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PRE-COUNCIL WORK SESSION — 7:00 P.M.

Agenda of the Regular Meeting

of the City Council of the

CITY OF DARIEN

March 4, 2024

7:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Quorum
5. Questions, Comments and Announcements — **General (This is an opportunity for the public to [make comments or ask questions on any issue](#) – 3 Minute Limit Per Person, Additional Public Comment Period - Agenda Item 18)**
6. Approval of Minutes — [February 20, 2024](#)
7. Receiving of Communications
8. Mayor's Report
9. City Clerk's Report
10. City Administrator's Report
11. Department Head Information/Questions
 - A. Police Department – [Annual Report 2023](#)
 - B. Municipal Services
12. Treasurer's Report
 - A. Warrant Number — [23-24-21](#)
13. Standing Committee Reports
14. Questions and Comments — **Agenda Related (This is an opportunity for the public to [make comments or ask questions on any item on the Council's Agenda](#) – 3 Minute Limit Per Person)**

15. Old Business
16. Consent Agenda
 - A. Consideration of a Motion to Approve a Resolution Approving the [2024 City of Darien Zoning Map](#)
 - B. Consideration of a Motion to Approve an Ordinance Approving a Final Plat of Subdivision and Granting a Special Use and Variations from the Darien Zoning Ordinance (PZC2024-01: [Indvestia Darien LLC, 7409 Cass Avenue](#))
 - C. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute a Contract for the [2024 Landscape Maintenance Services](#) within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an Amount not to Exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services
 - D. Consideration of a Motion to Authorize a Contingency with JC Landscaping & Tree Services in the Amount of \$5,500 for [Replacement of Plant Materials and Plant Enhancements for the 2024 Landscape Maintenance Services](#), Pending Budget Approval
 - E. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Enter into a Contract with Brothers Asphalt Paving, Inc., for the [2024 Street Program](#) as Per the Following Schedule of Pricing, Pending 2024/25 Budget Approval; Base Bid - \$1,807,793.12; Alternate 1 - Patching - \$90,000.00; for a Total Cost of \$1,897,793.12
 - F. Consideration of a Motion to Approve an Ordinance [Abating Property Tax Heretofore Levied by Ordinance No. 0-28-12](#) (In the Amount of \$305,125)
 - G. Consideration of a Motion to Approve an Ordinance [Abating Property Tax Heretofore Levied by Ordinance No. 0-11-18](#) (In the Amount of \$387,700)
17. New Business
18. Questions, Comments and Announcements — **General (This is an opportunity for the public to [make comments or ask questions on any issue](#) – 3 Minute Limit Per Person)**
19. Adjournment

A WORK SESSION WAS CALLED TO ORDER AT 7:00 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE FEBRUARY 20, 2024 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:23 P.M.

Minutes of the Regular Meeting

of the City Council of the

CITY OF DARIEN

FEBRUARY 20, 2024

7:30 P.M.

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

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

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

Absent: None

Also in Attendance: Joseph Marchese, Mayor
JoAnne E. Ragona, City Clerk
Michael J. Coren, City Treasurer
Bryon Vana, City Administrator
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services

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

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan, Marchese, Ragona, Coren, Murphey, Vana

Nays: None

Absent: None

Results: Ayes 12, Nays 0, Absent 0

MOTION DULY CARRIED

Mayor Marchese presented Valerie Kazich with the Citizen of the Year Resolution and plaque. There was resounding applause and a standing ovation from City Council and audience.

Mayor Marchese recognized Darien Honorees: Doug Barnes, Darien Lions Club; Heather Conroy, Rotary Club of Darien; Kelly Jean Tischler, Darien Chamber of Commerce; Gina Pignato & Tracey Schroeder, Darien Garden Club; Chris Snow, Darien Woman’s Club; and Stan Uba, Darien Youth Club.

Valerie Kazich thanked all for the honor and congratulated Honorees of the Year for working together to make Darien “A Nice Place to Live.” She thanked Lily Vana, food drive coordinator, & Liaison Sullivan for organizing a food & supplies collection for Our Lady of Mount Carmel food pantry.

Valerie acknowledged her family and friends, especially: Barb Sparks for the Darien Woman’s Club nomination, Citizen of the Year (COY) Committee, City Council & photographer Joe Paladino.

Mayor Marchese noted food drive collection will take place at the dinner; for those unable to attend, donations are also accepted at City Hall. He reviewed items needed to stock the food pantry. He directed all questions to Lily Vana at lily_vana@yahoo.com.

Liaison Sullivan announced the dinner/dance will be held at Alpine Banquets on March 8; she provided program, reservation, and payment details.

Liaison Sullivan invited all to attend Congratulatory Reception immediately following the City Council meeting in the Police Department Training Room.

9. **CITY CLERK’S REPORT**

There was no report.

10. **CITY ADMINISTRATOR’S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

A. POLICE DEPARTMENT – NO REPORT

B. MUNICIPAL SERVICES – NO REPORT

12. **TREASURER’S REPORT**

A. WARRANT NUMBER 23-24-20

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve payment of Warrant Number 23-24-20 in the amount of \$744,631.18 from the enumerated funds, and \$298,994.63 from payroll funds for the period ending 02/08/24 for a total to be approved of \$1,043,625.81.

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

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. MONTHLY REPORT – JANUARY 2024

Treasurer Coren reviewed year-to-date sources of revenue, expenditures, and fund balances through the month of January 2024.

General Fund: Revenue \$15,025,011 Expenditures \$11,578,978; Current Balance \$6,821,552

Water Fund: Revenue \$5,599,319; Expenditures \$6,044,965 Current Balance \$3,148,614

Motor Fuel Tax Fund: Revenue \$796,079; Expenditures \$629,391; Current Balance \$1,640,799

Water Depreciation Fund: Revenue \$16,792; Expenditures \$52,749; Current Balance \$577,280

Capital Improvement Fund: Revenue \$806,220; Expenditures \$4,477,388;
Current Balance \$16,097,168

13. **STANDING COMMITTEE REPORTS**

Administrative/Finance Committee – Chairwoman Sullivan announced Administrative/Finance Committee-of-the-Whole 2024-25 Budget Meeting is scheduled for Tuesday, February 27, at 6:30 P.M.; meeting will be televised with all documents available on City website. She thanked Administrator Vana, Mayor Marchese, Treasurer Coren, Staff and Department Heads for preparation of documents.

Municipal Services Committee – Chairman Belczak announced the next Municipal Services Committee meeting is scheduled for February 26, 2024 at 6:00 P.M.

Police Committee – Chairman Kenny stated the minutes of the December 18, 2023 meeting were approved and submitted to the Clerk’s Office. Chairman Kenny announced the Police Committee meeting is scheduled for March 18, 2024 at 6:00 P.M. in the Police Department Training Room.

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

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

It was moved by Alderwoman Sullivan and seconded by Alderman Schauer to approve by Omnibus Vote the following items on the Consent Agenda:

**A. RESOLUTION NO. R-19-24 A RESOLUTION APPROVING A
MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF DARIEN AND THE
DARIEN CHAMBER OF COMMERCE--
\$35,000 GRANT AND DARIEN FEST**

**B. RESOLUTION NO. R-20-24 A RESOLUTION ACCEPTING A PROPOSAL
FROM GOVTEMPS-MGT FOR THE
DEVELOPMENT OF A FOUR-YEAR
STRATEGIC PLAN IN THE AMOUNT OF
\$18,100**

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

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

17. **NEW BUSINESS**

There were none.

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

Mayor Marchese announced Darien Arts Council (DAC) presents *Night on Broadway* at Darien Swim & Recreation Club on March 1, 2024 at 7:00 P.M. He noted Alderman Kenny will have a singing performance. Mayor Marchese shared ticket cost of \$25.00 includes food and soft beverages. Questions should be directed to DAC at darienartscouncil@gmail.com.

19. **ADJOURNMENT**

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

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 7:57 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 02-20-24. Minutes of 02-20-24 CCM.

Darien Police Department

Annual Report

2023



Members of the Darien Police Department along with elected officials and staff of Darien understand that the police department’s primary mission to our community is service and safety. We take our oath to uphold the law and serve our community seriously. The means by which safety is ensured and service provided may be achieved by different methods including prevention, intervention and suppression strategies. These strategic decisions must be moral, ethical and within constitutional law.

Our philosophical approach is to resolve problems and provide service that is accomplished by a variety of means of which enforcement is only one of many options. We would rather problem-solve, implementing a long term resolution to the concern, than continual enforcement. We are data driven agency, whereby we analyze problems and implement a more permanent fix by working *with* the community not *for* the community, a partnership.

We categorize our work into three main functions; crime, crashes and concerns. We do our best to analyze crime and place manpower where and when it is most effective, matching calls for service with staffing. Driver safety is an important aspect of the duties we perform. Concerns may not be an obvious police function, but probably are the most time consuming and frequent police activities. Concerns include many matters such as homelessness, mental health, medical assistance, missing persons, animal control and many more.

CRIME

We started reporting crime using the National Incident Based Reporting System (NIBRS) this year. In prior years we used the Uniform Crime Reporting (UCR) system. NIBRS collects more data on crimes against persons, crimes against property, crimes against society and other incidents. Because previous years (prior to 2020) were not coded with NIBRS requirements it would be nearly impossible to compare longer time frames as we did with UCR where we looked back five, ten or twenty plus years.

Person Crime

The amount of crimes against persons increased in 2023 as compared to 2022 by 13.8%. There were 140 reported crimes against persons in 2023 up from 123 in 2022 or 17 more crimes.

<u>Category</u>	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2021</u>	<u>YTD</u> <u>2020</u>	<u>1 Yr.</u> <u>Change</u>	<u>2 Yr.</u> <u>Change</u>	<u>3 Yr.</u> <u>Change</u>
Murder	0	0	0	0	0.0%	0.0%	0.0%
Sexual Assault	3	6	12	8	-50.0%	-75.0%	-62.5%
Sex Offenses	0	0	0	0	0.0%	0.0%	0.0%
Assaults	137	117	107	91	17.1%	28.0%	50.5%
Human Trafficking	0	0	0	0	0.0%	0.0%	0.0%
Kidnapping	0	0	2	1	0.0%	-100.0%	-100.0%
Total Person	140	123	121	100	13.8%	15.7%	40.0%

One of the three sexual assault incidents was cleared by an arrest. The other two were closed due to no viable leads that would be cause for an arrest.

A battery occurs when someone is physically harmed or physically provoked. An assault occurs when a person is in reasonable apprehension of receiving a battery. Assaults and batteries increased by 17%, 20 more assaults / batteries than what occurred in 2022. More than half, 73 of the assault and batteries (53%) were domestic motivated. Thirteen of the 137 assaults and batteries were situations of harassment where under the NIBRS guidelines are counted, but are not actually an assault or battery by statutory definition.

Of the 137 cases, 54 (39%) were cleared by an arrest, 24 (17%) were cleared by exception and 58 (42%) were closed as the leads in those cases were exhausted for a 57% clearance rate. Cleared exceptionally means that sufficient probable cause for an arrest was established and the offender was clearly identified, but matters outside the control of law enforcement an arrest could not be made.

Property Crime

Property crime saw an 18% decrease or 85 fewer crimes comparing 2023 to 2022. This was driven by a significant decrease in theft cases (89). There were four robberies reported in 2023 compared to none in 2022. Of the four cases two are closed – leads exhausted, one cleared by arrest and one pending. Darien residents witnessed a 21.7% decrease in burglary whether residential (12) or commercial (6). Ten burglaries were closed – leads exhausted, two were cleared by exception and six are still under active investigation. Motor Vehicle Theft saw a 9% increase or one more car stolen in 2023 than 2022. Ten cases were closed – leads exhausted, one cleared by exception and one cleared by arrest.

Category	YTD 2023	YTD 2022	YTD 2021	YTD 2020	1 Yr. Change	2 Yr. Change	3 Yr. Change
Robbery	4	0	3	4	0.0%	33.3%	0.0%
Arson	1	1	0	2	0.0%	0.0%	-50.0%
Extortion	10	0	1	6	0.0%	900.0%	66.7%
Burglary	18	23	27	30	-21.7%	-33.3%	-40.0%
Theft	134	223	171	183	-39.9%	-21.6%	-26.8%
MVT	12	11	17	8	9.1%	-29.4%	50.0%
Forgery	4	9	11	3	-55.6%	-63.6%	33.3%
Fraud	153	140	285	457	9.3%	-46.3%	-66.5%
Embezzlement	0	0	0	0	0.0%	0.0%	0.0%
Stolen Property	0	5	0	3	-100.0%	0.0%	-100.0%
Criminal Damage	50	60	54	49	-16.7%	-7.4%	2.0%
Bribery	1	0	0	0	0.0%	0.0%	0.0%
Total Property	387	472	569	745	-18.0%	-32.0%	-48.1%

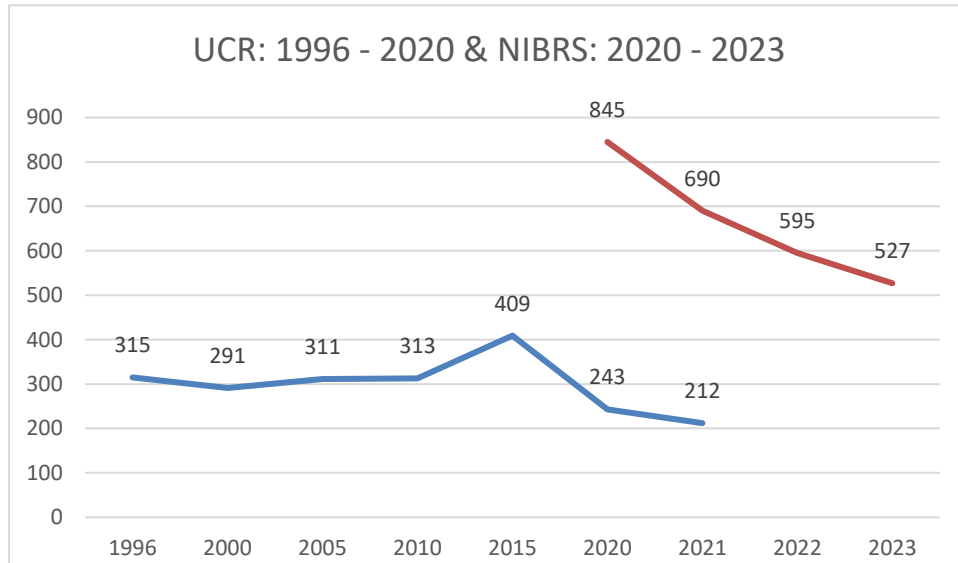
Retail theft accounted for 54 of the 134 thefts. An arrest was made in 33 theft cases, 77 were closed, six cleared by exception and 10 are still active investigations. Fraud, led by identity theft, (39) saw a 9.3% increase. Of the 153 cases of fraud 22 were cleared by an arrest.

