City Council
Notice of Special Meeting
Goal Setting Session

PLEASE TAKE NOTICE THAT THE CITY COUNCIL HAS SCHEDULED A SPECIAL MEETING TO BE HELD ON WEDNESDAY, NOVEMBER 18, 2026, 6:30 PM IN THE POLICE DEPARTMENT TRAINING ROOM, 1710 PLAINFIELD ROAD, DARIEN, ILLINOIS. AGENDA IS AS FOLLOWS

1 **Water Modeling Study**

2 **Carriage Greens Concert and Event Improvements**

3 **Review of Business Alliance – Business Assistance and Community Engagement**

4 **Strategic Plan Update**

5 **Elected Officials – Survey Review**

CITY OF DARIEN RULES FOR COMPLIANCE WITH PUBLIC COMMENT REQUIREMENTS OF THE ILLINOIS OPEN MEETINGS ACT FOR THIS MEETING

Unless otherwise allowed by a majority vote of the Body, the public comment periods for this meeting shall be as follows:

At the conclusion of the meeting immediately before adjournment. At the direction of the Body, the floor may be opened for public comment in conjunction with specific agenda items.

Individuals seeking to make public comment to the Body shall be formally recognized by the Chair.

Individuals addressing the Body shall identify themselves by name, but need not provide their home address.

Individuals addressing the Body shall do so by addressing their comments to the Body itself and shall not turn to address the audience.

Public comment time shall be limited to three (3) minutes per person.

An individual will be allowed a second opportunity to address the Body only after all other interested persons have addressed the Body and only upon the majority vote of the Body.

Since this is a special meeting, public comment will be limited to subject matters germane to the agenda of the special meeting.

CITY OF DARIEN
M E M O

TO: **Mayor Marchese, City Council, City Clerk, and City Treasurer**

FROM: **Bryon D. Vana, City Administrator**

DATE: **November 12, 2026**

SUBJECT: **Goal Setting Agenda Topic Summary– Wednesday, November 18, 2026 - 6:30 p.m.**

Listed below are the agenda topics and overview for the goal setting session scheduled for Wednesday, November 18th. Please note, an * indicates back up for that item.

1. **Water Modeling Study* (p 3)**
   Following the significant rainfall and flooding experienced throughout portions of Darien on July 4, 2026, the City initiated follow-up efforts to document high-water conditions and evaluate drainage infrastructure in the affected areas. The storm produced approximately 6–8 inches of rainfall, with peak hourly rainfall of approximately 3.5 inches. The intensity of the storm, combined with saturated ground conditions, overwhelmed portions of the local and regional storm water systems, resulting in flooding and property damage. Attached is additional information and a memorandum from Christopher B. Burke Engineering providing summaries for the various locations that were impacted by structure flooding. Please note there are additional locations that are currently under review with a forthcoming summary

2. **Carriage Greens Concert and Event Improvements* (p 16)**
   The City of Darien could explore a long-term partnership with Carriage Greens Country Club to develop a permanent, roofed outdoor stage in the facility's north parking lot, supported by flexible audience space and event infrastructure. The venue could provide a consistent home for the Summer Concert Series, Oktoberfest, and future City-sponsored programs, while creating a structured opportunity for eligible community organizations to request use of the facility at no charge. We had a preliminary meeting with the Carriage Greens owners and they are excited about the concept. If the council concurs to move forward staff will meet with the CG owners to discuss the scope of the project and a cost-sharing proposal.

3. **Review of Business Alliance – Business Assistance and Community Engagement* (p 22)**
   Alderman Stompanato asked for a review of Business Alliance and Community Events department. The specific review is*: with 2 years of experience, do we have data that shows results of helping businesses and being a legitimate replacement of the chamber?If not, should we look at rebranding the business alliance to community engagement and develop programs like silent parade that enrich the resident experience? When we run*

business of the week in DC, do we follow up with the business to see if they experienced any increase in business for the next week or two of being highlighted?

4. **Strategic Plan Update* (p 35)**
   Staff will provide on update on the strategic plan initiatives from the council's meeting held on February 2, 2026. The timeline for the strategic goals is attached.

5. **Elected Officials – Survey review* (p36)**
   The council members will have an opportunity to present/review the surveys they completed for GS. In addition, the council members can raise items they submitted but are not on this agenda. Attached is the list of all the items submitted by the council.

MEMO

CITY OF DARIEN
MEMORANDUM

TO: Mayor Joe Marchese
FROM: Dan Gombac, Director of Municipal Services
DATE: October 28, 2026
SUBJECT: Municipal Services Committee Recommendation – Follow-Up Engineering Topographical Surveying and Drainage Evaluation Following the July 4, 2026, Rain Event

BACKGROUND

At its October 26, 2026, meeting, the Municipal Services Committee discussed the follow-up engineering topographical surveying and drainage evaluation associated with the significant flooding experienced throughout portions of the City during the July 4, 2026, rain event.

The attached memorandum provides an update on the completed surveying efforts, preliminary engineering findings prepared by Christopher B. Burke Engineering, and the proposed next steps for a comprehensive stormwater hydrologic and hydraulic modeling study.

The preliminary findings identify several areas requiring further evaluation, including the Gail Avenue and Linden Avenue neighborhoods, Darien Lane, Seminole Drive and Hinsbrook Park, portions of 71st Street, and other documented flooding locations. Additional engineering analysis is necessary to evaluate existing drainage conditions, determine potential mitigation alternatives, assess downstream impacts, and develop preliminary project costs.

MUNICIPAL SERVICES COMMITTEE RECOMMENDATION

Following discussion, the Municipal Services Committee recommends that the attached information be presented to the City Council for discussion during the upcoming Budget Workshop.

The discussion would provide an opportunity for the City Council to review the preliminary engineering findings, consider the scope and anticipated costs of the proposed stormwater modeling study, and discuss potential funding and implementation strategies.

The attached report identifies a preliminary recommended budget of approximately $300,000 for consultant engineering and modeling services, including contingency. The proposed study would evaluate existing drainage conditions, validate the July 4, 2026, flooding observations where sufficient data are available, assess potential mitigation alternatives, and establish a prioritized, cost-based implementation plan.

Please note that Christopher B Burke Engineering will be preparing a detailed proposal prior to the Budget Workshop and will be considered as a supplemental information.

ACTION REQUESTED

Staff requests that the City Council review the attached information and discuss the proposed stormwater modeling study and preliminary budget allowance as part of the upcoming Budget Workshop.

No authorization for additional engineering expenditures or construction is requested at this time. Any subsequent proposal or request for authorization will be presented to the City Council for consideration.

ATTACHMENT: Follow-Up Engineering Topographical Surveying and Drainage Evaluation Following July 4, 2026, Rain Event, including preliminary engineering findings and stormwater modeling study budget estimates.

CITY OF DARIEN
MEMORANDUM

TO: Municipal Services Committee
FROM: Dan Gombac, Director of Municipal Services
DATE: October 23, 2026
SUBJECT: Follow-Up on Engineering Topographical Surveying and Drainage Evaluation Following the July 4, 2026, Rain Event

BACKGROUND

Following the significant rainfall and flooding experienced throughout portions of Darien on July 4, 2026, the City initiated follow-up efforts to document high-water conditions and evaluate drainage infrastructure in the affected areas. The storm produced approximately 6–8 inches of rainfall, with peak hourly rainfall of approximately 3.5 inches. The intensity of the storm, combined with saturated ground conditions, overwhelmed portions of the local and regional stormwater systems, resulting in flooding and property damage. Attached is a memorandum from Christopher B. Burke Engineering providing summaries for the various locations that were impacted by structure flooding. Please note there are additional locations that are currently under review with a forthcoming summary.

SURVEYING UPDATE

The City authorized topographic surveying to establish elevations and document high-water marks in affected neighborhoods. The survey effort provided a more comprehensive understanding of the flooding conditions, including:

- Documenting high-water marks and ground elevations in the affected areas.
- Evaluating the relationship between roadway elevations, residential properties, drainage structures, and overland flow routes.
- Reviewing drainage conditions in the Linden Avenue and Gail Avenue corridors, including portions of the 7600–7900 blocks.
- Identifying potential restrictions or deficiencies in the existing storm sewer system and surrounding drainage network.
- Establishing a reliable elevation baseline for future engineering analysis and stormwater modeling.

The survey information will serve as a foundation for evaluating potential improvements and determining whether additional conveyance, drainage structures, detention, or retention measures may be warranted.

NEXT STEPS

Upon completion and review of the survey information, staff will coordinate with the City's engineering consultant to advance the next phase of the evaluation. Anticipated tasks include:

- Reviewing survey results and correlating the collected data with reported flooding locations and documented high-water marks.
- Evaluating existing storm sewer capacity, drainage patterns, and overland flow routes.
- Developing a hydrologic and hydraulic modeling approach to assess existing conditions and potential improvement alternatives.
- Identifying preliminary drainage improvements, including potential storm sewer extensions, additional inlets, conveyance improvements, and detention or retention opportunities.
- Preparing preliminary cost estimates and identifying potential funding sources for recommended improvements.
- Determining whether improvements can be phased or advanced for future capital programming and grant opportunities.

COMMITTEE UPDATE

Staff will continue to coordinate with the engineering consultant and provide the Municipal Services Committee and City Council with updates as survey results are reviewed and the drainage evaluation progresses. The objective is to use the collected field data and subsequent modeling to establish technically supported recommendations, identify feasible mitigation alternatives, and develop a prioritized approach to reducing future flood risk in the affected neighborhoods.

The surveying effort is an initial step in a broader evaluation. While the survey will help establish existing elevations and drainage conditions, additional engineering analysis and modeling will be necessary before specific improvements, costs, or anticipated levels of flood protection can be established.

