include designated roadways and patching throughout town. He further reported that Cass Junior High had reached out to be included in the bid, which would include repaving their entire parking lot, providing value engineering at no cost, and the IGA would go to their meeting in March.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato authorizing the Mayor to enter into a contract with Builders Paving, LLC., for the 2026 Street Program as per the following schedule of pricing, pending 2026/27 Budget approval; Base bid - \$1,239,444.12; Alternate 1 - \$88,500.00; Alternate 2 - \$175,147.21; for a total amount not to exceed \$1,503,091.33, and authorizing the Mayor and City Clerk, to execute an Intergovernmental Agreement with the Center Cass School District, for the reimbursement of Cass Junior High School parking lot paving maintenance at 8502 Bailey Rd. through the City of Darien's 2026 Road Maintenance Contract with Builders Paving, LLC as per the contract unit pricing and a contingency in an amount not to exceed \$175,147.21.**

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

- c. Motion – Authorizing the Mayor to enter into a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed \$62,067.00 for the 2026 Landscape Fertilization Services.**

Mr. Gombac reported that this contract had been reevaluated to consider the economies of scale, and that they would reduce the frequency to achieve the same result. He reported that this would provide \$10,000 in savings, and they were happy with the bid results. He further reported that a biodegradable product would be applied two to three times per year to prevent weeds in the rip rap areas.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the Mayor to enter into a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed \$62,067.00 for the 2026 Landscape Fertilization Services.**

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

- d. Motion – Authorizing temporarily waiving certain building permit fees for a period of March 3, 2026-April 30, 2027.**

Mr. Gombac noted that the dates listed on the agenda should be March 3, 2026 – April 30, 2027, coming out to a full year. He reported that this would cover fencing permits, roof permits, driveways, sidewalks and certain patios, anything that would not need to be sent out to a third party for inspections. He further reported that the permits would include zoning and wetlands, and the value of the discount would be approximately \$20,000, a gesture to encourage residents to get work done on their homes.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato authorizing temporarily waiving certain building permit fees for a period of March 3, 2026-April 30, 2027.**

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

- e. Motion – Authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for mowing along County roads and rights of way.**

Mr. Gombac reported that the city maintains certain turf areas through agreements, and that if they didn't participate there would be high grass and less mowing intervals. He reported that the city had prided itself on aesthetics, and the county had reevaluated agreements in a take-it or leave-it offer.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for mowing along County roads and rights of way.**

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

- i. Ordinance – 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. Gombac reported that this item would become a recommendation based on all previous discussions, and they had wanted to give an additional opportunity for any residents to speak on the issue.

A resident in the audience stated that the crowd at the initial meeting had been nasty, and that everyone should have to follow the law. The resident stated that she agreed with these people and their businesses, as her husband is a truck driver, but for many people in Darien, their biggest asset is their house, and those that don't take care of their properties bring property values down. She further stated that one resident had intimidated the crowd to not speak up against him, but people need to get along with their neighbors. The resident stated that not upholding the ordinance would decrease property values for all working people.

There was some discussion regarding a specific residence and whether or not they comply with code requirements.

Mr. Gombac stated that they would continue to monitor the situation and try to compromise with the resident.

The committee agreed that they had discussed the issue fully and that if any other issues came about, it could be revisited in the future.

**Alderman Stompanato made a motion, seconded by Alderman Schauer approving an Ordinance for 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).**

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

**j. Minutes – January 26, 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 January 26, 2026 Municipal Services Committee Meeting Minutes.**

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

**Director's Report**

Mr. Gombac reported that the Plainfield and Cass wall project would be going to bid soon and he hoped to have pricing by the end of March and work through a minor issue with ComEd.

He reported that a vehicle had hit the marquee sign and they would have to replace one screen, sign panels, landscaping and bricks.

He reported that there had not been a change in the status of the condo project by Modell, and that the developer would be working out some issues with stormwater routing and agreements with the residents next to the property. He further reported that the lot would need to be cleaned up by the spring and provide a final plat to city hall.

**Next Scheduled Meeting**

Chairperson Belczak announced that the next meeting is scheduled for Monday, March 24, 2026.

**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 7:42 p.m.**

**RESPECTFULLY SUBMITTED:**

**X**

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Thomas Belczak  
Chairman

**X**

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Ted Schauer  
Alderman

**X**

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Ralph Stompanato  
Alderman