Total Person & Property Crime

NIBRS counts more crime types and more sub-crimes than UCR. Trying to show total crime, Person plus Property crime as was done with UCR, shows an 11.4% decrease in crime comparing 2023 to 2022. In an effort to show crime over longer periods of time using two different systems

is impossible. However, I included a graph of crime from 1996 through 2021 (26 years) using UCR methodology of counting crime as well as 2020 through 2023 using NIBRS data. For a total of 28 years, we continue to drive down crime and make Darien a nice place to live.

Category	YTD 2023	YTD 2022	YTD 2021	YTD 2020	1 Yr. Change	2 Yr. Change	3 Yr. Change
Total Person	140	123	121	100	13.8%	15.7%	40.0%
Total Property	387	472	569	745	-18.0%	-32.0%	-48.1%
Total Crime	527	595	690	845	-11.4%	-23.6%	-37.6%



Societal Crime

A new category of crime being counted under NIBRS reporting rules is societal crime. Societal crimes decreased by 13.3% from 2022 to 2023. Forty-three of the 49 drug cases ended with an arrest, three are closed and three are pending. All ten of the weapon related offenses resulted in an arrest.

Category	YTD 2023	YTD 2022	YTD 2021	YTD 2020	1 Yr. Change	2 Yr. Change	3 Yr. Change
Drug	49	60	114	64	-18.3%	-57.0%	-23.4%
Pornography	3	3	8	5	0.0%	-62.5%	-40.0%
Gambling	0	0	0	0	0.0%	0.0%	0.0%
Prostitution	0	0	0	0	0.0%	0.0%	0.0%
Weapons	10	12	7	10	-16.7%	42.9%	0.0%
Animal Cruelty	3	0	0	0	0.0%	0.0%	0.0%
Total Societal	65	75	129	79	-13.3%	-49.6%	-17.7%

Other Crime

Another change from UCR to NIBRS includes a category of other offenses. There are a number of different crime types included in this group of offenses.

<u>Category</u>	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2021</u>	<u>YTD</u> <u>2020</u>	<u>1 Yr.</u> <u>Change</u>	<u>2 Yr.</u> <u>Change</u>	<u>3 Yr.</u> <u>Change</u>
Bad Checks	0	0	0	0	0.0%	0.0%	0.0%
Curfew	1	1	0	0	0.0%	0.0%	0.0%
Disorderly Conduct	99	41	47	40	141.5%	110.6%	147.5%
DUI	87	67	80	53	29.9%	8.8%	64.2%
Family Offenses	9	140	65	83	-93.6%	-86.2%	-89.2%
Liquor Violation	20	9	7	5	122.2%	185.7%	300.0%
Peeping Tom	0	0	0	0	0.0%	0.0%	0.0%
MRAI	0	1	1	3	-100.0%	-100.0%	-100.0%
Trespass	31	15	18	21	106.7%	72.2%	47.6%
All Other Crimes	170	217	221	122	-21.7%	-23.1%	39.3%
Total Other Crime	417	491	439	327	-15.1%	-5.0%	27.5%

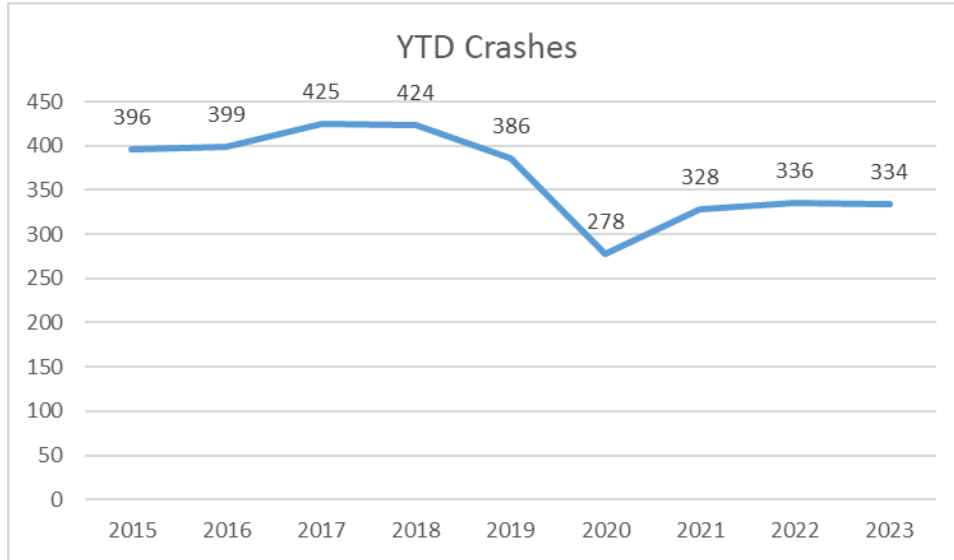
There were a few places, disorderly conduct and criminal trespass to property that saw significant increases 141% and 106% respectively. MRAI (from above table) means a Minor Requiring Authoritative Intervention. Such incidents as habitual runaways.

TRAFFIC

Crashes

The safety of the driving public is important to the Darien community. To determine the safety of the driving public the measure used is the frequency of crashes on public right-of-ways. Darien saw less than one percent decrease in accidents or 2 less crashes, on the public way in 2023 compared to 2022.

Public Way & Private Property Crashes						
	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2018</u>	<u>1 Year</u> <u>Change</u>	<u>5 Year</u> <u>Change</u>	
No Injuries	265	289	357	-8.3%	-25.8%	
Injury	68	47	67	44.7%	1.5%	
Fatal	1	0	0	0.0%	0.0%	
Total	334	336	424	-0.6%	-21.2%	
Fatalities	1	0	0	0.0%	0.0%	
Hit & Run	20	34	35	-41.2%	-42.9%	
DUI	1	5	2	-80.0%	-50.0%	
Private Property	139	142	218	-2.1%	-36.2%	



There was one fatal crash in 2023 and injury crashes increased by 44.7%. Crashes due to impaired driving decreased by 80% or four less.

The top crash locations did not change much. Most of the crash locations from the prior year are on the list but maybe in a slightly different order.

Frequency of Crashes by Location					
Primary Street	Cross Street	2023 Crashes	2022 Crashes	5 Yrs Crashes	5 Year Average
Cass Avenue	75th Street	31	47	183	36.6
Lemont Road	I-55	27	16	50	10.0
Plainfield Road	75th Street	25	23	119	23.8
Plainfield Road	Clarendon Hills Road	15	8	69	13.8
Cass Avenue	Plainfield Road	14	23	97	19.4
Lemont Road	87th Street	13	23	108	21.6
Cass Avenue	S Frontage Road	11	5	39	7.8
Cass Avenue	N Frontage Road	10	5	43	8.6
Lemont Road	83rd Street	9	12	67	13.4
Clarendon Hills Road	67th Street	5	12	35	7.0
Cass Avenue	Hinswood Drive	5	8	24	4.8
Lemont Road	103rd Street	4	6	27	5.4
Lemont Road	Cheese Road	3	6	37	7.4

Roadways with higher collision rates regardless of cross street are:

Frequency of Crashes by Street				
Primary Street	2023 Crashes	2022 Crashes	5 Yrs Crashes	5 Year Average
Cass Avenue	72	71	349	69.8
Lemont Road	65	66	302	60.4
Plainfield Road	59	65	316	63.2
75th Street	33	31	151	30.2
Clarendon Hills Road	12	17	81	16.2
N Frontage Road	9	17	80	16.0

Traffic Enforcement

Officers continue to try to make Darien streets safe. To that end officers wrote over 3,800 traffic tickets for rules of the road violations (listed in the chart as “moving”). Rules of the road violations are typically those types of violations that cause accidents such as speeding, lane violations, stop sign violations, etc.

Citation Summary							
	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2018</u>	<u>YTD</u> <u>2013</u>	<u>1 Yr.</u> <u>Change</u>	<u>5 Yr.</u> <u>Change</u>	<u>10 Yr.</u> <u>Change</u>
Moving Citation	988	1204	1339	1265	-17.9%	-26.2%	-21.9%
Moving Warning	2874	2802	1781	1274	2.6%	61.4%	125.6%
Total Moving	3862	4006	3120	2539	-3.6%	23.8%	52.1%
Non-Moving Citation	666	884	636	784	-24.7%	4.7%	-15.1%
Non-Moving Warning	1823	1928	953	921	-5.4%	91.3%	97.9%
Total Non-Moving	2489	2812	1589	1705	-11.5%	56.6%	46.0%
Total Warning	4697	4730	2734	2195	-0.7%	71.8%	114.0%
Total Citations	1654	2088	1975	2049	-20.8%	-16.3%	-19.3%
Total Actions	6351	6818	4709	4244	-6.8%	34.9%	49.6%
DUI Arrests	87	67	81	UNK	29.9%	7.4%	0.0%

Listed here are the category of violations:

Citation Summary by Category of Violation							
	<u>YTD</u>	<u>YTD</u>	<u>YTD</u>	<u>YTD</u>	<u>1 Yr.</u>	<u>5 Yr.</u>	<u>10 Yr.</u>
	<u>2023</u>	<u>2022</u>	<u>2018</u>	<u>2013</u>	<u>Change</u>	<u>Change</u>	<u>Change</u>
Speed	2320	2656	1868	1648	-12.7%	24.2%	40.8%
Registration	1385	1373	599	663	0.9%	131.2%	108.9%
Stop Sign or Signal	676	550	433	443	22.9%	56.1%	52.6%
Equipment	512	634	457	394	-19.2%	12.0%	29.9%
Insurance	340	418	363	345	-18.7%	-6.3%	-1.4%
Lane	301	249	220	191	20.9%	36.8%	57.6%
License	238	305	190	184	-22.0%	25.3%	29.3%
Yield	175	82	66	63	113.4%	165.2%	177.8%
Signal	129	122	123	74	5.7%	4.9%	74.3%
Distracted	127	200	326	68	-36.5%	-61.0%	86.8%
Turning	78	77	40	33	1.3%	95.0%	136.4%
Other	27	67	66	65	-59.7%	-59.1%	-58.5%
Alcohol / Cannabis	25	51	8	3	-51.0%	212.5%	733.3%
Seat Belt	18	34	50	70	-47.1%	-64.0%	-74.3%

COMMUNITY CONCERNS

We track citizen concerns on various issues. See below chart for the locations residents informed us about regarding a situation and how we responded.

Citizen Concerns							
<u>Date</u>	<u>Subject</u>	<u>Location</u>	<u>Frequency</u>	<u>Time (minutes)</u>	<u>Tickets</u>	<u>Warnings</u>	
12/28/22	Speeding	67th - Richmond to Clarendon Hills	114	2,765	13	36	
02/27/23	Speeding	1900 block Manning	34	72	1	0	
03/13/23	Speeding	Oldfield - N. Frontage to Washington	20	3,563	76	90	
03/21/23	Speeding	Bailey - Plainfield to N. Frontage	125	2,873	24	40	
03/21/23	Stop Sign	Cass & Hinswood	63	1,445	1	4	
03/21/23	Stop Sign	Cass & 71st St	24	442	0	1	
04/04/23	Speeding & No Left Turn	Lyman & Manning	115	2,268	8	55	
05/18/23	Speeding	Mystic Trace & Ripple Ridge	14	414	0	0	
05/22/23	Speeding	71st - Clarendon Hills to Cass	31	788	6	13	
05/27/23	Speeding	79th & Del	23	492	0	8	
06/06/23	Stop Sign	Exner & 71st	23	910	1	13	
07/09/23	Speeding	High - 67th to Plainfield	20	448	0	3	
07/13/23	Stop Signal	Clarendon Hills	80	2,708	20	117	
07/18/23	Speeding	Woodvale - 87th to Beller	15	368	0	2	
07/30/23	Speeding & Stop Signal	Cass & 75th	42	1,030	3	5	
08/14/23	Speeding	67th - Cass to Clarendon Hills	78	1,975	14	13	
09/05/23	Speeding	1019 Concord	23	751	2	3	
12/05/23	Speeding	Plainfield & Clarendon Hills	23	622	3	5	
12/16/23	Speeding	Lemont & 87th	16	423	1	1	

The police department responded to or was involved in 78 mental health incidents. Citizen assists were 121. We encourage the public to call when they see a suspicious person, vehicle, or incident. The police department responded to 578 such incidents. We responded to 332 Wellbeing Checks in 2023. One such thank you letter read,

“I’m able to send you this note because of your departments swift action to a request for a welfare check. The 2 officers that responded as sure as I’m sitting here now saved my life. I wasn’t able to afford any food and hadn’t eaten for 17 days. Your officers were the most professional and empathetic people I have ever met. Because of your officers and department I am now getting the help that I need to move forward and get my life back on track. I may not have a place to live coming up soon but at least I have a more positive outlook on life. You don’t always need to put yourself into a dangerous situation, it’s the simplest things that you do on a daily basis that saves the most lives like mine. Thank you”

Great partnerships with school districts. One such partnership resulted in a significant grant being awarded. Andrew S. Wise, Superintendent of Schools for Center Cass District 66 said in an e-mail,

“Thank you so much for the letter. Due to your continued support and partnership, and that of our other law enforcement and fire protection agencies, we were able to land a \$430,000 grant through the Department of Justice to improve our facilities and prevent school violence.