An update will be delivered via USPS to all residents within the adjacent areas of the locations.

Preliminary Findings and Projects – 2026 Flood

Based on CBBEL Memorandum dated October 17, 2026

Project no.M1.101726.pdf

July 4, 2026, Storm Event

- Approximately 3.5 inches of rainfall occurred within one hour, exceeding a 50-year storm event based on Illinois State Water Survey Bulletin 75 data.
- Several neighborhoods were developed before modern stormwater detention requirements.
- Findings are preliminary and qualitative; detailed hydrologic and hydraulic modeling is required to confirm project effectiveness and costs.

1. Gail Avenue and Linden Avenue (Southeast of Plainfield Road and Cass Avenue)

- Neighborhood developed in the 1950s with aging storm sewers and no stormwater detention.
- Floodwater reportedly reached depths of 2–3 feet, inundating multiple homes.
- City submitted a CDBG application for storm sewer improvements, estimated at $1.2 million.
- A second phase could provide approximately two acres of stormwater storage at Lindenwood Park, estimated at an additional $3.5–$5 million.
- Combined improvements could potentially provide a 100-year level of protection.
- Additional conveyance without storage could increase downstream flooding.
- Alternative: voluntary acquisition of homes in low-lying areas to create neighborhood detention basins.

2. Darien Lane / Jewel Shopping Center

- The Jewel parking lot filled with stormwater and overflowed east through the yard of 7322 Darien Lane.
- Existing surface storage is estimated at approximately one acre-foot, compared with an estimated 8.5 acre-feet required under current City standards.
- Additional underground storage could cost approximately $7–$8 million, excluding potential easement acquisition.

3. Seminole Drive / Hinsbrook Subdivision

- Significant overland stormwater flow occurs near Plainfield Road.
- Limited land is available for additional storage.
- Hinsbrook Park may offer an opportunity to expand existing storage westward toward Beechnut Lane.
- Additional analysis is needed to evaluate feasibility, cost, and benefits.

4. 410, 414 and 418 71st Street

- Street flooding directs overland flow through side yards toward Clarendon Hills Road.
- Potential solutions include underground storage beneath the street, storage along park frontage, or excavation within the adjacent park.
- Improvements would require adequate storm sewer conveyance and coordination with the Park District.

5. 901 Cherokee

- Evaluation remains in progress; very limited mitigation options have been identified.

6. 1030 69th Street

- Property is located at a low point in the block, with the garage floor approximately two feet above the street gutter.
- Expanded storage at Hinsbrook Park could potentially support increased storm sewer capacity.
- Regrading adjacent side-yard swales would be challenging and disruptive.

7. Clifford Drive and Woodvale Drive

- Evaluation remains in progress.

Next Steps – Stormwater Hydraulic Modeling Study

City of Darien – July 4, 2026, Flood Mitigation

1. Establish Study Scope and Priorities

- Coordinate with CBBEL to define the scope of a comprehensive hydrologic and hydraulic modeling study.
- Prioritize flood-impacted neighborhoods based on documented flooding, high-water marks, property damage, and potential mitigation opportunities.
- Establish project objectives, deliverables, schedule, and estimated engineering costs.

2. Collect Existing Data

- Compile available storm sewer maps, pipe sizes, inverts, inlet locations, drainage easements, and outfall information.
- Obtain topographic survey data, property elevations, street grades, and documented high-water marks.
- Review existing detention facilities, drainage studies, watershed boundaries, and available rainfall data.
- Identify areas developed before modern stormwater detention requirements.

3. Develop the Existing-Conditions Model

- Delineate tributary drainage areas and establish runoff characteristics.
- Model the existing storm sewer system, surface drainage routes, depressions, and detention storage.
- Evaluate system capacity under applicable design storm events, including the 50-year and 100-year events.
- Compare modeled results with observed flooding from July 4, 2026, to validate model performance where data are available.

4. Identify and Evaluate Mitigation Alternatives

- Evaluate storm sewer upsizing, additional inlets, and improved conveyance.
- Assess detention and retention opportunities at Lindenwood Park, Hinsbrook Park, and other potential locations.
- Evaluate underground storage, surface storage, and regional stormwater management alternatives.
- Determine whether property acquisition and neighborhood detention basins are feasible in areas with limited mitigation options.
- Evaluate downstream impacts to ensure improvements do not increase flooding elsewhere.

5. Develop Proposed-Conditions Models

- Model individual improvements and combinations of improvements to determine their effectiveness.
- Estimate reductions in flood elevations, flood depths, and property exposure.
- Determine the level of protection achievable under various storm scenarios.
- Identify remaining flood risks after proposed improvements.

6. Prepare Preliminary Engineering and Cost Estimates

- Develop concept-level layouts for the most effective alternatives.
- Prepare preliminary construction cost estimates, including engineering, land acquisition, easements, and contingencies as applicable.
- Identify potential funding sources, including CDBG, County programs, grants, and City capital funds.
- Establish preliminary project phases and implementation schedules.

7. Prioritize Projects and Establish an Implementation Plan

- Rank proposed improvements based on flood reduction, number of properties benefited, cost-effectiveness, feasibility, and downstream impacts.
- Identify near-term improvements and longer-term regional stormwater projects.
- Determine which projects can advance to preliminary and final engineering.
- Establish a prioritized, multi-year stormwater capital improvement plan.

8. Present Findings and Coordinate with Stakeholders

- Prepare a final modeling report documenting existing conditions, proposed alternatives, results, costs, and recommendations.
- Coordinate with DuPage County, applicable park districts, neighboring municipalities, and affected property owners.
- Present findings to the Mayor and City Council to establish priorities, funding strategies, and authorization for the next phase of engineering.

Expected deliverable: A calibrated stormwater model, where sufficient data are available, that identifies system deficiencies, quantifies potential flood reductions, evaluates mitigation alternatives, and provides a prioritized, cost-based implementation plan for the City of Darien.

Preliminary Budget Estimates – City of Darien Stormwater Modeling Study

The following planning-level budget estimates cover the proposed evaluations following the July 4, 2026, flooding event, including hydrologic and hydraulic modeling, mitigation alternatives, preliminary cost estimates, and project prioritization.

These are preliminary engineering budget allowances. Actual costs will depend on the number of drainage areas modeled, the availability of existing data, survey requirements, and the complexity of the storm sewer network.

1. Estimated Engineering Study Costs

Evaluation / Task	Estimated Cost
1. Study scope, project coordination and prioritization	$5,000–$10,000
2. Data collection, records review and drainage mapping	$10,000–$20,000
3. Supplemental topographic survey and high-water mark verification	$15,000–$35,000
4. Existing-conditions hydrologic and hydraulic modeling	$25,000–$50,000
5. Model validation against the July 4, 2026, flood event	$10,000–$20,000
6. Evaluation of storm sewer, detention and storage alternatives	$20,000–$40,000
7. Proposed-conditions modeling and downstream impact analysis	$15,000–$30,000
8. Preliminary engineering concepts and cost estimates	$15,000–$30,000
9. Project prioritization, phasing and funding strategy	$5,000–$10,000
10. Final report and presentation to City Council	$5,000–$10,000
Subtotal	$125,000–$255,000
Contingency allowance (15%)	$18,750–$38,250
Total estimated study budget	$143,750–$293,250

These allowances assume a citywide or multi-neighborhood evaluation of the identified flood locations, rather than detailed final engineering designs for each improvement.

Preliminary Draft Budget

2. Recommended Budget for Darien

Recommended preliminary budget $300,000

Planning allowance for consultant services and contingency, subject to a negotiated scope.

- Engineering and modeling services $260,000
- Contingency (approximately 15%) $39,000
- Total Say **$300,000**

Recommended implementation approach-6-9-month timeline

- Phase 1 – $35,000–$55,000: Data collection, field verification, study boundaries, and modeling work plan.
- Phase 2 – $75,000–$100,000: Existing-condition modeling and validation against the July 4, 2026, storm.
- Phase 3 – $60,000–$80,000: Mitigation alternatives, proposed-condition modeling, and preliminary cost estimates.
- Phase 4 – $15,000–$25,000: Final report, project ranking, implementation schedule, and funding recommendations.
- Contingency $40,000

The study should initially prioritize Gail Avenue and Linden Avenue, Darien Lane, Seminole Drive/Hinsbrook Park, and the remaining documented flood locations, with the option to expand modeling based on initial findings.

Preliminary Draft Budget

October 17, 2026

TO: Dan Gombac

FROM: Daniel L. Lynch, PE, CFM

SUBJECT: Preliminary Findings and Projects – 2026 Flood
(CBBEL Project No. 95-323H286)

The following provides a summary of various locations which experienced flooding during the July 4, 2026, flood event. During the storm event on July 4, approximately 3.5" of rain fell in a one-hour period. This equates to over a 50-year storm based on Illinois State Water Survey Bulletin 75 rainfall data. Many of the areas in question were developed prior to the requirement of stormwater detention, and those that have detention pre-date the current requirements. Please note that this is primarily a qualitative report and did not include hydrologic or hydraulic modeling. Projects discussed in this evaluation are concept level only, and detailed analysis of the effectiveness and cost would be required before proceeding with construction.

Southeast of Plainfield and Cass

This neighborhood, including Gail and Linden Avenues, was subdivided in the 1950's prior to the modern requirements of stormwater management. The storm sewers which exist have been in place for decades and there is no stormwater detention. The low points in the block between Plainfield Road and 79th Street are low-lying and water reportedly reached depths of between two and three feet. This is consistent with measured high-water lines and topography included in the Du Page County GIS database, which indicates a closed depression. It is known that multiple houses were inundated during the flood event. It is our understanding from multiple residents when walking the neighborhood with City staff that flooding such as this had not happened in the past, with one resident noting that she had lived in her home since 1978 and had never seen such flooding.