Our deepest appreciation and gratitude for all you do for us.”

We continue to monitor houses where people have advised us they are going to be out of town for an extended time. In 2023 we monitored 232 addresses where we physically conducted 1,311 house watches.

CALLS FOR SERVICE

DuComm continues to be a great partner managing calls for service. Police chiefs, for the most part, remained in charge of governance. DuComm receives funding from the Emergency Telephone System Board (ETSB). This helps defray a significant portion of the cost to operate the 9-1-1 center.

DuComm managed 6,707 citizen generated calls for service. A citizen generated call when a member of the public calls into DuComm whether dialing a 10 digit number or 9-1-1.

Calls for Service - Citizen Generated							
	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2018</u>	<u>YTD</u> <u>2013</u>	<u>1 Year</u> <u>Change</u>	<u>5 Year</u> <u>Change</u>	<u>10 Year</u> <u>Change</u>
Shift 1	4167	3795	3711	4307	9.8%	12.3%	-3.3%
Shift 2	2540	2315	2286	2650	9.7%	11.1%	-4.2%
Total	6707	6110	5997	6957	9.8%	11.8%	-3.6%

The types of citizen generated calls for service fall into these general categories:

Calls for Service - Citizen Generated by Type					
	<u>YTD</u> 2023	<u>YTD</u> 2022	<u>YTD</u> 2018	<u>1 Year</u> Change	<u>5 Year</u> Change
Criminal	1854	1672	2315	10.9%	-19.9%
Citizen Assist	1364	1162	995	17.4%	37.1%
Accident	619	585	646	5.8%	-4.2%
Suspicion	578	496	491	16.5%	17.7%
Alarm	572	517	722	10.6%	-20.8%
Medical	490	399	287	22.8%	70.7%
Administrative	398	377	431	5.6%	-7.7%
Traffic	270	353	514	-23.5%	-47.5%
Animal	264	235	271	12.3%	-2.6%
Assist - PD	209	224	281	-6.7%	-25.6%
Assist - FD	58	44	59	31.8%	-1.7%
Missing Person	31	44	44	-29.5%	-29.5%
Total	6707	6108	7056	9.8%	-4.9%

DuComm operators managed 7,377 officer initiated calls for service. An officer initiated call for service can be created by an officer calling DuComm from his portable radio or creating a call for service utilizing the computer in his/her squad car. Officer initiated calls for service are proactive situations where officers are trying to accomplish goals of problem reduction.

Calls for Service - Officer Initiated							
	<u>YTD</u> 2023	<u>YTD</u> 2022	<u>YTD</u> 2018	<u>YTD</u> 2013	<u>1 Year</u> Change	<u>5 Year</u> Change	<u>10 Year</u> Change
Shift 1	3175	3531	8211	7909	-10.1%	-61.3%	-59.9%
Shift 2	4202	4128	5526	7072	1.8%	-24.0%	-40.6%
Total	7377	7659	13737	14981	-3.7%	-46.3%	-50.8%

The types of officer initiated calls for service fall into these general categories:

Calls for Service - Officer Initiated by Type					
	<u>YTD</u> <u>2023</u>	<u>YTD</u> <u>2022</u>	<u>YTD</u> <u>2018</u>	<u>1 Year</u> <u>Change</u>	<u>5 Year</u> <u>Change</u>
Traffic	5849	6017	4856	-2.8%	20.4%
Suspicion	331	382	458	-13.4%	-27.7%
Preventative Patrol	339	345	5449	-1.7%	-93.8%
Assist	281	293	169	-4.1%	66.3%
Criminal	251	240	297	4.6%	-15.5%
Administrative	160	208	1368	-23.1%	-88.3%
Citizen Assist	121	125	1077	-3.2%	-88.8%
Accident	45	49	63	-8.2%	-28.6%
Total	7377	7659	13737	-3.7%	-46.3%

COMMUNITY ENGAGEMENT

Officers and support staff are involved in the community in various activities totaling hundreds of hours. Many of those hours are voluntary – unpaid.

- St. Baldrick’s – fundraiser for children’s pediatric cancer: Deputy Chief Norton, Sergeant Lorek and Sergeant Kosieniak participated in St. Baldrick’s head shaving event at Bally Doyle’s in Downers Grove. The team raised thousands of dollars and we appreciate Bally Doyle’s contribution.
- Cop on a Rooftop – fundraiser for Special Olympics: This event was held at Dunkin Donuts 7532 Cass and included the following personnel Cachro, Dollins, Kosieniak, Liss, Lorek, Milazzo, Norton, Parris, Pastick, Rundell, Servin, Skweres, Stutte, Throm, Versis and Thomas. Approximately \$3,500 was raised and a couple of hundred people donated. Dunkin Donuts donated space and services – thanks to Dunkin Donuts.
- Westmont Squad Car Show: Westmont Police Department hosts this show to bring people together in a community event to see the different squad cars and for people to interact with the officers in a relaxed, fun setting. Officers Servin and Oplawski participated in the event with hundreds participating.
- Safety Village: Officers Somogye, Milazzo and Keough taught five classes of varying age students. Teaching children how to be safer in the community.

- Sergeant Lorek and Officers Hellmann and O'Brien honored WWII vet Al Pervis at his home for his 100th birthday.
- National Night Out (NNO): This event was held at Westwood Park. There were numerous vendors and giveaways. NNO is a chance for the public to interact with each other and the police. Officer Milazzo and canine Axle performed a K9 demonstration. Approximately 300 people came out for the event. This year we assisted Versiti with a blood drive and Camille Piazza, Senior Account Representative for Versiti Blood Center of Illinois, stated in an e-mail:



As you probably already know, Tuesday's blood drive was a HUGE success. The team registered 16 donors; only three were deferred and they collected 14 units. Because of you, your team and the generous donors - myself included – up to 42 lives were saved! Of the donors - 13 were NEW to Versiti! THAT is outstanding. Thank you!

We are so grateful for you all and your “community”. Working with you all is a pleasure! Thank you for your partnership. It means a lot!

- Coffee with a Cop: McDonald’s at 809 Plainfield Road were our very gracious hosts. Several officers participated though only approximately ten people came out to have a conversation with us. We appreciate McDonald’s partnership.
- Faith in Blue: Several officers participated in this event held at Our Lady of Peace 709 Plainfield Road. Raffles, balloon art, pumpkin decorating, live entertainment and a K-9 demonstration. A great thanks to Our Lady of Peace.
- Movember - fundraising event for prostate and testicular cancer. Officers Cachro, Glomb, Jump, Kano, Keough, Kosieniak, Liss, Lorek, Noga, Norton, O'Brien, Milazzo, Parris, Pastick, Rumick, Rundell, Simek, Skweres, Somogy participated earning \$1035.
- Shop with a Hero: We, along with members of the Darien-Woodridge Fire Department, shop with kids from the community for Christmas presents. This year we had 23 children participate along with their families. We had breakfast together and shopped at Wal-Mart who provided a grant. With Wal-Mart’s grant and other donors (Lion’s Club & individuals) we were able to spend \$140 per child and Dunkin Donuts provided gift cards. Norton, Dollins, Oplawski, Rumick, Somogy and Kosieniak participated. In total about 70 people were involved.
- Blessing Tree: Officers Milazzo, Rundell, Pastick, Giza, Kano and Sergeant Liss participated in assisting Our Lady of Peace church to deliver presents to several families.

This year the Indian Prairie Public Library (IPPL) through Marquitta Harris, IPPL’s Outreach Strategist, initiated a “Safety Conversations” program held the first Wednesday of the Month.

September:	General Safety	Led by Deputy Chief Norton
October:	Common Scams	Led by Detectives Dollins, Stutte & Skweres
November:	Holiday Tips	Led by Deputy Chief Norton
December:	Personal Safety	Led by Deputy Chief Norton & Officer Rundell

Other conversations were conducted as well including one at the police department organized by Meldinda Nowak a resident of Darien. Chief Thomas, Deputy Chief Norton and Sergeant Skweres participated. Resident Mary Travis initiated a general safety / senior safety event at Myers Commons. Carriage West HOA had a safety event. Janice Bottger of Darien Women's Club hosted an event.

We have increased the number of people following the police department on Twitter and other social media platforms. We hope to get a public service message out once a month and continue notifying the public about issues that occur, such as road closures.

HONOR

We continue to conduct our due diligence to hire the personnel with high moral and ethical character. Officer candidates must pass a rigorous hiring process that includes: application, orientation, physical fitness test, written test, structured oral interview, polygraph examination, psychological examination, background investigation, medical examination and drug test. Once hired the officer must attend and pass a sixteen week basic academy, sixteen week intensive field training and evaluation program and one year of probation. We are confident that we have done our best to hire people with strong values and principles. Once hired we train personnel to a high level of competence and continue to train personnel. We are dedicated to insure personnel are very competent in the handling of police and service duties.

Recognition

There were 33 letters of appreciation from citizens or other police departments to our officers. Additionally other awards were earned in 2023. Of particular note:

- Sergeant Austin Jump received a Letter of Commendation for his actions managing a suicidal / homicidal subject. The subject, armed with a shotgun, was threatening his wife and three small children. Sergeant Jump established incident command then secured a perimeter utilizing surrounding police agencies, secured a radio channel and contacted MERIT SWAT. He then led a small extraction team to take the family out of the house without any harm to any parties involved. Negotiations began with the suspect and he surrendered without incident.
- Officers Nelson Servin and Maciej Cachro earned a Lifesaving Award. On May 3, 2023 Officers Servin and Cachro responded to a cardiac arrest incident where the victim was not conscious and not breathing. Officers conducted CPR and other lifesaving measures until the fire department could arrive. Fire personnel advised the officers’ quick actions were critical in the effort to revive the patient.

- Officer Nick Nelson earned a Lifesaving Award. On July 19, 2023 he responded to a neighboring jurisdiction to assist with several subjects overdosing on an unknown substance. Officer Nelson observed a subject going in and out of consciousness and a low pulse rate. He administered two doses of Narcan and continued to assess the subject before medics could treat the subject.
- Sergeant Steve Liss earned the Honor Award. On April 3, 2023 officers responded to a report of a woman who had been stabbed and the offender had fled the scene. Sergeant Liss arrived on scene where the victim was being treated and checked the adjacent area. He located the offender and the offender, armed with two large knives, yelled repeatedly “Kill me!” Sergeant Liss was able to de-escalate the situation. He and other officers peacefully took the offender into custody without further incident.
- Officers Tony Hruby, Nelson Servin, Maciej Cachro and Paulina Noga all earned recognition in 2023 from the Alliance Against Intoxicated Motorists (AAIM) for their exceptional DUI enforcement efforts in 2022.
- Officer Hruby was recognized in 2023 by Mothers Against Drunk Drivers (MADD) for his 2022 DUI enforcement as he was the top DUI enforcement officer on the department.

Discipline

We want to make sure we are honorable and continually earn the public’s respect and trust as we respect and trust the public. Therefore we do not shy away from investigating complaints against personnel. We have well trained and strictly vetted officers who understand and live by their oath of office and oath of honor which states,

“On my honor, I will never betray my integrity, my character or the public trust. I will always have the courage to hold myself and others accountable for our actions. I will always maintain the highest ethical standards and uphold the values of my community, and the agency I serve.”

From January 1, 2023 through December 31, 2023, Darien Police Department received over 14,000 calls for service. Amongst these incidents, officers made over 7,500 traffic stops and engaged in over 440 arrests.

Darien Police Department received nine citizen generated complaints in 2023. Each of these complaints were thoroughly investigated.

- One incident the officer was exonerated (alleged acts occurred but were justified).
- Five incidents were unfounded (the alleged act did not occur).
- Two incidents were sustained (the alleged act occurred and was not within policy). One officer received Shift Level Counseling and the other received a Written Reprimand.

Administrative Reviews

The Darien Police Department utilizes a formal administrative review procedure for use of force incidents, pursuits, deployment of stop sticks and other unusual occurrences. Stop sticks are a tool to flatten a fleeing vehicle’s tires to force it to stop before the car causes injury to others. A sergeant who was not directly involved in the incident is tasked with reviewing the incident to determine whether the officer’s actions were within department policy and state laws. These

investigations are deemed to be “in compliance” or “not in compliance” by the investigating supervisor. When an incident is deemed to be not in compliance a performance complaint investigation is conducted.

Vehicle Pursuits

In 2023 Darien PD officers were involved in one pursuit with one officer being involved in that incident. This incident was reviewed and the officer was found to have violated department policy and a performance complaint was drafted and investigated.

Use of Force

In 2023 Darien officers were involved in 25 incidents where use of force was used. Of these 25 incidents 47 officers deemed it necessary to use force during the course of their duties. Each incident and the actions of the officers involved were reviewed by an uninvolved supervisor. In all 25 instances involving 47 officers, the officers’ actions were found to be in compliance with policy.

Again, these use of force incidents were reviewed by an uninvolved supervisor. Elements governed by the SAFE-T Act such as, (1) Duty to Render Aid, (2) Duty to Report and (3) Duty to Intervene are reviewed, among other issues. In all cases, officers were in compliance with the new requirements. Darien Police Department has held these elements of review for several years prior to the law requiring such a review.

Officers used verbalization skills, empty hand control, intermediate weapon control/defense and firearms during the year. Intermediate weapon control or Tasers, were pointed at subjects on four occasions. Only one of those incidents did an officer deploy the Taser. There were two incidents when officers needed to deploy his/her firearm to gain compliance. In both incidents, compliance was gained without firing a weapon. The reasons for using force included: making an arrest, prevent an escape, defending another, defending oneself and prevent a violent crime.

Officers responded to over 14,000 calls for service and made 440 arrests. Force was utilized in 25 situations for the year 2023.

Training

We are continuing our 40 hours continuing education program. In 2023 we taught 7 hours of firearms, 3.5 hours rescue techniques, 3.5 hours dedicated to defensive tactics, 3.5 hours of traffic management, 3.5 hours emergency vehicle operations, 3.5 hours of high risk traffic stops and 3.5 hours of CPR and First Aid. We instructed personnel on VIN information and cannabis enforcement. Many of these topics are required certifications and others are mandated by the SAFE-T Act.

In addition to the new 40 hour continuing education program, there were a total of 3,679 training hours completed by 33 officers attending 568 training courses. Notable classes included Northwestern Staff & Command, Lead Homicide Investigator, Animal Control, Immediate Trauma Care Instructor, Managing and Supervision of the Investigative Unit, High-Risk Warrant Service, Crisis Intervention, Shoot House Instructor, Acting Officer in Charge, Unmanned Aerial

Systems (Drone), Critical Incident Table Top, Basic Field Training Officer School and many others.

PERSONNEL

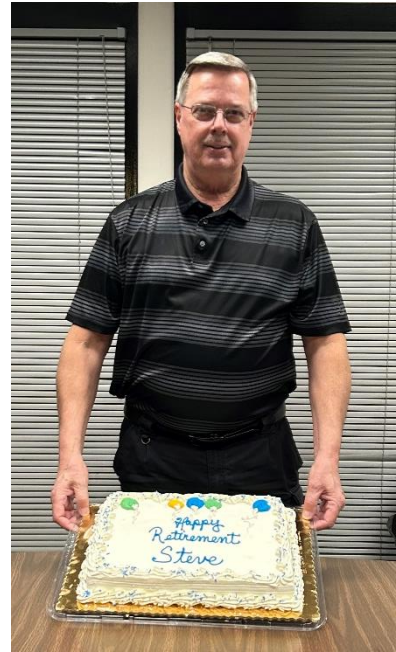
Retirements

Steve Highland retired on December 31, 2023 from his position as a Records Clerk. Steve started his career with the department on February 27, 2006 as an Auxiliary Officer. He also served as a Community Service Officer. We appreciate Steve's commitment to the City of Darien and the Darien Police Department in particular and we wish him the best in retirement.

New Hires

Jonathan Silkaitis was hired on February 13, 2023 as a Community Service Operator (CSO). Jon has previous experience working as a CSO with the Bellwood Police Department. He is an Eagle Scout. His commitment to service is an asset to the police department.

We hired Records Clerk Haley Gerstein on November 6, 2023 replacing Steve Highland. Haley has police records experience working with the Clarendon Hills Police Department. She earned a Bachelor of Arts degree in Criminal Justice from Lewis University in May of 2023. She is a valuable addition.



Assignments

Officers Kano, Versis, Servin and Dlugopolski were assigned as Drone Operators and Sergeant Nick Skweres is the Drone Team supervisor.

Officer Keith Keough was assigned as a negotiator for the MERIT Crisis Negotiation Team.

Sergeant Nick Skweres completed his service as the Investigations Division sergeant and transferred back to patrol.

Sergeant Mike Lorek was transferred into the Investigations Division to lead that unit. The position is also responsible for Professional Standards, which includes internal affairs and training. The position handles numerous administrative functions as well.

Promotions

No promotions were made during 2023.

PARTNERSHIPS

Drug Enforcement Administration (DEA) Task Force

The officer assigned to the DEA task force has done a great job being involved in major drug cases in and around the DuPage County area making numerous arrests, taking large amounts of drugs off the streets and seizing \$579,835.63 in cash drug dealers would have profited from their illegal activities. Actions included:

- Type and amounts of Drugs Seized
 - Cocaine 73,155.36 Grams
 - Heroin 15,918.31 Grams
 - Methamphetamine 98,500.63 Grams
 - Fentanyl 40,993.40 Grams
 - Marijuana 240,757.86 Grams
- Cases 22
- Arrests 33

DuMEG

There are numerous functions and attempts to curtail the ills of narcotics through enforcement, education and seizing of funds that were gained through illegal operations.

DuMEG conducted 333 cases with 188 arrests, seized 92 weapons and numerous drug varieties with a street value of nearly \$16 million. None of the operations were within Darien.

MERIT

The Darien Police Department is a partner with the Metropolitan Emergency Response and Investigations Team (MERIT). We used MERIT on one occasion in 2023. The Drone Team and Major Crash Reconstruction Team responded to help investigate a serious crash.

ORGANIZATION

Generally

Our Patrol Division provides complete police coverage throughout the city throughout the year.

Our Investigative Division includes, detectives, a School Resource Officer (SRO) and an officer assigned to the Drug Enforcement Administration (DEA).

The detective unit investigates criminal offenses, fatal / near fatal accidents, missing persons as well as other issues.

Our SRO is not in the school to arrest offenders, though he can, most of his day is spent on positive interactions with students.

Canine Unit

In 2023, the Darien Canine Unit responded to a total of 53 calls for service. Of the 53 calls for service, 15 were generated within Darien, 13 to assist a federal agency, 3 to assist a state agency and 32 local agencies. The Canine Team was responsible for:

• Cannabis	26 Alerts	250.4 Kilograms Seized
• Methamphetamine	0 Alerts	0.0
• Heroin	8 Alerts	15.5 Kilograms Seized
• Cocaine	2 Alerts	870.1 Grams Seized
• Drug Paraphernalia	4 Alerts	4 Items Seized
• Firearms	6 Alerts	6 Guns Seized
• People Searches		10
• Building Searches		3
• Evidence Searches		6
• Currency Seized	6 Alerts	\$393,953.00

Juvenile Matters

The Peer Jury program, an alternative to juvenile court, is designed for first time offenders who committed a non-serious offense. High school juniors are selected for a two year term to participate as jurors in the program. We utilized Peer Jury once in 2023 which stemmed from a battery. The individual successfully completed the process which included four hours of community service.

There were eight cases of Missing Juveniles / Runaways and in each case the individual was located and returned.

Numerous officers are trained as juvenile specialists to help underage persons are led away from crime and issues that would harm them.

Evidence

The annual audit of the evidence / property storage room was conducted. The audit showed all items were properly logged and accounted for with no discrepancies. There were 1,116 items either returned to the rightful owner or destroyed by court order.

There were 645 pieces of evidence collected in 2023 of which 118 items sent to the lab for analysis.

Several years ago we implemented a prescription drug turn-in program. This year we collected 238 pounds of narcotics, which were destroyed.

ADMINISTRATION

Building & Grounds

We provided two clerks with new desks moved from the sergeants' office after the number of sergeants were reduced in 2022.

Equipment & Technology

All new Axon Tasers 7 were purchased through Equitable Sharing Funds (ESF). ESF are funds made available through seizures of cash of drug dealers.

Body Worn Cameras were purchased with ESF saving taxpayers significant money. BWCs were mandated by 2025 so we're ahead of schedule. Along with the BWC we acquired Evidence.com software to manage digital evidence.

Drones were added to our ability to fight crime and after training and licensure we'll implement their use. Drones were purchased through ESF.

We purchased 40MM less lethal launchers and munitions. These items were purchased through ESF.

We purchased 10 new Automatic External Defibrillators (AED). AEDs were purchased through City funds. We've documented many lifesaving events by having in our squad cars AEDs.

We purchased a new Fingerprint Scanner. The new Fingerprint Scanner was purchased through ESF. This mobile device will assist in identifying subjects on the street and file an arrest via fingerprints without having to take the individual into custody, fingerprint him/her at the police department and release them.

CITY OF DARIEN

**EXPENDITURE APPROVAL LIST
FOR CITY COUNCIL MEETING ON
March 4, 2024**

Approval is hereby given to have the City Treasurer of Darien, Illinois pay to the officers, employees, independent contractors, vendors, and other providers of goods and services in the indicated amounts as set forth.

A summary indicating the source of funds used to pay the above is as follows:

General Fund					\$73,439.14
Water Fund					\$7,910.60
Motor Fuel Tax Fund					
Stormwater Management Fund					
Water Depreciation Fund					
Special Service Area Tax Fund					
Impact Fee Expenditures					
Capital Improvement Fund					
Cannabis Fund					
Federal Equitable Sharing Fund					
				<i>Subtotal:</i>	<u><u>\$81,349.74</u></u>
General Fund Payroll	<i>02/22/24</i>	\$	249,193.50		
Water Fund Payroll	<i>02/22/24</i>	\$	33,917.37		
				<i>Subtotal:</i>	<u><u>\$ 283,110.87</u></u>

<i>Total to be Approved by City Council:</i>	<u><u>\$364,460.61</u></u>
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Approvals:

Joseph A. Marchese, Mayor

JoAnne E. Ragona, City Clerk

Michael J. Coren, Treasurer

Bryon D. Vana, City Administrator

CITY OF DARIEN
Expenditure Journal
General Fund
Administration
From 2/20/2024 Through 3/4/2024

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
AIS	INSTALL 16GB RAM- Robyn Parks (PD)	AP030424	4325	Consulting/Professional	91.00
CAROL MALLERS	REIMBURSEMENT- CAROL MALLERS FOR 2024 COY SUPPLIES	AP030424	4239	Public Relations	110.49
COMCAST	SIP SERVICE- FEB 2024	AP030424	4267	Telephone	476.32
COMCAST BUSINESS	CABLE TV- CITY HALL	AP030424	4267	Telephone	42.04
IMPACT NETWORKING, LLC	COPIER AGREEMENT- CH (2-29-24 thru 3-30-24)	AP030424	4225	Maintenance - Equipment	59.00
IP COMMUNICATIONS	MITEL PHONES CONTRACT RENEWAL	AP030424	4267	Telephone	3,025.00
LINDA BOROWIAK	REIMBURSEMENT- LINDA BOROWIAK /2024 COY SUPPLIES	AP030424	4239	Public Relations	543.83
MGT OF AMERICA CONSULTING	VANA (2-3-24)	AP030424	4325	Consulting/Professional	3,552.00
MGT OF AMERICA CONSULTING	VANA (2-10-24)	AP030424	4325	Consulting/Professional	3,552.00
NICOR GAS	82541110001 1702 PLAINFIELD RD, DARIEN	AP030424	4271	Utilities (Elec,Gas,Wtr,Sewer)	244.68
ODELSON,MURPHY,FRAZIER,MCGRATH	LEGAL FEES-JAN 2024	AP030424	4219	Liability Insurance	6,204.73
ODELSON,MURPHY,FRAZIER,MCGRATH	LEGAL FEES-JAN 2024	AP030424	4219	Liability Insurance	275.00
ODELSON,MURPHY,FRAZIER,MCGRATH	LEGAL FEES-JAN 2024	AP030424	4219	Liability Insurance	165.00
ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES- CH	AP030424	4253	Supplies - Office	69.73
ODP BUSINESS SOLUTIONS	TONER & PAPER	AP030424	4253	Supplies - Office	77.89
ODP BUSINESS SOLUTIONS	15 CASES OF COPY PAPER	AP030424	4253	Supplies - Office	584.85
ODP BUSINESS SOLUTIONS	CALENDAR MARIA G	AP030424	4253	Supplies - Office	7.75
QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE- (Oct thru Dec 2023)	AP030424	4243	Rent - Equipment	375.00
STAPLES BUSINESS ADVANTAGE	SPECIALTY PAPER FOR CLERKS OFFICE	AP030424	4253	Supplies - Office	85.55
STORINO, RAMELLO & DURKIN	WATER AGREEMENT DISPUTE- DG /KNOTTINGHAM	AP030424	4219	Liability Insurance	382.50

CITY OF DARIEN
Expenditure Journal
General Fund
Administration
From 2/20/2024 Through 3/4/2024

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
				Total Administration	19,924.36

CITY OF DARIEN
Expenditure Journal
General Fund
City Council
From 2/20/2024 Through 3/4/2024

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
DUPAGE MAYORS MANAGERS CONF.	2024 DMMC LEGISLATIVE DINNER- MAYOR MARCHESE	AP030424	4213	Dues and Subscriptions	60.00
				Total City Council	60.00

CITY OF DARIEN
Expenditure Journal
General Fund
Community Development
From 2/20/2024 Through 3/4/2024

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
DARIEN CHAMBER OF COMMERCE	GRANT- RESOLUTION R-19-24 Approved 2-20-24	AP030424	4240	Economic Development	35,000.00
DUPAGE COUNTY RECORDER	RECORDING FEES: WEED REMOVAL 1220/1225 PLAINFIELD RD	AP030424	4328	Const/Prof Reimbursable	57.00
				Total Community Development	35,057.00

CITY OF DARIEN
Expenditure Journal
General Fund
Public Works, Streets
From 2/20/2024 Through 3/4/2024