The City of Darien has submitted an application for funding through the Du Page County Community Development Block Grant program. The application is to install new storm sewers and is the first component of a two-part project. The second part is to construct stormwater storage in Lindenwood Park to the south. It is important to note that any flood control project will almost certainly include additional flood storage, as only constructing additional conveyance capacity would likely increase downstream flow. This is prohibited as it would adversely impact downstream flood conditions. A stormwater storage basin in Lindenwood Park could conceivably encompass approximately two acres, and combined with the larger storm sewer, provide a 100-year level of protection for houses on Linden and Gail Avenues. The grant application submitted included an estimated cost of $1.2 million for the storm sewer and the stormwater basin could cost an additional $3.5 - $5 million to construct. This would be in addition to the grant funds.

If the above projects do not move forward, the City could consider land acquisition of homes in the low-lying areas of Gail and Linden. Houses would be demolished and smaller

neighborhood detention storage basins could be constructed. The size and benefit of the storage would be dependent on how many parcels are acquired. Doing so would likely be on a voluntary basis or as homes become available for purchase.

Darien Lane

It is our understanding that during the July 4, 2026, storm the Jewel parking lot filled with stormwater and overflowed easterly through 7322 Darien Lane. The shopping center was developed over a period of time in the 1970's to early 1980's and appears to have limited stormwater storage on the surface of the parking lot west and north of the Jewel store. This is based on aerial photos and topography available on the Du Page County GIS database. It is not known what design criteria were used to size the detention storage, but it does appear intentional as parking lot inundation has been observed in previous storms. During the July 4 storm, the parking lot filled to the level that it overtopped the berm and flowed east through the yard of 7322 Darien Lane.

The shopping center (including Jewel, the 7409 Cass building, the Concentra building, Buona Beef, and Taco Bell) is approximately 14.5 acres, and we have estimated that there is approximately one acre-foot of stormwater storage in the Jewel parking lot. If the shopping center were developed according to current City of Darien standards, approximately 8.5 acre-feet of storage would be required. If additional stormwater storage were added to the Jewel parking lot to meet current design standards, it is presumed that all storage would all have to be underground in a vault. Including excavation, storage vault, backfill, and parking lot reconstruction, a ballpark estimate of $7 - $8 million dollars should be considered. This does not include any costs for easement acquisition, if the property owner does not willingly grant approval.

While not specifically addressed as part of this report, we are aware that Seminole Drive has considerable overland flow, particularly as it approached and crossed Plainfield Road. The Hinsbrook Subdivision dates to 1966 when stormwater detention was likely not required. There is limited land available for additional stormwater storage in this neighborhood. The one area that has potential for additional storage is Hinsbrook Park. The park does include some existing storage west of the pool, and it appears considerable additional storage could be attained by extending that storage westerly toward Beechnut Lane. If there is a desire to consider this, additional analysis must be conducted to evaluate the cost and benefit of doing so.

Clifford and Woodvale Drives

In progress

410, 414, 418 71st Street

This section of 71st Street has a large tributary area extending west to Richmond Avenue. In the location of these houses the street gets quite flat and during flood conditions, becomes inundated, with the overland flow route north through the side yards to the rear yards, then east towards Clarendon Hills Road. The houses are less than 2 feet above the street elevation. Ther are only limited options to provide additional stormwater storage within the street corridor, such as underground storage under the street or adjacent parking on the park frontage. Another option for additional storage would be within the park, in an area southeast of the tennis/basketball courts and south of the playground. Storage could be created by excavating the existing grass area, which is a large depression. A sufficiently

sized storm sewer would have to be constructed to extend from 71st Street to the storage area. The project would have to be coordinated with the Park District.

901 Cherokee

In progress – very limited options

1030 69th Street

This house is on the north side of 69th Steet approximately halfway between Cass Avenue and Wilmette Avenue. This is the low point of the block, and the garage floor is approximately two feet above the flow line of the gutter in the street. Based on the Du Page County GIS topography, the overland flow routes at each end of the block are approximately 5 feet higher than the garage floor, and the apparent overland flow rout through side yards on the south side of 69th Street are approximately one foot above the garage floor. From this location, the storm sewer which serves the curb inlets extends south through side yards to Hinsbrook Park. If the storage capacity of Hinsbrook Park were expanded, the storm sewer capacity could be increased to increase the flow of water to the park. Regrading of side yard swales of 1029 69th Street and 1030 Hinsbrook Avenue would be challenging and very disruptive to the landscaping and character of the yards.

APPENDIX

Directors Report

Update Regarding the Flooding That Occurred in Darien During July 2026

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MEMO

CITY OF DARIEN, ILLINOIS

Darien–Carriage Greens Community Events & Performing Arts Partnership

Concept Report for City Council Discussion

Prepared as a preliminary planning concept • October 2026



Concept illustration only—not an architectural rendering of the existing Carriage Greens site. Final design, placement, dimensions, and appearance would require site review and professional design.

1. Executive Summary

The City of Darien could explore a long-term partnership with Carriage Greens Country Club to develop a permanent, roofed outdoor stage in the facility's north parking lot, supported by flexible audience space and event infrastructure. The venue could provide a consistent home for the Summer Concert Series, Oktoberfest, and future City-sponsored programs, while creating a structured opportunity for eligible community organizations to request use of the facility at no charge.

A complementary seasonal or permanent enclosure—subject to separate design, cost, permitting, and operating review—could allow Carriage Greens to host weddings, receptions, the Citizen of the Year event, and other

gatherings in a more refined setting. The partnership could be paired with a negotiated extension of the City's existing property-use arrangement by an additional 10 to 20 years.

This report recommends that Council consider authorizing a feasibility and negotiation phase, not immediate construction approval. Any capital commitment should follow a site plan, preliminary cost estimate, ownership and maintenance terms, public-access guarantees, operating rules, and a legal review of the proposed agreement.

2. Background and Existing Relationship

Darien has already used the north parking lot at Carriage Greens for public events. The City's March 2, 2026 Council packet states that the City had previously hosted three Summer Concerts there and considered it a good location. That packet also notes that Carriage Greens and its restaurant operators were receptive to bringing concerts back while construction affected Westwood Park. The City's 2023 Council minutes also record the Darien Lions Club and City jointly presenting Oktoberfest at the north parking lot.

The City's April 20, 2026 Administrative/Finance Committee packet for Oktoberfest illustrates the operational partnership already involved: the City coordinated the site, traffic planning, stage/bands and sound, waste service, and sponsorships, while the Lions Club coordinated a tent, activities, volunteers, and cleanup. This history gives the City and Carriage Greens a practical starting point for discussing a more permanent shared venue.

3. Proposed Project Vision

Create a flexible, attractive, and durable outdoor venue with the following core elements:

- Permanent covered stage sized for community bands, performances, announcements, ceremonies, and small-to-medium outdoor productions.
- Basic backstage/storage provisions, secure electrical service, performance lighting and sound connections, and safe loading access.
- Flexible audience area using a mix of open paved space and lawn, with room for temporary chairs, tables, tents, and festival layouts.
- Accessible routes, viewing areas, and seating provisions; clear circulation for emergency vehicles and event vendors.
- Power, lighting, signage, waste collection, and other event infrastructure designed into the site rather than recreated for each event.
- Optional seasonal or permanent enclosure for selected private and civic functions, considered as a separate phase and business case.

4. Public and Community Uses

- **Summer Concert Series:** A consistent location with a permanent stage roof, planned power, improved production setup, and less dependence on temporary staging.
- **Oktoberfest and festivals:** A central performance point and repeatable layout for food, vendors, family activities, sponsors, and community partners.
- **New City programs:** Potential for movie nights, cultural celebrations, holiday programs, public-information events, youth performances, and civic ceremonies, subject to site suitability and noise rules.
- **Community-group access:** A published request process could allow groups such as the Darien Arts Council, Woman's Club, Lions Club, and other eligible service, social, cultural, and religious organizations to request use without a facility rental charge.
- **Citizen of the Year and civic recognition:** A more formal setting for awards, volunteer recognition, community receptions, and special presentations.
- **Carriage Greens private events:** Potential to support weddings, receptions, and other events through a seasonal or permanent enclosure, while protecting City event dates and public-use commitments.

5. Advantages and Public Value

- **Reliability:** A permanent stage and built-in utilities can reduce repeated setup and teardown and provide a recognizable home for recurring events.
- **Programming flexibility:** The venue could support a wider mix of events beyond concerts and Oktoberfest, depending on capacity, access, and operating rules.
- **Community partnerships:** A clear no-rental-fee pathway for qualifying organizations could help local groups stage events and build participation. The City would still need to define who pays for security, cleanup, staffing, equipment, and damage.
- **Shared investment:** The City and property owner could negotiate a division of capital costs, maintenance, event operations, and benefits rather than treating the venue as a stand-alone municipal facility.
- **Potential private-event activity:** Carriage Greens could benefit from a better outdoor function space, potentially supporting its banquet and wedding business. The City should not assume private-event revenue will cover public costs without a documented financial model.
- **Long-term planning certainty:** A negotiated 10–20-year extension could give both parties a longer planning horizon, if the agreement clearly protects public access and City event rights.

6. Design Concepts to Evaluate

The following are planning options—not final recommendations. A professional site assessment should test fit, parking, circulation, utilities, drainage, accessibility, and effects on golf-course operations.