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ADVANCE AUTO PARTS	FUEL TANK JOINT FOR SHOP	AP030424	4229	Maintenance - Vehicles	51.54
ADVANCE AUTO PARTS	DIESEL EXHAUST FLUID	AP030424	4229	Maintenance - Vehicles	45.60
ADVANCE AUTO PARTS	DIESEL EXHAUST FLUID	AP030424	4229	Maintenance - Vehicles	136.80
ADVANCE AUTO PARTS	COUPLING FOR #105	AP030424	4229	Maintenance - Vehicles	7.34
ADVANCE AUTO PARTS	COUPLING FOR #105	AP030424	4229	Maintenance - Vehicles	47.82
ALARM DETECTION SYSTEMS INC	ALARM DETECTION-POLICE DEPT	AP030424	4223	Maintenance - Building	109.74
CARLSEN'S ELEVATOR SERVICES	POLICE DEPT ELEVATOR	AP030424	4223	Maintenance - Building	695.50
COM ED	7843083060 7033 CLARENDON HILLS RD	AP030424	4271	Utilities (Elec,Gas,Wtr,Sewer)	5.38
COM ED	1026121032 ST LIGHT 6701 CLARENDON HILLS RD	AP030424	4271	Utilities (Elec,Gas,Wtr,Sewer)	87.21
DUPAGE COUNTY RECORDER	RECORDING FEES: LIEN- CONCRETE PROGRAM 1628 DARIEN CLUB DR	AP030424	4381	Residential Concrete Program	57.00
IMPACT NETWORKING, LLC	COPIER OVERAGE -1041 S FRONTAGE (1-18 thru 217-24)	AP030424	4225	Maintenance - Equipment	32.38
IMPACT NETWORKING, LLC	COPIER AGREEMENTS-PW (2-29-24 thru 3-30-24)	AP030424	4225	Maintenance - Equipment	59.00
LAWSON PRODUCTS INCORPORATED	MECHANIC SUPPLIES	AP030424	4229	Maintenance - Vehicles	630.63
LRS, LLC	STREET SWEEP 2-8-24	AP030424	4373	Street Sweeping	198.54
MONROE TRUCK EQUIPMENT	PW SHOP SUPPLIES	AP030424	4229	Maintenance - Vehicles	120.36
ODP BUSINESS SOLUTIONS	5 CASES OF COPY PAPER	AP030424	4253	Supplies - Office	194.95
PIRTEK	PARTS FOR PLOW	AP030424	4229	Maintenance - Vehicles	83.86
PIRTEK	PARTS FOR 108	AP030424	4229	Maintenance - Vehicles	372.80
RAGS ELECTRIC	LIGHT POLE REPAIR - 75TH ST MEDIAN	AP030424	4359	Street Light Oper & Maint.	964.00
RAGS ELECTRIC	VARIOUS STREET LIGHT REPAIR	AP030424	4359	Street Light Oper & Maint.	1,413.00

CITY OF DARIEN
Expenditure Journal
General Fund
Public Works, Streets
From 2/20/2024 Through 3/4/2024

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
SCOTT & GAIL WALLACE	REIMBURSEMENT- MAILBOX	AP030424	4257	Supplies - Other	138.76
TITAN IMAGE GROUP INC	LEPIC- UNIFORM	AP030424	4269	Uniforms	607.50
TOWER WORKS	CELL TOWER REPAIR- PUBLIC WORKS 1041 S FRONTAGE	AP030424	4223	Maintenance - Building	1,404.00
UNIQUE PRODUCTS & SERVICE CORP	JANITORIAL SUPPLIES- PD	AP030424	4223	Maintenance - Building	104.61
WHOLESALE DIRECT, INC.	RED SURFACE MT FOR #102	AP030424	4229	Maintenance - Vehicles	50.74
				Total Public Works, Streets	7,619.06

CITY OF DARIEN
Expenditure Journal
General Fund
Police Department
From 2/20/2024 Through 3/4/2024

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ADVANCE AUTO PARTS	HEADLIGHT FOR PD	AP030424	4229	Maintenance - Vehicles	41.82
ADVANCE AUTO PARTS	HEADLIGHT FOR PD	AP030424	4229	Maintenance - Vehicles	(41.82)
ADVANCE AUTO PARTS	MINI BULB FOR PD	AP030424	4229	Maintenance - Vehicles	63.42
ADVANCE AUTO PARTS	SPARK PLUGS AND MANIFOLD SETS	AP030424	4229	Maintenance - Vehicles	93.66
ADVANCE AUTO PARTS	HEADLIGHT FOR PD	AP030424	4229	Maintenance - Vehicles	31.45
ADVANCE AUTO PARTS	ROTOR /BRAKE PADS FOR D1	AP030424	4229	Maintenance - Vehicles	217.72
ADVANTAGE CHEVROLET	RADIATOR FOR D8	AP030424	4229	Maintenance - Vehicles	438.88
AXON ENTERPRISES INC	AXON TASER 7 HOLSTER	AP030424	4217	Investigation and Equipment	207.39
COLLEGE OF DUPAGE	OFFICER SERVIN / DET STUTTE TRAINING	AP030424	4263	Training and Education	650.00
COLLEGE OF DUPAGE	ACADEMY- OFFICER JAIME PILIA-AREVALO	AP030424	4263	Training and Education	4,696.00
IL SECRETARY OF STATE POLICE	REGISTRATION RENEWAL FOR D15	AP030424	4229	Maintenance - Vehicles	151.00
KARA COMMUNICATIONS	STATIONARY ENVELOPES- POLICE DEPT	AP030424	4235	Printing and Forms	178.55
LAW ENFORCEMENT TARGETS INC	PRACTICE TARGETS FOR RANGE	AP030424	4217	Investigation and Equipment	156.47
LEGAL AND LIABILITY RISK MGMT	CREDIT FOR VOIDED CK 063141	APCREDIT022...	4263	Training and Education	(150.00)
MCKESSON MEDICAL-SURGICAL GOVT	CASE OF GLOVES	AP030424	4219	Liability Insurance	209.14
NELSON SERVIN	REMOTE PILOT TEST AND PREP BOOK	AP030424	4263	Training and Education	199.95
ODP BUSINESS SOLUTIONS	5 CASES OF COPY PAPER	AP030424	4253	Supplies - Office	194.95
ON TARGET SOLUTIONS GROUP	LOREK- SEMINAR EVIDENCE STORAGE & MGMT	AP030424	4263	Training and Education	325.00
RAY O'HERRON CO. INC.	TRAINING CUFFS	AP030424	4263	Training and Education	236.16
RAY O'HERRON CO. INC.	DET DOLLINS- BP VEST	AP030424	4269	Uniforms	1,146.99
RAY O'HERRON CO. INC.	OFFICER PILIA- BP VEST	AP030424	4269	Uniforms	1,146.99

CITY OF DARIEN
Expenditure Journal
General Fund
Police Department
From 2/20/2024 Through 3/4/2024

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
VILLA PARK OFFICE EQUIP, INC.	PANEL CONNECTORS/INSTALL- SGT OFFICE	AP030424	4225	Maintenance - Equipment	115.00
WILLOWBROOK FORD, INC.	REPAIRS FOR D3	AP030424	4229	Maintenance - Vehicles	<u>470.00</u>
				Total Police Department	<u>10,778.72</u>
				Total General Fund	<u>73,439.14</u>

CITY OF DARIEN
Expenditure Journal
Water Fund
Public Works, Water
From 2/20/2024 Through 3/4/2024

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ADVANCE AUTO PARTS	PARTS FOR #404	AP030424	4229	Maintenance - Vehicles	159.88
ALARM DETECTION SYSTEMS INC	ALARM DETECTION- CITY HALL	AP030424	4223	Maintenance - Building	109.74
POMP'S TIRE SERVICE, INC.	TIRES FOR #408	AP030424	4229	Maintenance - Vehicles	615.08
TITAN IMAGE GROUP INC	CABLE- UNIFORM	AP030424	4269	Uniforms	96.00
USABLUBOOK	PRESSURE GAUGE	AP030424	4231	Maintenance - Water System	149.95
USABLUBOOK	PRESSURE GAUGE AND FITTINGS	AP030424	4231	Maintenance - Water System	848.65
WORK N GEAR	PW GEAR FOR NEW HIRE- RICKY LEPIC	AP030424	4269	Uniforms	510.80
XBE CHICAGO	YARD CLEAN UP 2-6-24	AP030424	4231	Maintenance - Water System	2,587.50
ZIEBELL WATER SERVICE PRODUCTS	WATER MAIN REPAIR SLEEVE	AP030424	4231	Maintenance - Water System	580.00
ZIEBELL WATER SERVICE PRODUCTS	WATER MAIN CLAMPS	AP030424	4231	Maintenance - Water System	305.00
ZIEBELL WATER SERVICE PRODUCTS	WATER MAIN REPAIR SLEEVES	AP030424-2	4231	Maintenance - Water System	1,948.00
				Total Public Works, Water	7,910.60
				Total Water Fund	7,910.60
Report Total					81,349.74

AGENDA MEMO
CITY COUNCIL
MARCH 4, 2024

ISSUE STATEMENT

A Resolution to approve the 2024 City of Darien Zoning Map for publication.

RESOLUTION

DISCUSSION

Every year the City updates the Zoning Map to show all the properties approved during the previous calendar year. [ATTACHMENT A](#) is a listing of the nine (9) approvals in 2023, including five (5) special use and three (3) variation cases, in addition to one (1) annexation.

Our practice has been to show on the attached Zoning Map the ordinance or resolution number corresponding to the map key number for each approval. State Statute requires that zoning maps be published every year. Approved maps are posted in City Hall and on the City website. Paper copies are made available for sale.

MSC

The Municipal Services Committee voted 3-0 on February 26, 2024 to recommend approval of the resolution to approve the 2024 City of Darien Zoning Map.

DECISION MODE

This item will be placed on the March 4, 2024 City Council agenda for formal consideration.

MEMO

ZONING MAP CHANGES - CALENDAR YEAR 2023						
NAME	TYPE OF APPROVAL	ADDRESS/LOCATION	ORDINANCE NO.	MAP KEY	NOTES	
NOE	VARIATION	6805 SCOTCH PINE TRAIL	O-05-23	39	--	
CITY OF DARIEN	VARIATIONS	7702 CASS AVENUE	O-08-23	198	NEW MAP KEY NUMBER	
O'BRIEN	SPECIAL USE	8408 WILMETTE AVENUE, UNITS B & C	O-15-23	42	--	
HAIDER (ANNEXATION)	ANNEXATION (R-1 ZONE DISTRICT)	10S360 KEARNEY ROAD (PIN 10-05-204-005)	O-19-23	115	--	
GERBER COLLISION	SPECIAL USE	8325 LEMONT ROAD	O-20-23	125	--	
JONES	VARIATION	8413 CREEKSIDE LANE	O-27-23	12	--	
USAGAIN, LLC	SPECIAL USE	2019 75TH STREET	O-28-23	152	--	
USAGAIN, LLC	SPECIAL USE	7906 CASS AVENUE	O-29-23	157	--	
USAGAIN, LLC	SPECIAL USE	8226 CASS AVENUE	O-30-23	199	NEW MAP KEY NUMBER	
OTHER UPDATES/CORRECTIONS - NONE						



RESOLUTION NO. _____

**A RESOLUTION APPROVING THE
2024 CITY OF DARIEN ZONING MAP**

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-13-19, a municipality is required to publish a zoning map no later than March 31st of each year; and

WHEREAS, the zoning map attached hereto as “**Exhibit A**” and made a part thereof, is a current zoning map showing zoning districts, boundaries, and special uses within the City; and

WHEREAS, the Corporate Authorities find the zoning map, attached hereto as “Exhibit A,” correctly reflects zoning actions approved by the Corporate Authorities within the last calendar year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, as follows:

SECTION 1: That the City hereby approves the zoning map, attached as “Exhibit A”.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

RESOLUTION NO. _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,
ILLINOIS, this 4th of March, 2024.**

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

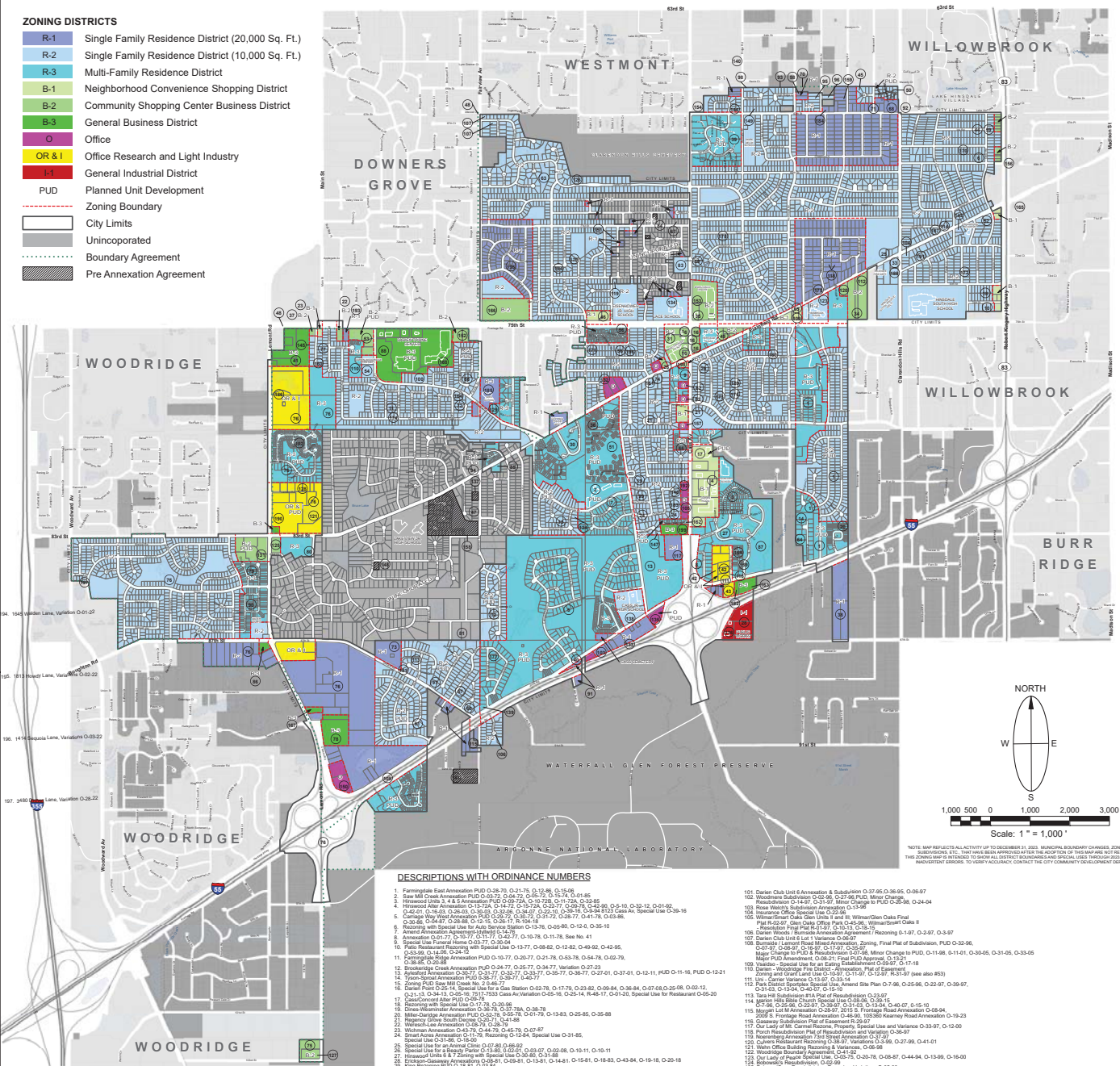
CITY OF DARIEN, ILLINOIS

Zoning Map

2024

ZONING DISTRICTS

- R-1 Single Family Residence District (20,000 Sq. Ft.)
- R-2 Single Family Residence District (10,000 Sq. Ft.)
- R-3 Multi-Family Residence District
- B-1 Neighborhood Convenience Shopping District
- B-2 Community Shopping Center Business District
- B-3 General Business District
- O Office
- OR & I Office Research and Light Industry
- I-1 General Industrial District
- PUD Planned Unit Development
- Zoning Boundary
- City Limits
- Unincorporated
- Boundary Agreement
- Pre Annexation Agreement