- **Option A — Covered stage and flexible event pad:** A roofed stage with open audience space and permanent electrical/service connections. Lowest-complexity starting concept; uses temporary tents and seating when needed.
- **Option B — Covered stage plus seasonal enclosure:** Adds a removable or seasonal clear-span structure for selected events. Offers weather protection but requires storage, setup labor, anchoring, fire and life-safety review, and operating procedures.
- **Option C — Integrated pavilion and enclosure:** A more permanent, architecturally unified facility with stage and enclosed event space. May support a broader range of uses but likely has higher capital, utility, maintenance, and permitting requirements.

7. Preliminary Cost Planning

No reliable project-specific estimate can be provided until the City confirms the proposed footprint, site conditions, utilities, audience capacity, enclosure type, and division of work. For initial discussion only, staff could ask a qualified architect/engineer or construction manager to price three scopes: (1) covered stage and essential electrical/site work; (2) stage plus audience-area improvements and accessible circulation; and (3) integrated stage plus seasonal or permanent enclosure. The estimates should identify design and engineering, permits, site work, foundations, utilities, lighting/sound infrastructure, drainage, landscaping, contingency, escalation, and annual upkeep separately.

Comparable public projects vary dramatically: a modest stage-only structure is not comparable to a full amphitheater with extensive site work and back-of-house facilities. Published examples include a Seattle park amphitheater project reported at $2.1 million including extensive site work and a Woodstock, Georgia park expansion anchored by an amphitheater reported at $3.5 million. These are scale references, not estimates for Darien. The City should not adopt a budget range based solely on these projects.

Suggested estimating deliverables:

- Order-of-magnitude estimates for each of the three options, with stated assumptions and exclusions.
- A life-cycle cost view covering utilities, inspections, repairs, cleaning, seasonal enclosure handling, insurance, and replacement reserves.

- A cost-sharing proposal identifying City contribution, Carriage Greens contribution, possible sponsorships/donations, and any grant opportunities to investigate.
- A contingency appropriate to the concept stage and a clear not-to-exceed amount for the feasibility/design phase.

8. Partnership and Agreement Framework

Any extension of the existing agreement should be negotiated alongside—not after—the facility concept. Key provisions should include:

- Term and extension: define the additional 10–20 years, start date, renewal options, and consequences if the property is sold or the facility changes hands.
- Public-use rights: guarantee specific dates or date windows for the Summer Concert Series, Oktoberfest, Citizen of the Year, and other agreed City events.
- Community access: define eligible organizations, application deadlines, fair scheduling, no-rental-fee scope, and any reimbursable direct costs.
- Capital ownership: specify who owns the stage, enclosure, equipment, fixtures, and improvements at installation and at agreement end.
- Cost allocation: assign design, construction, utilities, routine maintenance, major repairs, snow removal, event cleanup, and replacement costs.
- Revenue and concessions: clarify sponsorships, food and beverage sales, vendor fees, ticketing if any, and whether revenues are retained by the City, Carriage Greens, or an event partner.
- Event operations: establish responsibility for police/fire coordination, traffic and parking, security, crowd management, accessibility, vendor approvals, waste, and emergency response.
- Noise and neighborhood protections: event hours, sound limits, notification to nearby residents, parking controls, traffic routes, and complaint response.
- Insurance and risk: indemnification, certificates of insurance, liquor-related responsibilities, participant safety, and allocation of liability reviewed by City counsel and insurer.
- Performance and termination: maintenance standards, inspection rights, remedies for nonperformance, force majeure, dispute resolution, and termination rights.

9. Operations, Access, and Neighborhood Considerations

The north parking lot's suitability should be confirmed through a site plan that considers golf operations, event parking, pedestrian routes, accessible parking and viewing, vendor/service access, emergency access, and the safe separation of event attendees from active golf areas. The City should also evaluate restroom capacity, drinking water, trash and recycling, lighting, weather contingencies, and whether nearby streets require event-specific parking controls.

A written event calendar and booking protocol will be important because City events, community-group use, weddings, and golf operations may compete for dates. The agreement should specify priority dates and a process for resolving conflicts before advertising or accepting bookings.

10. Risks and Mitigation

- **Capital cost increases:** Use independent estimates, phased scope, contingency, competitive procurement where required, and Council approval gates.
- **Unclear public benefit:** Secure guaranteed City dates, measurable community access, and annual reporting in the agreement.
- **Private/public scheduling conflicts:** Set priority dates, advance booking windows, blackout periods, and an escalation process.

- **Noise, traffic, and parking impacts:** Complete operational review, set event-hour and sound rules, provide resident notice, and plan traffic control.
- **Maintenance burden:** Assign routine and capital maintenance responsibilities and create a documented annual maintenance plan.
- **Agreement ends before investment is recovered:** Align term, asset ownership, termination payments or remedies, and useful-life assumptions with the capital investment.
- **Weather and seasonal limitations:** Design for drainage, wind, electrical safety, accessible surfaces, and clear cancellation/weather procedures.

11. Recommended Work Plan

1. **Phase 1 — Council direction:** Authorize staff to explore feasibility and negotiate nonbinding concepts only; no construction commitment.
2. **Phase 2 — Joint site and program study:** Meet with Carriage Greens, review the north lot, define audience capacity and event types, and obtain a preliminary site plan.
3. **Phase 3 — Cost and operating model:** Obtain comparable estimates for Options A, B, and C; identify capital and annual costs and possible cost-sharing.
4. **Phase 4 — Community and stakeholder input:** Consult City event partners, the Darien Arts Council, Woman's Club, Lions Club, nearby residents, and relevant service organizations.
5. **Phase 5 — Draft agreement and legal review:** Prepare term sheet and draft agreement covering public access, capital investment, maintenance, scheduling, insurance, revenue, and termination.
6. **Phase 6 — Return to Council:** Present final design concepts, estimates, funding plan, community feedback, and draft agreement for a separate decision.

12. Suggested Council Action

Suggested motion: "That the City Council direct staff to work with Carriage Greens Country Club to evaluate the feasibility of a permanent covered outdoor stage and related event facilities in the north parking lot, including potential community-group access and a possible 10–20-year extension of the City's existing agreement; and to return to Council with preliminary design options, cost estimates, operating responsibilities, community input, and a draft agreement for consideration. This direction does not authorize construction or a capital expenditure beyond any separately approved feasibility work."

13. Reference Materials

- **City of Darien, City Council Meeting Packet, March 2, 2026.** Records prior Summer Concert use at Carriage Greens and the City's consideration of returning there. https://www.darien.il.us/media/jvrcbudx/p260302.pdf
- **City of Darien, Special Administrative-Finance Committee Packet, April 20, 2026.** Documents the proposed division of operational responsibilities for the 2026 Oktoberfest at Carriage Greens. https://www.darien.il.us/media/vjij2ifd/p260420.pdf
- **City of Darien, City Council Meeting Minutes, October 2, 2023.** Records the Darien Lions Club and City's Oktoberfest at the north parking lot. https://darien.il.us/media/dzwlkaw4/1022023-_darien-city-council-meeting-october-2-2023.pdf
- **Carriage Greens Country Club — official website.** Provides location and current information about the golf course and banquet/event offerings. https://carriagegreens.com/
- **Volunteer Park Amphitheater — AIA Washington Council.** Example of a flexible park performance stage; reported project cost included extensive site work. https://aiawa.org/portfolio/volunteer-park-amphitheater/
- **Woodstock Park at City Center — CPL.** Example of a city park expansion anchored by an amphitheater; reported total project cost was $3.5 million. https://cplteam.com/work/woodstock-park-at-city-center/

Planning note: This document is a concept report for discussion, not a final feasibility study, cost estimate, legal opinion, or architectural design.

MEMO

DBA SOCIAL MEDIA INSIGHTS

DBA social media accounts were opened in January 2026 – the first time posted on both Instagram and Facebook was January 6th. Facebook insights were taken from January 1, 2026 through October 29, 2026. Instagram was only able to show up to the last 90 days, so insights were taken from August 1, 2026 through October 30, 2026.

Overall, we have seen growth in our social media accounts since the beginning of the year. The content with the most engagement almost always includes us tagging (linking a specific person, business, or profile to a post, comment, photo, or video) an account that is active on social media and/or shows photos or videos from our events.

Facebook:

Views: Metric that counts how many times a piece of content (photo, reels, story, text post) appears on a user's screen or is played.

The vast majority of our viewers have been non-followers, so it's likely that people who interact with other Darien-focused content are getting our posts in their algorithm, or follow the accounts we tag in our posts, but aren't following us already.

Content types:

Photo – posts with a photo included

Multi photo – posts with multiple photos included

Link – post that include a link

Multi media – posts that include a combination of photo, video, or link

Reel – posts that include a video

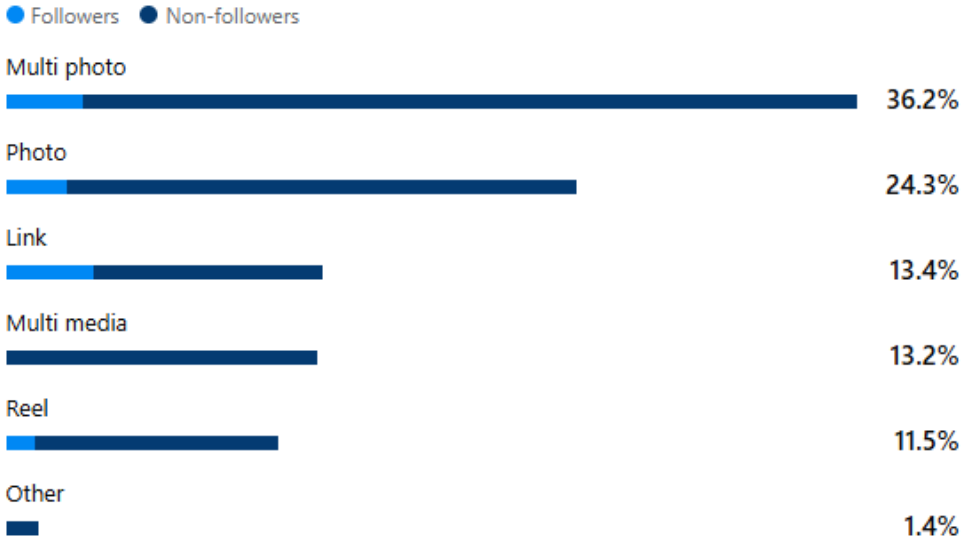
All views | Reels | Posts | Stories

Custom: Jan 1 - Oct 29

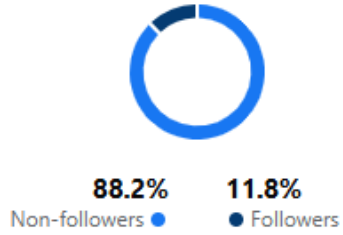
24,297 ↑ 100%	910 ↑ 100%	7 ↑ 100%	4h 7m ↑ 100%
Views	3-second views	1-minute views	Watch time



Views by content type



Views by followers vs. non-followers



Facebook (cont.):

Engagement: Any action an audience takes to interact with content (likes/reactions, comments, shares, saves, clicks, DMs/replies).

Our engagement is dependent on the type of content we are posting, more specifically the other accounts we tag in our posts. There was heavy engagement around the time of Darien Fest due to the interaction with our business vendors, food vendors and bands. The posts that receive the most engagement are the ones where we tag an account with a heavy social media presence because their followers become engaged.

Engagement overview

Custom: Jan 1 - Oct 29

1,140 Engagement

+100.0% from previous 302 days

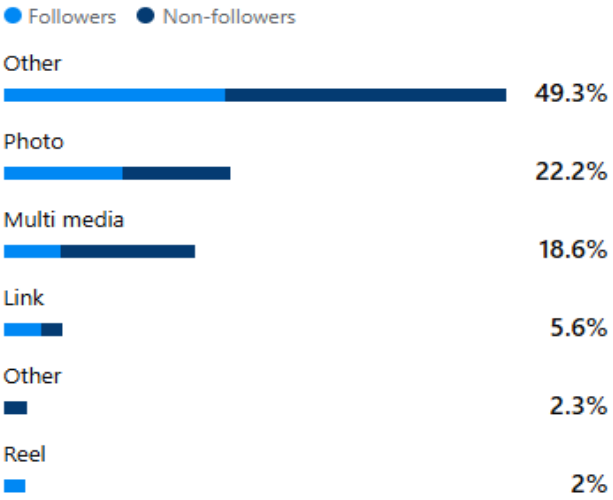


449
Reactions

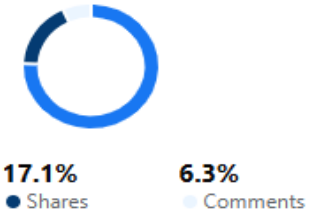
37
Comments

100
Shares

By content type



By interaction type



76.6% Reactions
17.1% Shares
6.3% Comments

By followers vs non-followers



45.7% Followers
54.3% Non-followers

Facebook (cont.):

Audience: Group of people who follow, interact with, view, or receive our content.

Our audience has fluctuated throughout the year – many of our follows have come from posting Business of the Week either from the business itself or from their followers.

Audience overview

Custom: Jan 1 - Oct 29

88 Follows

+100.0% from previous 302 days



77
Net follows

11
Unfollows

85
Total followers

Net follows by content type

Lifetime

Post 100%

How people find your content

Traffic | Source

Your Page 36.9%

Other 27.1%

Feed 23%

Reels 13%

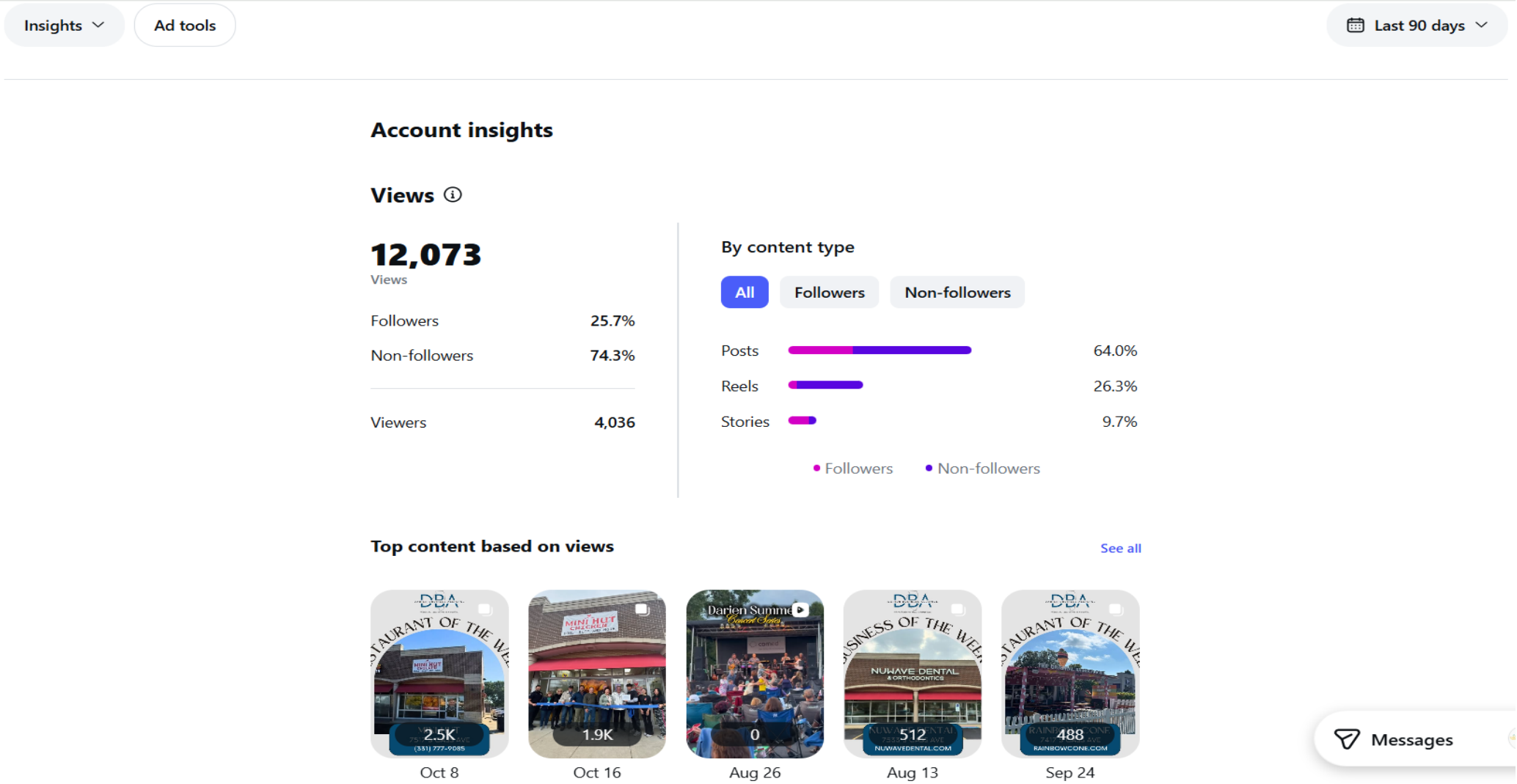
1,463 Visits

+100.0% from previous 302 days



Instagram:

The majority of our views are from non-followers vs followers, most likely from those top 3 posts since Mini Hut and On Par collaborated with us on the posts, meaning that content is on their account as well, so their followers are viewing and don't follow us.



Interactions

463
Interactions

Followers	57.5%
Non-followers	42.5%
Accounts engaged	157

By content interactions

Posts	93.7%
Reels	3.7%
Stories	2.6%

Followers and non-followers

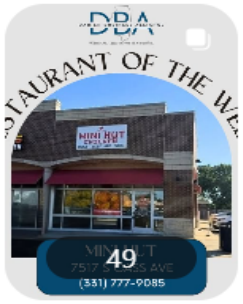
The Instagram posts with the most interactions are the ones that have received the most likes, comments, shares, or saves, most coming from our followers.