DESCRIPTIONS WITH ORDINANCE NUMBERS

1. Farmington East Annexation PUD 0-26-75, 0-21-75, 0-12-86, 0-15-86
2. Bee Mill Creek Annexation PUD 0-20-02, 0-24-02, 0-10-78, 0-11-78, 0-32-85
3. Harwood Annex 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APPROVED FOR PUBLICATION BY THE DARIEN CITY COUNCIL ON THE 4TH DAY OF MARCH 2024.

ATTEST: _____ MAYOR
_____ CITY CLERK



AGENDA MEMO
CITY COUNCIL
MARCH 4, 2024

CASE

PZC2024-01

Final Plat of Subdivision, Special Use, & Variations
 (Indvestia Darien, LLC – 7409 Cass Avenue)

ORDINANCE

ISSUE STATEMENT

Petition from Indvestia Darien LLC for a special use request pursuant to Section 5A-8-3-4 of the zoning ordinance, final plat of subdivision, and variations as deemed necessary. The petition specifically requests to allow for the construction of a quick service drive-through eating establishment offering retail food or drink items for consumption. The Property is located within the B-2 Community Shopping Center Business District.

GENERAL INFORMATION

<p>Petitioner: Property Owner: Property Location: PIN Numbers: Existing Zoning: Existing Land Use: Comprehensive Plan:</p>	<p>Indvestia Darien, LLC c/o Vick Mehta Indvestia Darien, LLC 7409 Cass Avenue 09-27-108-029; 09-27-108-033 Community Shopping Center Business District (B-2) Shopping Center Commercial (Existing); Commercial (Future) <u>Key Development Area #3:</u> Recommended for infill development, including additional retail and shopping uses, pedestrian-oriented and mixed-use design, and outdoor dining.</p>
<p>Surrounding Zoning & Uses</p>	
<p> North:</p>	<p>Community Shopping Center Business District (B-2); Jewel-Osco Center</p>
<p> East:</p>	<p>Single Family Residence District (R-2); Single Family</p>
<p> South:</p>	<p>Multi-Family Residence District (R-3); Colonial Manor Apartments</p>
<p> West:</p>	<p>Community Shopping Center Business District (B-2); Taco Bell and Buona Beef</p>
<p>Size of Property:</p>	<p>4.74 Acres</p>
<p>Floodplain:</p>	<p>N/A</p>
<p>Natural Features:</p>	<p>N/A</p>
<p>Transportation:</p>	<p>The petition site gains access from 75TH Street via multiple ingress/egress points and from Cass Avenue via one ingress/egress point.</p>

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) [APPLICATION](#)
- 2) [JUSTIFICATION NARRATIVE](#)
- 3) [TOPOGRAPHIC & BOUNDARY SURVEY](#)
- 4) [SITE PLAN](#)
- 5) [FINAL PLAT OF SUBDIVISION](#)
- 6) [BUILDING RENDERINGS](#)
- 7) [TRAFFIC IMPACT STUDY](#)

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 8) [LOCATION MAP & AERIAL IMAGE](#)
- 9) [SITE PHOTOS](#)
- 10) [CITY ENGINEER LETTER](#)
- 11) [PZC MINUTES \(DRAFT\) – FEBRUARY 7, 2024](#)

PLANNING OVERVIEW/DISCUSSION

The subject property is located off the northeastern corner of the 75TH Street and Cass Avenue intersection. The petition site totals 4.74 acres in size and is zoned Community Shopping Center Business District (B-2). It is part of an overall larger shopping center with outlots which is commonly known as the Jewel-Osco Center. While the overall center is comprised of several parcels and businesses, note that the petition site for this case is the property including Chuck E. Cheese, American Freight Appliance, World Star Nails, and Concentra Immediate Care.

The petitioner has proposed a resubdivision for the purpose of new lot line configuration within the center. With the plat of subdivision, the proposal includes a special use request for a new quick service drive-through eating establishment offering retail items for consumption. Per applicant's submittal package, the proposed building is speculative (without a tenant) and an end user has not been finalized. Note that outdoor seating is incorporated as part of the proposal.

Given the project layout with new lot lines and building construction, the petitioner has requested variations as part of the entitlement application. Below is a list of reference code sections applicable. For this listing please note *New Lot 1* refers to the property that will include the proposed drive-through establishment and Concentra Immediate Care while *Part of Lot One* is the property that includes Chuck E. Cheese, American Freight Appliance, and World Star Nails.

- [Zoning Section 5A-5-5\(A\): Principal Buildings/Uses on Any Lot](#)
Variation to allow more than one principal building/use on a lot (*New Lot 1*)
- [Zoning Section 5A-8-3-6: Minimum Lot Area](#)
Variation to reduce minimum lot area from 2 acres to 1.30 acres (*New Lot 1*)
- [Zoning Section 5A-8-3-8: Yard Requirements](#)
 - o Variation to reduce front yard setback from 50' to 47.6' (*New Lot 1*)
 - o Variation to reduce side yard setback from 30' to 0' (*Part of Lot One*)

- Variation to reduce rear yard setback from 30' to 0' (*New Lot 1*)
- Zoning Section 5A-8-3-9: Lot Coverage (Existing Conditions)

- Zoning Section 5A-11-2-2: Minimum Off-Street Parking Requirements
Variation to reduce off-street parking from 176 spaces to 134 spaces (*Part of Lot One*)
- Zoning Section 5A-11-5: Drive-Through Stacking Spaces
Variation to reduce the number of drive-through stacking spaces from 15 to 7 (*New Lot 1*)

For a summary on parking counts, setbacks, and other ordinance standards, please refer to the applicant submittals attached to this memo. The narrative letter describes the project and entitlements requested, while the site plan includes a code compliance table. The site plan also illustrates the building with drive-through circulation including the stacking spaces. The plat of subdivision details the new lot layout, and the renderings show the speculative building's appearance.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents. A review letter with comments from the City Engineer is included as an attachment to this memo. The petitioner will be required to submit engineering plans and a building permit if the case is approved, with architect stamped and signed plans.

The petitioner submitted a *Justification Narrative* with a detailed description of the project and requested relief, in addition to *Findings of Fact* that would support the application request. As mentioned above, those items are attached to this memo along with the proposed plat, site plan, building renderings, and traffic impact study. For reference, the sets of criteria the Planning and Zoning Commission and City Council votes on for the special use and variation requests are included below.

Special Use Criteria:

No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:

1. *That the special use is deemed necessary for the public convenience at the location specified.*
2. *That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
3. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
4. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
5. *That the exterior architectural design, landscape treatment, and functional plan of any*

proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
8. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

Variation Criteria:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) *The plight of the owner is due to unique circumstances.*
- c) *The variation if granted will not alter the essential character of the locality.*
- d) *Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) *Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
- f) *Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) *Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) *Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
- i) *Net Benefit: The positive impacts to the community outweigh the negative impacts.*
- j) *Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*

PZC MEETING – 02/07/2024

The Planning and Zoning Commission reviewed this petition at its February 7, 2024 meeting. The petitioner and petitioner’s representative were present and provided an overview on the proposal after staff’s introduction of the case. Two members of the public were present.

The meeting discussion centered on the new building’s drive-through and how it would function in terms of access and circulation within the shopping center. Through meeting dialogue, conditions of approval were generated by the Commission to address site circulation by requiring proper wayfinding signage for customers. The conditions also include a requirement that the proposed facility (building and drive-through) shall only be used as an eating establishment. **The Planning and Zoning Commission made a motion to forward the case with a favorable recommendation to the Municipal Services Committee. The motion passed by a vote of 7-0 vote, subject to the following conditions:**

- 1) **Proper signage is placed for customers to enter and exit the establishment.**
- 2) **The building shall only be used as an eating establishment in conjunction with drive-through facility.**

MSC MEETING – 02/26/2024

The Municipal Services Committee reviewed this petition at its February 26, 2024 meeting. The petitioner and petitioner’s representative were present and answered questions after staff’s introduction of the case. No members of the public were in the audience.

Based on meeting discussion, one condition of approval was modified slightly at the meeting for clarification purposes. With the slight modification, **the Municipal Services Committee made a motion to forward the case with a favorable recommendation to the City Council. The motion passed by a vote of 3-0 vote, subject to the following conditions:**

- 1) **Proper signage (site/building) is placed for customers to enter and exit the establishment, as determined by staff.**
- 2) **The building shall only be used as an eating establishment in conjunction with drive-through facility.**

ALTERNATE CONSIDERATION

As recommended/directed by the City Council.

DECISION MODE

This item will be placed on the March 4, 2024 City Council agenda for formal consideration.

MEMO



ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
www.darienil.us 630-852-5000

CONTACT INFORMATION

Vick Mehta
Applicant's Name
718 Ogden Ave. - Downers Grove, IL - 60515
Address, City, State, Zip Code
630-850-0500
Telephone
vm@investia.com
Email

Investia Darien, LLC
Owner's Name
Same as applicant
Address, City, State, Zip Code
Same as applicant
Telephone
Same as applicant
Email

PROPERTY INFORMATION

7409 S. Cass Ave.
Property address
B-2, Community Shopping Center Business Dist.
Zoning District

09-27-108-033
09-27-108-029
PIN Number(s)
Pizza Restaurant and Arcade, Nail Salon,
Retail, and Medical Office (Immediate Care)
Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

Brief description of the zoning approval requested. (Contact the City Planner for guidance.)

Special Use for Drive-Thru Establishment
Variances for lot area, lot coverage, impervious surface, front and side setbacks, and parking

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Vick Mehta is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth. Given under my hand and seal, this 18 day of January 2024.

[Signature]
Notary Public



Table with 2 columns: Field and Value. Fields include Date Received (01/18/24), Case Number (P222024-01), Fee Paid (\$1,325.00), and Hearing Date (02/07/24).

CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	
Case No.:	PZC2024-01
Date Received:	01/18/24
Fee Paid:	\$1,325.00
Check No.:	1506
Hearing Date:	02/07/24

Plat of Subdivision petition to the Mayor and City Council of the City of Darien:

PETITIONER INFORMATION

Indvestia Darien, LLC
Petitioner's Name

Vick Mehta
Contact Name

718 Ogden Ave. - Downers Grove, IL - 60515
Address, City, State, Zip Code

630-850-0500
Phone #

Fax #
vm@indvestia.com
Email

Indvestia Darien, LLC
Owner's Name

Same as Petitioner
Address, City, State, Zip Code

Same as Petitioner
Phone #

Same as Petitioner
Email

PROPERTY INFORMATION

7409 S. Cass Ave.
Property address
09-27-108-033
09-27-108-029
PIN(s)

4.74 (3.44 + 1.30)
Acreage
B-2, Community Shopping Center Business Dist.
Zoning

REQUEST

Check the following: Preliminary Plat Final Plat

Indvestia Subdivision
Subdivision Name
Number of Lots: 1
Right-of-way (in miles): 0.0921

Minimum Lot Size: 56,692.89 sq ft
Average Lot Size: 56,692.89 sq ft
Public or other open space: 0.0

I, Vick Mehta do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

Vick Mehta
Signature

Subscribed and sworn to before this 18 day of January 20 24

Lillie Skowronski
Notary Public





To: City of Darien, IL
Community Development Dept. - Planning and Zoning Division
1702 Plainfield Road - Darien, IL 60561
ATTN: Mr. Jordan Yanke, Senior Planner

RE: 7409 S. Cass Ave.
Variations, Special Use, and Plat of Re-subdivision review petition

DATE: 18 January 2024

INTRODUCTION and PROJECT DESCRIPTION:

The intent of this project is to subdivide an existing property to split off one large parcel with two buildings into two parcels, and then to improve an underutilized area of parking lot with a small, quick-service, outbuilding with a drive-thru and pickup window. The property is currently zoned in the B-2, Community Shopping Center Business District.