Top content based on interactions

See all



Oct 16



Oct 8



Aug 13



Oct 22



Aug 6

Profile

156
Profile activity

Profile visits	152
External link taps	4

Followers

96
Total followers

Content insights

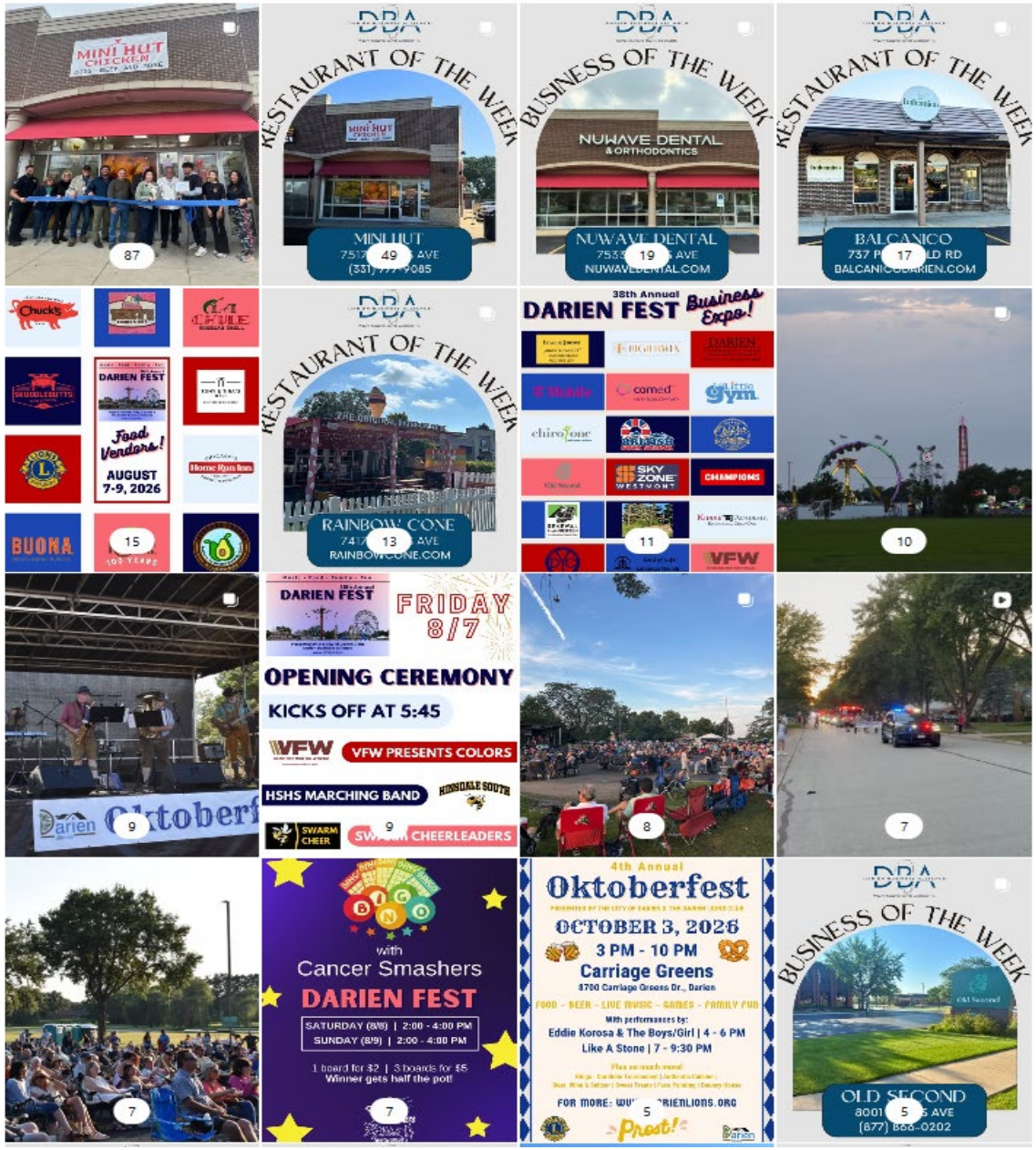
All | Accounts engaged | Highest



Similar to Facebook, the Instagram posts with the most engagement are the ones where we tag accounts that are active on social media (Mini Hut, Darien Fest vendors, etc.).

Content insights

All | Interactions | Highest



The Instagram content where we see the most interactions are either posts that tag an account with a heavy social media presence or one that includes photos/videos from an event.

Content insights

All Views Highest



The Instagram content with the largest number of views also involve accounts that are active on social media or have photos/videos from an event.

Digital Marquee Sign Advertising

$5,979 TOTAL REVENUE SINCE APRIL 2025; $2,775 TOTAL REVENUE IN 2026 (1/6/26 THRU 10/23/26)

Ad rate currently set at $100/month

CURRENT ADVERTISERS

PAID ADVERTISERS

- Uni-Carrier
- Zazzo's
- Tony & Tina's
- Frugal Muse
- Blue Diamond Wealth Management
- Wayback Burger
- Burr Ridge Vet Clinic
- Q Bar
- Chuck's
- Darien Immediate Care
- Unique Balloon Decorating
- Charley's Cheesesteaks
- Modell Funeral Home

FREE ADVERTISING (INCLUDED IN CITY EVENT SPONSORSHIP)

- Q Bar
- High Haven *in progress*
- Sandstone Care
- Kiddie Academy

FREE ADVERTISING (CASS/PLAINFIELD OFFICE TENANTS)

- Edward Jones – James Burke
- Holistic Health & Beauty
- Seneca Real Estate
- Overmann Law
- Planet Insurance
- Higher Health Chiropractic (Dr. Anna)

GROUPS ADVERTISING COMMUNITY EVENTS (FREE)

- Darien Garden Club
- Darien Woman's Club
- Darien Rotary
- Darien Arts Council
- Indian Prairie Public Library

- Darien Lions Club
- Darien-Woodridge FPD
- Darien Historical Society
- Darien Arbor Day
- Our Lady of Mount Carmel
- Darien Swim & Recreation Club
- Hinsdale South High School
- Darien VFW
- Hinsbrook HOA
- Darien Youth Club
- District 66
- City of Darien/DBA/Darien PD

MEMO

STRATEGIC INITIATIVE

Goal Timeline

Review of Financial Policies	Quarter 1, 2025
Development of Policy Manual	Quarter 1, 2025
In Depth Admin./Finance Review	Quarter 1, 2025
Meet and Establish Goals w/ Park Dist.	Quarter 2, 2025------
Discuss Develop. Of Joint Projects	Quarter. 2. 2025-------
Interaction w/ CC Developer	Quarter 2, 2025-------
Plan for Economic Incentives	Quarter 3, 2025----------
Examine Fiscal Resources for Redevelopment	Quarter 3, 2025----------
Discuss Dist. 61 Land for Redevelopment	Quarter 4, 2025----------
Discuss Remodel of City Hall	Quarter 4, 2025----------
Park Dist. Involvement in Darien Fest and Oktoberfest	Quarter 4, 2025----------
PSA's Developed and Broadcast	Quarter 4, 2025----------
Development of Outdoor Pavilion	Quarter 1, 2026----------
Annual Town Hall Meeting	Quarter 1, 2026----------
First Podcasts	Quarter 3, 2026----------
Update City Videos	Quarter 4, 2027----------
Advertise Business Community	Quarter 3, 2028----------
Future Resident Web Page	Quarter 4, 2028----------
Advertise to Attract New Residents	Quarter 4, 2028----------

Each Goal focuses on the overall City Strategic Priorities. These goals align with the following five City Strategic Priorities:

- Maintain Fiscal Responsibility, Oversight and Planning
- Work with the Park District to Enhance Amenities and Improve Relationship.
  Develop a Method for Integrating Services by Groups
- Strengthening Community and Economic Development Efforts
- Support and Enhance Communication, Service Groups and Community Building
- Promoting Darien

MEMO

2026 Goal Setting Survey Results

Resident Communication

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Direct Connect	A	A	A-	A	A	A	A	A	A	A
Website	A	B	A	B	A	B	B	A	A	B
Newsletters	B	A	A	B	B+	A	C	A	B	A
Cable Station	F	A	n/a	B	D	B	n/a	A	n/a	C
Staff Customer Service	A+	A	A	A	A	A	A	A	A	A
FaceBook	A	A	A-	n/a	B	B	B	n/a	A	B
Twitter	n/a	n/a	A-	n/a	B	n/a	n/a	n/a	n/a	B
NextDoor	n/a	n/a	A-	n/a	n/a	A	B	n/a	n/a	C

Schauer – I don't use twitter or next door, so I cannot comment. The cable station I graded it an "F" because of the overall city council chamber area. The fact is the communication has been terrible for years in the council area. See improving city services (typed back up)

Stompanato – overall, we do a great job of providing info to residents but it is never enough. Not sure about Twitter and NextDoor, I don't use them.

Kenny – we have great communication tools but need to figure out how to respond. There is a question asked on Facebook about the 10/2/2026 post regarding the concern of drinking water after the petroleum discharge but no answer was given.

Leganski – website continues to improve. I like the QR codes on the cable station. Would like other events promoted on the cable station like the park district events, grand openings, and businesses that are being highlighted weekly in the DC

Sullivan – would like to go back to 4 newsletters - quarterly

Belczak – I don't have cable or twitter so I can't grade those communications. As the city gets younger, social media will dominate future communications. While I understand the frustrations of some senior citizens with the lack of paper print communications, we must look to the future

Ragona – I could only grade on what I utilize

Marchese – Outside of finding better ways to communicate with 'non-technology' residents, we make an excellent attempt to be as transparent as possible with our residents

Municipal Services

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Street Repair	A+	A	A	A	B	A	A	A	A	A
Storm Water Management	C	B	A	B	B	A	A	A	A	A
Street Cleaning	B	A	A	B	B*	B	A	A	C	B
Parkway Tree Care	A	A	A	A	A	A	A	A	B	A
Snow Removal	A+	A	A	A	A++	A	A	A	A	A
Brush Pick Up	A	A	A	A	A	A	A	A	B	B
Sidewalk Maintenance	A+	A	A	A	A	A	A	A	C	A
Multi-Year Planning of Municipal Capital Projects	A	A	A	A	A	A	A	A	C	A

Schauer – I put a "C" for storm water management because of this year's floods. We did a great job with ditch projects over the years but now we need to improve overall water flow. See section on future needs. Street cleaning in November is a challenge because of early snowfalls. We need another "on call" street cleaning in November before a major storm.

Stompanato – from residents in my ward, I get the most compliments on our Municipal Services team for all that they provide.

Kenny – there is not a day that goes by that you don't see a municipal service truck or employee around town. A few weeks ago there was a water main break on Cass Ave south of 67th and staff was on hand already fixing the leak and had the street patched up in a short amount of time.

Leganski – continue grinding program in lieu of sidewalk replacement unless absolutely necessary. With the year of rainfall that the city experienced, storm water management is my top priority.

Sullivan - *more street cleaning; love sidewalk grinding; street crack comes up and makes a mess; address & identify all areas that were impacted by July rains and put a plan in place

Belczak – I have no issues with municipal services. Notwithstanding the unprecedented rainfall that hit Darien on July 4, 2026, the city went over and above helping the community recover. I am in favor of obtaining the water topographical study. However, we must be cautious and analyze the cost benefits of future projects. It is easy to want to ver spend based on the July 4th rain event, let's remember 95% of the city had little or no damage.

Coren – municipal services does a great job!

Marchese – simply said, one of the finest aspects of our city services.

Administration and Finance

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
City Audit Process	A	A	A-	A	A	A	A	-	B	A
Monthly Financial Reports	A	A	A	A	A	A	B	-	A	A
City Budget Process	A	A	A	A	A	A	A	-	A	A
City Financial Management	A	A	A	A	A	A	A	-	A	A

Schauer – no issues

Stompanato – always amazed at the amount our Admin Finance team an accomplish based on the size of our staff

Kenny – As great as Sikich is, at some time I feel it would be healthy to get another set of eyes on our books.

Leganski – the accounting department does a great job. My questions are always answered timely.

Sullivan – excellent!

Belczak – I would like to hear a quarterly budget analysis that would show what we are doing well and what we may have miscalculated (budget-wise)

Coren – not far for me to grade

Marchese – definitely one of the main strengths of our city government. Our 3 year budgeting system allows us to more effectively manage and determine where and when resources should be applied.

Police Services

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Responding to Emergency Calls	A	A	A-	A	A	A	A	A	A	A
Promoting Police Community Engagement	A	A	A	A	A	A	A	A	C	A
Proactive Crime Prevention	A	A	B+	A	A	A	A	A	B	A
Traffic Enforcement	A	A	A	A	A	A	B	A	B	A
Police Staffing Level	A	A	B+	A	A	A	A	A	C	A
Information Provided to the Public	A	A	B	A	A	A	A	A	C	A

Schauer – Chief has done a great job improving the PD over the last 10 years. I believe Chief Jump will continue the excellence.

Stompanato – High praise to our police force. Very proactive in getting information out to our residents.

Kenny – we used to have signs around the city reminding residents to lock their cars. We had a handful of motor vehicle burglaries last week in my ward where the offenders entered unlocked cars. Last year we had a traffic accident with an officer racing to a house fire. Many of our officers are responding too quickly as far as safety is concerned.

Leganski – the most calls I receive pertain to enforcement of overnight parking ban and drivers running red lights at Plainfield/75th and Plainfield/Cass Avenue. Continue close monitoring of flock camera system

Sullivan – love social worker; police chief added to Direct Connect

Belczak – As I'll state with more detail below, traffic around District 61 schools remain an issue. While this is a District 61 issue (in my opinion). The city, through ordinances, and the police, through enforcement, can force District 61 to create a long term solution to this pick up problem.

Coren – PD is outstanding – very proactive and responsive

Marchese – we have by far, one of the most efficient and effective public safety programs in DuPage County, and our new leadership team will provide opportunities for officers to grow professionally. We are also on the cutting edge of effectively and safely using AI in the enhancement of our public safety program.

DARIEN BUSINESS ALLIANCE & COMMUNITY ENGAGEMENT

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Memorial Weekend Carnival	A	A	A	A	n/a	A	A		B	A
Summer Concert Series	A	A	A	B	A	B	A	A	A	A
Darien Dash	A	A	A	A	n/a	B	A	A	C	A
Oktoberfest	A	A	A+	B	B	B	A		B	A
Darien Fest	A+	A	A	A	A	A	A	A	B	A
Business Outreach	A	B	A	B	---	n/a	B	?	C	A
Business Events	A	C	A	B	n/a	B	B	?	C	A

Schauer – no issues. Darien Fest was a vast improvement.

Stompanato – would like to see more business engagement and involvement. Would also like more info through the year. Maybe a monthly report on accomplishments, along with any obstacles encountered.

Kenny – April and Jessica are working very hard and it's obvious with my nearly daily interactions with them

Leganski – the fall carnival is not listed. I think this is too close to the Oktoberfest. Want a full accounting by event including police overtime. Need to continue increasing sponsorship participation and understand why businesses do not participate.

Sullivan – keep same level of events – try Westwood Park next year; keep Darien fest at Hinsdale South.

Belczak – The City, through the DBA, have created events that create community. They are all successful in my eyes.

Coren – concerts, fest and dash are important events. Carnival and Oktoberfest seem to only be fundraisers which is good but not as anticipated. Outreach & events I do not feel I am capable of reviewing.

Marchese – The DBA has developed into an organization that is focused on highlighting our business community. Our business and restaurant of the week provides exposure for businesses that cannot afford to have their own marketing programs. The summer concert series grows in participation, allowing residents an opportunity to meet their fellow neighbors and residents, and the Oktoberfest, Darien Fest and Darien Dash have also provided exposure to community organizations while bringing residents together.

COMMUNITY DEVELOPMENT

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Property Maintenance Enforcement	B	A	B+	B	B	A	B	A	A	B
Building Permit Process	A+	A	A	A	A	A	A	A	B	A
Development Process	A	A	A	A	B+	A	B	A	B	A

Schauer – Our code enforcement is great but I gave it a "B" because residents call elected officials first. We need to advertise to residents to call the city first for any code enforcement issues.

Stompanato – I feel there has been a great improvement in Property Maintenance enforcement. We've been communicating rules and requirements to the residents and what is or is not a violation.

Kenny – I hate giving this a lower grade because staff can't control residents but I can't give it a higher grade when there are homes in the community that consistently violate city ordinances.

Leganski – residents are hesitant to use the on line reporting system. Code enforcement officer does a great job with all issues I have reported.

Sullivan – getting better; Jason good at follow up!

Belczak – The city has modernized the building permit process and it is well worth the cost. Property Maintenance is always a double edged sword. In my residential communications, about half the people complain that we don't enforce enough and half want less 'big brother' and let homeowners control how they let their homes look and where they park their RVs. I think we do a nice job straddling that fence. Residents are never completely happy with new developments. Why do we need another coffee shop? Unless Darien wants to start spending money (I don't) on how private landowners choose to develop their property, our current development process seems to be working.

Coren – One of our most challenging areas only because of global economy not lack of effort on our part.

MISCELLANEOUS ITEMS

	Schauer	Stompanato	Kenny	Leganski	Sullivan	Gustafson	Belczak	Coren	Ragona	Marchese
Staff Responsiveness to your Questions	A+	A	A+	A	A++	A	A	A	A	A
Agenda Memos & Back Up Material Distributed for Council and Committee Meetings	A+	A	A-	A	A	A	B	A	A	A
Staff Responsiveness to Residents	A++	A	A-	A	A	A	A	A	A	A

Schauer – our employees do a great job for residents

Stompanato – once again, we have a relatively small staff that is top notch. Any resident concern that I have directed to staff is handled quickly and efficiently. Any help I've needed has been provided very willingly. I really feel we are extremely lucky to have the staff we have. Great group to be a part of!

Kenny – links to meeting packets have been a little burdensome on my end. I will talk to Maria about this. Staff responsiveness grade goes back to my comment regarding the Facebook question.

Leganski – answers are always timely and detailed. No issues.

Belczak – no complaints.

Marchese – our city staff is always responsive to resident needs, whether they are walk-ins to city hall, or communicating by phone. We are a small staff that works effectively with elected officials, the public and with one another.

Top Priorities

Schauer – police pension, water & flooding, city vehicles (see attached)

Stompanato – with all these storms, we need to start planning to be proactive on improving our aging infrastructure through yearly capital expenditures; explore how other cities are attracting new businesses to their own towns and see if we can duplicate; evaluate the possibility of staff turnover. Have mostly seasoned staff that would be difficult to replace at once.

Leganski – police pension liability and line by line budget review in all departments; storm water management; strengthen relations with local businesses; work with real estate community to know why families are moving in and out of Darien.

Sullivan – succession planning for senior staff; lack of progress on Chestnut Court; continue to maintain strong fiscal management & fund police pension

Belczak – keeping business vacancies to a minimum and maintaining a strong sales tax base

Gustafson – police enforcement; development; restaurants

Coren – fiscal responsibility; continue excellent muni services work; continue great police service & response.

Marchese – possible use of AI in various facets of the city's operation: budgeting, communication with residents, economic development, municipal services, etc.; public safety – use of new methodologies with respect to various aspect of modern day policing such as traffic control, preventable policing and crime investigations; enhancing the city environment as well as providing more events that bring residents together in a communal gathering.

Ragona – Municipal Services – Snow & Roadways, water, trees, everything they do matters! Don't know how to better improve these services! Trees are maturing – consider life expectancy for city replacement. The canopy they provide makes our neighbors welcoming; property maintenance enforcement – assist & inform – we are an aging population

Suggestions you have to improve city services

Schauer – council chamber; pay raise

Stompanato – review marquee sign and adjust price or provide promotions to Darien businesses; explore events that we can partner with park district to utilize new park; look into any additional ways to provide communication to residents (may not be any?)

Leganski – review and enforce city council meeting rules with all city representatives and residents.

Sullivan – be more proactive & communicate early on with current & potential city planning; tighten city codes where loopholes exist; multi-year plan for events & locations.

Gustafson – more street sweeping; more promotion of businesses; police patrols

Marchese – periodic surveys that measure resident engagement in city government that will provide us with input regarding their needs; maybe a twice a year goal setting program; aldermanic and mayoral town all meetings

Ragona – When trying to call the building department (Mary B), shorten the message – it's too long. I want to speak to the person not listen to endless information; staff does an excellent job relating to resident inquiries/concerns internally & via phone. Talk with & assist residents – don't refer them to the website – some residents might not be comfortable using the website and would prefer having friendly assistance

Additional comments on any city issue(s)

Schauer – see attached

Stompanato – at last meeting during public comment, a speaker verbally attacked one of our aldermen. I think we were all stunned and taken back. I believe we should have a policy that if speakers attack individuals they should not be allowed to continue and should be required to leave.

Belczak – we need to add Mark Delay traffic issues to our goal setting agenda. I was recently copied on a resident's email complaint regarding traffic on pickups and to a lesser extent drop offs at Mark Delay. The combination of societal norms (no one likes school buses anymore) and the grade center changes of 2007, have significantly changed Delay's pickup routine. Cars begin lining up an hour before the school lets out at 3:05. It's not unusual to see cars 'standing' on the north side of 69th street from Wilmette past Richmond Avenue. Homeowner on the north side of 69th street to deal with this issue 176 days a year! When I drove by last Friday at 2:45 p.m. the line along 69th street was back to Ironwood and there were 4 vehicles standing on Wilmette south of 69th street (where there is a not standing sign posted). It's just a matter of time before a serious accident (or road rage) takes place.

This has been going on for a number of years. While lining up, cars along 69th street might currently be the practice, it is not a permanent solution. This is not going to go away. Back 10-12 years ago, homeowners around Hinsdale South complained that parents' cars were parked on their streets (blocking driveways, parking on lawns & making driving dangerous) during evening events at the high school. The city created ordinances to help alleviate this problem. There is no getting around it. Mark Delay traffic is also dangerous.

Topics for Goal Setting – November 18, 2026

Schauer

Everyone, the three things we need to focus on in the next 5 years is as follows:

1) We need to lower our yearly police pension obligation WITHOUT eliminating police officers NOR issuing a bond. Here are the numbers, since 2016 our pension dollar obligation has gone from approximately $43 million to $69 million in 2026 (a 60% increase). Inflation has increased during those ten years 35% (this includes 9.1% in 2022). The reality is that if our pension obligation is pretty much doubling inflation. No one (including our actuary OR the State of Illinois) can tell us what our final target dollar amount will be. This is why we have been consistently in the lower 60% for pension funding since I have been on the council for 17 years. Having a $3 million a year plus pension obligation for the future, is going to start to affect current projects now. We should look at funding 90% of the pension. The reality is that extra $300k we could use for current project s. The bottom line until the State of Illinois comes to us and tells us what our EXACT dollar funding needs to be for the police pension (then we look at a bond), these numbers are unsustainable.

2) The next 5 years we should focus on eliminating problem flooding areas. With the completion of all of our ditch projects we should now focus on moving water away from streets and houses. I know we approved applying for a grant for Gail ave, but it shows how much there are problem areas throughout Darien. Gail's houses have been there since 1950's but since that time, Cass ave has been built up so now the houses are lower than Cass ave which will continue to flood. Hoping that creating a water flow to the park will help eliminate the flooding on Gail. There are many other areas that need water fl ow. In Tom Belczak's ward at the corner of Richmond and Seminole, there are 7 storm grates on each corner. That's 28 grates on one intersection and on the flood of July 4th it still had 3 feet of water at that intersection. Going forward we need to try address the eliminating water and flooding of the worst flooding areas. We may be able to do only one at a time per year, but we should continue to focus on this now and in the future.

3) Since Covid, obtaining vehicles (especially Police cruisers and Public works trucks) has been an issue. I wrote two years ago that we need to address obtaining new vehicles since we could not get them. I feel that going forward they we start to replace vehicles one year before they hit their rating to replace. Currently we replace vehicles when they hit a certain rating, but going forward we should replace them one year before they are due. This way any delays in obtaining vehicles may be eliminated

4) Everyone, with the sidewalk completion on Plainfield road and finally getting it to where it needs to be, we should address a beautification project from Cass ave to 75th St on Plainfield Road. The discussion should be around what should be done to

enhance it and address any other needs in that area. The fact is that after 25 years of cleaning up everything in this area, we should address it for the future.

SCHAUER - Improving City Services

Everyone, looking at our overall city services, I believe we have one of the best run city's around. Whether its Brian running city hall with residents concerns, or its Dan running municipal services, or Chief Thomas running the police department (soon to be Chief Jump), we have always hired and retained the best people, because we have a great run city and we have offered competitive wages. I also believe that as elected officials we have one of the best councils around because we have communicated as best as we can with our residents open and honestly while being as professional as we can be. With that said, there are three things that we should do as elected officials that will help us overall.

1) We need to replace the entire Dais and the entire sound system in council chambers. On 9-21- 2026 we had a resident complain about the sound system in council chambers and the entire audience agreed. I believe we need to spend the money to replace the entire dais because its old and outdated and maybe we can have a better layout. At the same time, we should replace the entire sound system. My reasoning for this it will help people better hear the other elected officials. Since we eliminated the microphones it's been more difficult to hear other people on the Dais. A better layout and a better sound system will improve communication for everyone, especially the residents and better communication between elected officials.
2) We need to give the elected officials a pay raise. I mentioned this during budget and that from what I remember, we agreed to revisit it. Since then, it has not been discussed. We have not ever had a pay raise in almost 20 years. Please see my conclusion below.
3) Elected officials should have an allotment (if participating) of $350 for 4th of July Candy. We used to offer $250 for Candy until we eliminated 10 years ago. Since we have eliminated candy for the elected officials, the participation in the 4th of July parade has always been by elected officials has not been 100%. The reason I mentioned $350 is because candy has doubled in the last 15 years. Again, see my conclusion.

In conclusion, the three items above are needed not only for better communication but for also future recruitment. I have often had discussions with people about being an elected official and many cannot believe that as alderman we only make $3600 a year. The overall feedback I get is that its not worth being an elected official for $3600 a year. I am the longest tenured alderman on the council and I am the youngest elected official at 57 (I am 3 months younger that Alderman Kenny). Saying our youngest

elected official is 57 just reinforces the fact that we need to offer a better salary for future elected officials and being in the 4th of July parade has been one of the most positive aspects of being alderman. I believe our biggest challenge in improving city services is our future as elected officials. We not only need to communicate better, but we need to make the elected official positions more attractive for the future recruitment. All 3 of the ways above I believe would be positive for us now, and for the future.

Stompanato

1) Discussion on long term infrastructure for sewers, water feeds. Take a look at a long term plan to update infrastructure along lines of how we plan our streets, so many miles per year started in the oldest sections of town
2) Review of Business Alliance – with 2 years of experience, do we have data that shows results of helping businesses and being a legitimate replacement of the chamber. If not, should we look at rebranding the business alliance to community engagement and develop programs like silent parade that enrich the resident experience. When we run business of the week in DC do we follow up with the business to see if they experienced any increase in business for the next week or two of being highlighted?
3) Update on marquee sign: perhaps reach out to businesses we are highlighting in DC and offer a month of ad placement on sign to promote their business. If we are not getting enough advertisers, lets price to fill the sign.
4) Talk about plans to partner with park district. Westwood is done so how can we utilize it for the benefit of our residents?

Kenny

1) **Policies for the Use of Artificial Intelligence**

I would like us to review how AI is currently being used by the city and consider what policies we should have in place as these tools become more common.
I see three areas to address: administration, municipal services, and the police department. Each has different needs, but protecting information, checking accuracy, and keeping people responsible for decisions should be consistent throughout.
My goal would be to give our staff clear guidance while allowing the city to take advantage of tools that can improve service and efficiency.

2) **William Street Sidewalks**

I would like us to look at completing sidewalks along William Street, particularly where children are walking home from their school bus stops and have to walk in the street.
I would like staff to identify the gaps, review what construction would involve, and bring back an estimated cost. We should also explore whether grants or other funding could help move this forward.

3) **Follow-Up on Traffic Noise Concerns**

A resident who lives near Oldfield and Gleneagles recently called me to ask whether there is anything the city could do about traffic noise. I know we have looked into noise mitigation before, and I would like to review what was considered and what we learned. Since this is in

Mary Sullivan's ward, I would want to talk with Mary first and coordinate any follow-up. My thought is to see whether anything has changed since the earlier review and whether there are any options worth revisiting.

Sullivan

1) Revisit our strategic plan from 2024 and provide an update in each area
2) Chestnut Court Development & TIF update. Additionally, update in other economic development areas
3) Future events locations. Westwood, Carriage Greens and Hinsdale South. Coordination with Darien Park District and a multi-year agreement @ Westwood
4) Continued financial stability of the City of Darien and impact of police pension and needed dollars to address storm water upgrades after the July 4th flooding

From: Joseph Kenny
To: Lisa Klemm
Cc: jmarchese@darenil.gov; Ralph Stompanato; Dan Gombac; Chris Hochstedt
Subject: Goal Setting Item - 1 Janet
Date: Wednesday, November 4, 2026 6:45:57 PM

Lisa,
Joe and I met Chris Hochstedt at the After Hours this evening. He asked us if the city could add gutters in front of his home due to snow plows pushing snow and salt on to his property killing his trees. Joe thought maybe closing Janet at Rt 83. Can we add that item to goal setting?

Thanks

Joe Kenny
Darien Alderman Ward 3
1605 Holly Ave
Darien, IL 60561
(630)334-2858

Sent from my T-Mobile Samsung Galaxy Ultra 21