The original property was two parcels that were consolidated previously in the past, and this would provide to reverse that. The larger north parcel would contain an existing 43,842sf mixed-use building with a pizza restaurant and arcade, a nail salon, and a retail appliance store. After subdivision, this parcel would be left with 134 parking spaces, with two previous spaces being converted to accessible space and side aisle. The south parcel to be subdivided contains a 6,934sf urgent-care facility. The proposed drive-thru facility would convert 30 original parking spaces (striped asphalt only, no curbs or other improvements) into a 1,000sf building with an 8-car drive-thru lane, outdoor patio, raised curb landscape areas, curb ramp, and 5 parking spaces, including one accessible space. The remaining lot would stay as-is, and in all this parcel would contain 46 parking spaces, with 3 being accessible.

While the 1,000sf outbuilding is currently speculative (without a tenant), it is intended to be a pre-order pick-up concept in the quick-service, fast-casual restaurant space; however, on-site ordering will be available. Parking and a walk-up window will be provided; therefore, some outdoor seating will be available. The interior of the building is not intended to be occupied by customers or the public. The space would be used solely for the operation and function of order preparation and servicing to the drive-thru and walk-up windows. There would be no actual food prep or cooking involved in this facility, as it would be done off-site and delivered to the building regularly. The exterior design of the building is intended to be contextual to the fabric of the surrounding architecture in materials, scale, and proportion, but not to emulate exactly any one other building style in the entire development.

In order to provide this facility, there are some administrative entitlements that are being requested here within. First, the Plat of Re-Subdivision seeks to remove the Concentra Building from the main parcel as it once was. This new outbuilding will then be part of that parcel, and when combined as such, these two newer buildings will then be able to be serviced better to existing tenants and marketed better to prospective tenants regarding management and leases. Second, both the re-subdivision and the new development trigger a few minor variances that are being requested, in order to maximize lot use with the least disturbances. Findings of fact for each are provided here within, as follows.



SPECIAL USE CRITERIA:

1. That the special use is deemed necessary for the public convenience at the location specified.

This development is being proposed expressly as a matter of public convenience, to allow a small business to provide a desirable service in a post-pandemic society. It is intended to convert one strip of under-utilized surface parking into functional use.

2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.

The proposed use will not cause a nuisance to the general public, to its users, nor to those of the current surrounding uses. It is designed to provide the safest routing and traffic flow as possible with marked, curbed drive aisles and immediately adjacent on-site parking with accessible aisle and curb ramp.

3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

This use will not lessen nor diminish the uses of the surrounding properties or neighbors. In fact, it will provide an additional service and convenience for users to patronize and support the surrounding businesses and vice-versa.

4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This proposed use in and of itself is contiguous with allowed uses in this district. The special use request for a drive-thru facility is being designed to seamlessly flow with the current flow of traffic and circulation, so as not to disrupt the uses or future development of the surrounding properties. This area of the parking lot is currently under-utilized and rarely has any parked cars for the current businesses.

5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be a variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The exterior design of the building will seek to harmonize with the surrounding development, without replicating or emulating any one style. With the building being slightly smaller in scale than its surroundings, the details will be proportioned accordingly, with a mix of materials, fenestration, and undulation to correlate. The proposed location of the improvements as similar to an out-lot are easy to segregate from the day-to-day operations of other businesses, such that construction will not adversely impact them other than a minor inconvenience.



6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

The development is being proposed inside an existing improved property with adequate access and utilities. No right-of-way revisions will be necessary. Utilities will be pulled from sources adjacent to and running through this property. The existing surface lot will be re-graded and paved as needed to provide proper storm drainage.

7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress are being provided through existing improvements to the right-of-way, and thus no right-of-way modifications are necessary. Traffic flow into and through this out-building and the drive-thru have been designed to maximize stacking, circulation, and decongestion, while keeping intact existing circulation patterns within the existing parking lot. A traffic memo has been prepared to substantiate this design proposal.

8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the planning and Zoning Commission and the Planning and Development Committee.

This proposed use in and of itself is contiguous with allowed uses in this district. The special use request for a drive-thru facility will seek to meet all applicable regulations to the nearest extent possible. Any variations will be described here within, with support by an enclosed traffic memo. Similar drive-thru facilities currently exist nearby to serve the neighboring properties at the Taco Bell and Buona Beef locations to the west. These special uses are of similar scale and function as this proposed use, but of even higher intensity, and appear to work seamlessly with their main uses, and have not appeared to cause any nuisance or undesirable affects to date.

ZONING VARIATIONS - JUSTIFICATION NARRATIVE:

2a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.

The current area of the proposed redevelopment is a surface parking lot with no curb islands or other improvements, and otherwise no usable space. This project will substantially increase the value and marketability of this property.

2b. The plight of the owner is due to unique circumstances.

In an effort to integrate this project so seamlessly into the existing parking lot, some unique circumstances have presented themselves that require a minor amount of relief.



2c. The variation if granted will not alter the essential character of the locality.

Due to its relatively smaller size and scale, the impact of these variations on the overall character of the area and comparison to surrounding lots and buildings would be hardly noticeable. In fact, this type of infill is in the very spirit of the City's Comprehensive Plan and Key Development Areas.

3a. Essential Need? The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.

The proposal seeks to leave intact several existing lanes of parking and curbing, while only converting one row of striped parking with no curbs, landscaping, or lighting. This is an effort to minimally impact the surrounding businesses and parking, and not "snowball" into more areas of required relief. If strict conformance to the ordinances was required or upheld, then the project would need to be constructed in a location that would have too much impact on that surrounding area, and thus would not be viable.

3b. Problem with Property? There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with the Zoning Code. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.

As noted above, the proposal seeks to leave intact several existing lanes of parking and curbing, while only converting one row of striped parking with no curbs, landscaping, or lighting. Additionally, the applicant would not need to change any existing improvements to the right-of-way with this proposal, as adequate ingress and egress already exists. Therefore, in order to work around these existing conditions, the requested variations from the ordinance are necessary.

3c. Smallest Solution? There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.

As noted above, the proposal seeks to leave intact several existing lanes of parking and curbing, and ingress/egress at the right-of-way. In doing so, the proposed development location requires a lesser amount of relief than may otherwise be required if shifted elsewhere. Regarding the drive-thru stack space specifically, this is novel use and its efficiency no longer aligns with current City standards in the ordinance.

3d. Create Neighbor Problem? The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.

The granting of these variations will have no financial or physical impact on the surrounding properties. If anything, this will be an added value to those businesses and the residential neighborhood alike.



3e. Create Community Problem? The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.

Due to its unique nature, this proposed development would be an asset to the community, and could be used as a model for similar future development once proof of concept is established.

3f. Net Benefit? The positive impacts to the community outweigh the negative impacts.

With no notable negative impact and the aforementioned benefits to the community, this use and acceptance of its ordinance variations would be a positive improvement for this location.

3g. Sacrifice Basic Protections? The variation, if granted, will comply with the purposes and intent of the Zoning Code set forth in Section 5A-1-2(A) and summarized as follows; to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.

This proposal seeks to integrate this redevelopment into the existing nature of the property as seamlessly as possible. As such, it is necessary to request some relief so as not to disrupt the current use and value of the property, but rather to convert something unsightly and under-used into something very positive, useful, and gainful for the property owner and the City of Darien, its residents, and visitors.



CONCLUSION:

As discussed, the re-subdivision and the new drive-thru establishment will make this property more energized and seek to infill a vacancy to continue the development fabric along the central corridor of 75th street at Cass Ave, the City of Darien's unofficial "downtown" and a Key Development Area. Provided the evidence supplied in these findings of fact that fully support the use and the need for administrative relief, the applicant respectfully requests a favorable recommendation from Staff and its recommending bodies to the City Council for the project as proposed here within.

Respectfully Submitted-

Christopher A Jackson, Architect - NCARB, LEED-AP
President and Principal - CJ Architects, Inc.

CC: Vick Mehta

Attachments:

Boundary Survey with Topo and Utilities
Plat of Re-subdivision
Proposed Architectural Site Plan
Proposed Exterior Design Sketches
Traffic Memorandum
Kane-DuPage SWCD Application and Receipt
IDNR Consultation Review

MEMO

TOPOGRAPHIC AND BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- UTILITY STRUCTURE
- UTILITY STRUCTURE (OPEN)
- UTILITY STRUCTURE (CLOSED)
- CONCRETE CURB
- CONCRETE DRIVE
- CONCRETE DRIVE (OPEN)
- CONCRETE DRIVE (CLOSED)
- CONCRETE DRIVE (OPEN)
- CONCRETE DRIVE (CLOSED)
- CONCRETE DRIVE (OPEN)
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- CONCRETE DRIVE (OPEN)
- CONCRETE DRIVE (CLOSED)

MISCELLANEOUS NOTES:

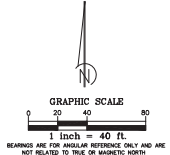
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALL-TANSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE NORTH RIGHT OF WAY LINE OF 75TH STREET TO BE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS WEST.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM CASS AVENUE AND 75TH STREET WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 7409, 7411, 7415, AND 7421 CASS AVENUE.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

SIGNIFICANT OBSERVATIONS:

NO SIGNIFICANT OBSERVATIONS TO REPORT.

LAND AREA:

206,709.86 SF OR 4.75 ACRES



VICINITY MAP:



RECORD DESCRIPTION:

PARCEL 1:
LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 7, 1985 AS DOCUMENT R85-19525 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1998 AS DOCUMENT R88-147018 TO USE THE DRIVEWAYS, SERVICE DRIVES AND OTHER PARKING FACILITIES WHICH MAY EXIST FROM TIME TO TIME.

PARCEL 3:
THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN HINSBROOK UNIT #2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXCLUDING THAT PORTION FALLING WITHIN THE FOLLOWING PROPERTY CONVEYED TO MOOLE FAMILY, LLC, FARMS, PURSUANT TO TRUSTEES DEED RECORDED OCTOBER 4, 2021, AS DOCUMENT R2021-146795.

PARCEL A:
THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY BY INSTRUMENT RECORDED OCTOBER 11, 1971 AS DOCUMENT R71-54639).

PARCEL B:
THAT PART OF LOT 192 IN HINSBROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 192, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 A DISTANCE OF 486.16 FEET TO A POINT 43.93 FEET EAST OF THE WEST LINE OF SAID LOT 192 FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 43.93 FEET TO THE WEST LINE OF SAID LOT 192, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 106.07 FEET TO A CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 106.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT 192, BEING ALSO ON THE EAST LINE OF CASS AVENUE, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 16.11 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 182.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 A DISTANCE OF 32.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 FOR A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

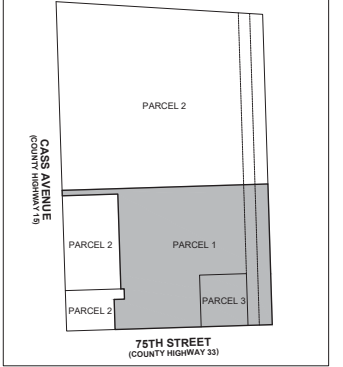


INVESTIA DARIEN LLC
718 OGDEN AVENUE
DOWNERS GROVE, IL 60515

SCHEDULE B:

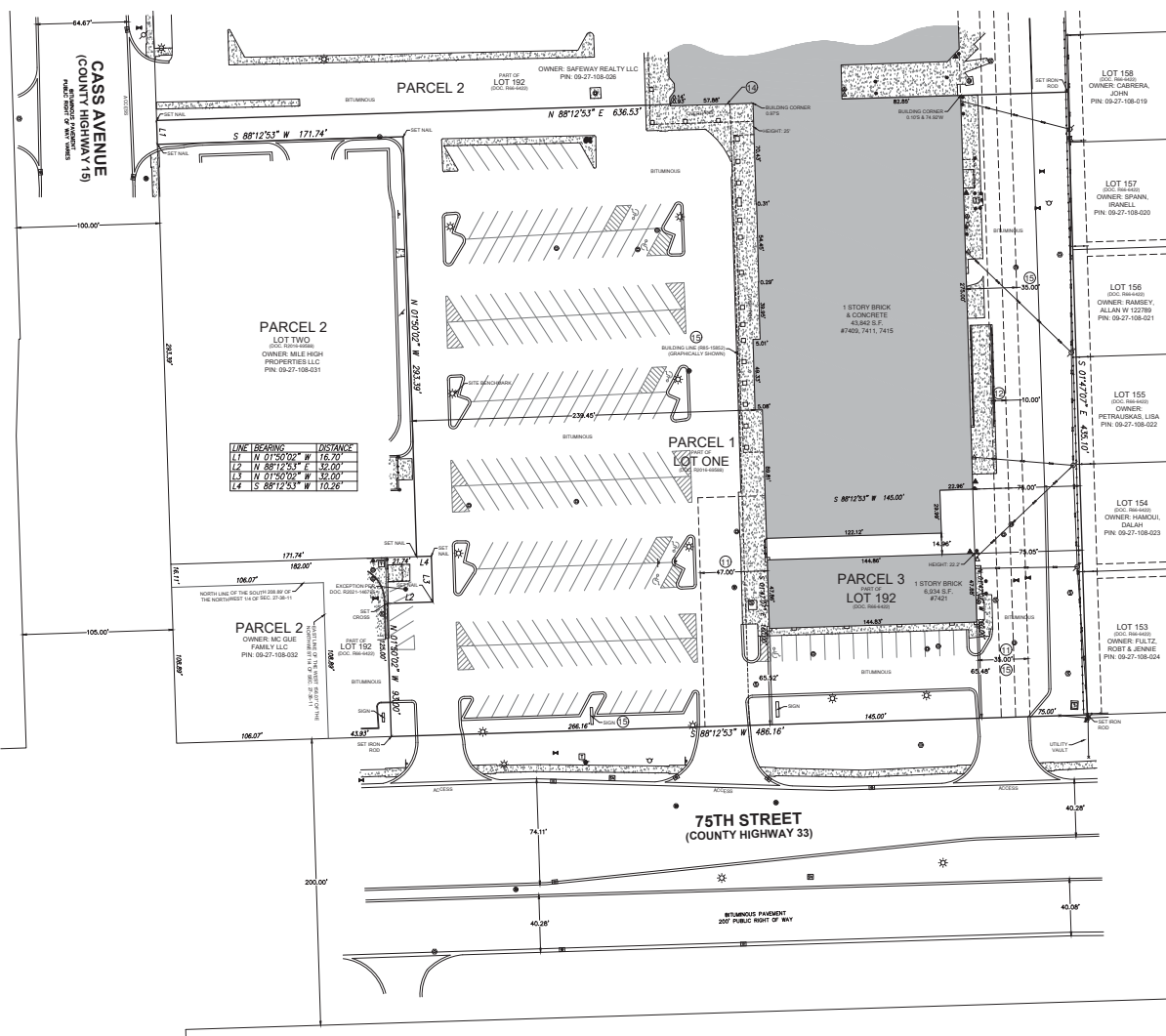
- EASEMENT MADE BY 75TH & CASS PROPERTIES, INC., A DELAWARE CORPORATION TO JETCO PROPERTIES, INC., A DELAWARE CORPORATION, DATED DECEMBER 17, 1970 AND RECORDED DECEMBER 22, 1970 AS DOCUMENT R70-46589. GRANTING PERPETUAL EASEMENTS AND RIGHTS OF WAY IN COMMON WITH SAID GRANTEE TO PASS AND REPASS WITH VEHICLES AND ON FOOT ALONG AND OVER 2 STRIPS OF LAND OF THE GRANTEE.
- GRANT OF EASEMENT RECORDED DECEMBER 8, 1978 AS DOCUMENT NUMBER R78-117564, MADE BY AND BETWEEN JEWEL FOOD STORES AND NORTHERN ILLINOIS GAS COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN GAS MAINS AND NATURAL GAS TRANSMISSION AND DISTRIBUTION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE WEST 10 FEET OF THE EAST 60 FEET OF THE LAND AND OTHER PROPERTY). ITEM IS SHOWN.
- PARKING LOT AGREEMENT DATED MARCH 25, 1980 BETWEEN CITY OF DARIEN AND 75TH & CASS PROPERTIES, INC., AND RECORDED AS A PART OF CITY OF DARIEN ORDINANCE NO. 0-10-80 AS DOCUMENT R80-19426. ITEM IS NOT SURVEY RELATED.
- PARTY WALL AGREEMENT DATED OCTOBER 18, 1978 AND RECORDED JANUARY 30, 1979 AS DOCUMENT NO. R79-08885. ITEM IS SHOWN.
- RECIPROCAL EASEMENT AGREEMENT BETWEEN 75TH & CASS PROPERTIES, INC., A DELAWARE CORPORATION, AND DARIEN-CASS PROPERTIES, INC., A DELAWARE CORPORATION, DATED JANUARY 1, 1985 AND RECORDED MARCH 7, 1985 AS DOCUMENT R85-19525. FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1998 AS DOCUMENT R88-147018 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ITEM IS BLANKET IN NATURE. (BUILDING LINE IS GRAPHICALLY SHOWN) (SIGN EASEMENT IS SHOWN) (ACCESS AND DRIVEWAY EASEMENT IS SHOWN).
- RIGHTS OF THE PUBLIC AND OF THE MUNICIPALITY IN AND TO SO MUCH OF THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, AS FALLS IN CASS AVENUE AS ORIGINALLY CONSTITUTED, RUNNING ALONG THE WEST LINE OF SAID PROPERTY AND AS REFLECTED IN DEEDS RECORDED AS DOCUMENTS R85-65616, R85-65617 AND R85-65618. ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY.
- RIGHTS OF THE PUBLIC AND OF THE MUNICIPALITY IN AND TO THAT PART OF THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, AS FALLS IN CASS AVENUE AS ORIGINALLY CONSTITUTED, RUNNING ALONG THE WEST LINE OF SAID PROPERTY AND AS REFLECTED IN DEEDS RECORDED AS DOCUMENTS R85-65616, R85-65617 AND R85-65618. ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY.

EXHIBIT - NOT TO SCALE



FLOOD NOTE:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17043C01884, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



BENCHMARKS:

ON SITE BM: CHISELED SQUARE ON EAST SIDE OF LIGHT POLE BASE LOCATED APPROXIMATELY 75 FEET NORTH OF THE NORTHWEST CORNER OF THE PROJECT AREA.
ELEV: 751.51 (NAVD83)
FEMA BM: PID DK3296
ELEV: 752.19 (NAVD83)



James L. Harpole, PLS
036-00408
12/19/2023
Illinois Professional Land Surveyor No. 036-00408
Expires 11-30-2024
THIS PROFESSIONAL LAND SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC AND BOUNDARY SURVEY.

NO.	REVISIONS

TOPOGRAPHIC AND BOUNDARY SURVEY
7409 CASS AVENUE
DARIEN, ILLINOIS 60561

PROJ. NO. SR
DRAWN BY:
CHECK BY:
FIELD DATE: 12/11/2023
SCALE: 1"=80'

SHEET
1 OF 2
23-1239-100

PARCEL 2

LOT TWO
(DOC. R2016-69588)
OWNER: MILE HIGH PROPERTIES LLC
PIN: 09-27-108-031

LINE	BEARING	DISTANCE
L1	N 01°50'02" W	16.70'
L2	N 88°12'53" E	32.00'
L3	N 01°50'02" W	32.00'
L4	S 88°12'53" W	10.26'

PARCEL 2
OWNER: MC GUE FAMILY LLC
PIN: 09-27-108-032

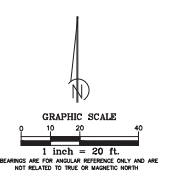
PARCEL 1
PART OF LOT ONE
(DOC. R2016-69588)

PARCEL 3
PART OF LOT 192
(DOC. R66-6422)

1 STORY BRICK & CONCRETE
43,842 S.F.
#7409, 7411, 7415

1 STORY BRICK
6,934 S.F.
#7421

75TH STREET
(COUNTY HIGHWAY 33)



JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007.20
910 Geneva Street, Shorewood, Illinois 60404
615.229.8000 www.jlhw.com

TOPOGRAPHIC AND BOUNDARY SURVEY
7409 CASS AVENUE
DARIEN, ILLINOIS 60561

SHEET
2 OF 2
23-1239-100

CASS AVENUE
(COUNTY HIGHWAY 15)
ADJACENT PUBLIC RIGHT OF WAY

PARCEL 2

PARCEL 2

PART OF LOT 192
(DOC. R66-6422)
OWNER: SAFEWAY REALTY LLC
PIN: 09-27-108-026

PARCEL 2

LOT TWO
(DOC. R018-69988)
OWNER: MILE HIGH PROPERTIES LLC
PIN: 09-27-108-031

PARCEL 1

PART OF LOT ONE
(DOC. R018-69988)

PARCEL 3

LOT 192
(DOC. R66-6422)

1 STORY BRICK & CONCRETE
43,842 S.F.
#7409, 7411, 7415

PARCEL 3

LOT 192
(DOC. R66-6422)

1 STORY BRICK
6,304 S.F.
#7421

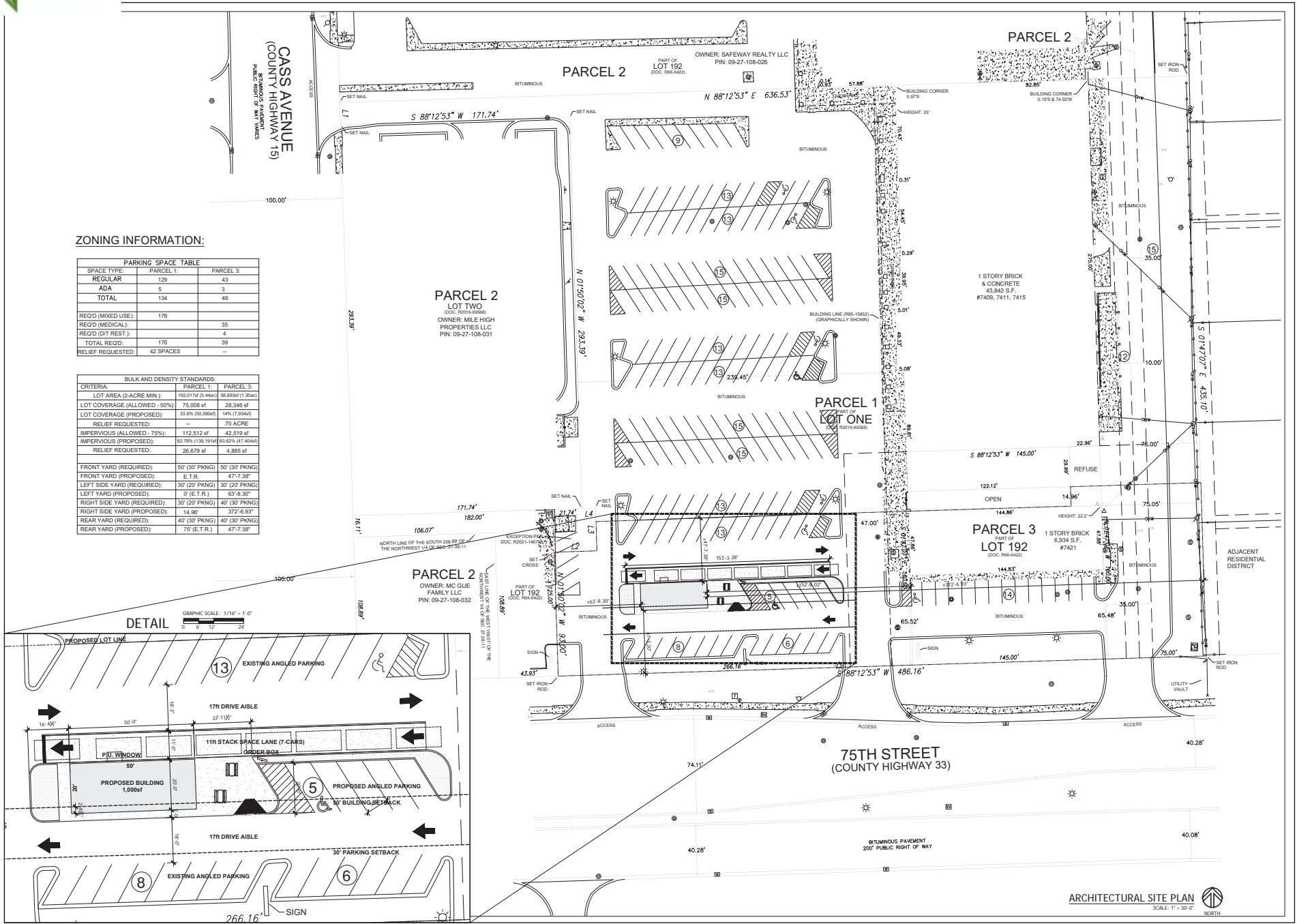
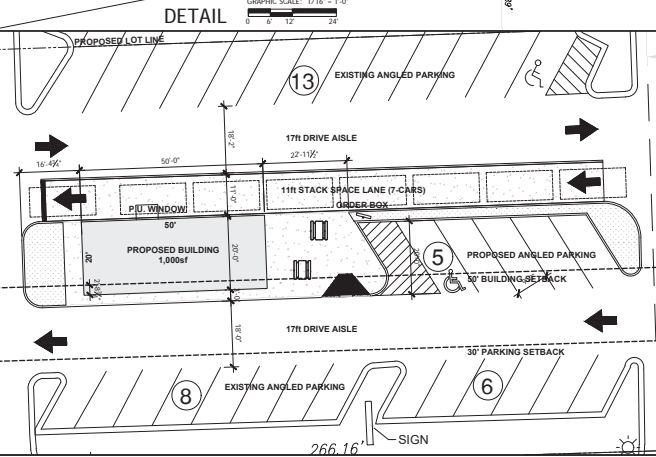
75TH STREET
(COUNTY HIGHWAY 33)

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30' 0"
NORTH

ZONING INFORMATION:

PARKING SPACE TABLE		
SPACE TYPE:	PARCEL 1:	PARCEL 3:
REGULAR	129	43
ADA	5	3
TOTAL	134	46
REQ'D (MIXED USE):	176	
REQ'D (MEDICAL):		35
REQ'D (D/T REST.):		4
TOTAL REQ'D:	176	39
RELIEF REQUESTED:	42 SPACES	--

BULK AND DENSITY STANDARDS		
CRITERIA:	PARCEL 1:	PARCEL 3:
LOT AREA (2-ACRE MIN.):	150,017sf (2.44acs)	96,697sf (1.30acs)
LOT COVERAGE (ALLOWED - 50%):	75,008 sf	28,349 sf
LOT COVERAGE (PROPOSED):	33.6% (50,380sf)	14% (7,934sf)
RELIEF REQUESTED:	--	70 ACRE
IMPERVIOUS (ALLOWED - 75%):	112,512 sf	42,519 sf
IMPERVIOUS (PROPOSED):	92.78% (138,191sf)	63.25% (47,454sf)
RELIEF REQUESTED:	28,679 sf	4,885 sf
FRONT YARD (REQUIRED):	50' (30' PKNG)	50' (30' PKNG)
FRONT YARD (PROPOSED):	E.T.R.	47'-7.38"
LEFT SIDE YARD (REQUIRED):	30' (20' PKNG)	30' (20' PKNG)
LEFT SIDE YARD (PROPOSED):	0' (E.T.R.)	63'-8.30"
RIGHT SIDE YARD (REQUIRED):	30' (20' PKNG)	40' (30' PKNG)
RIGHT SIDE YARD (PROPOSED):	14.96'	37'-6.93"
REAR YARD (REQUIRED):	40' (30' PKNG)	40' (30' PKNG)
REAR YARD (PROPOSED):	75' (E.T.R.)	47'-7.38"



SUBMITTAL HISTORY:	
REV.	DATE
1	JAN 19, 2024
2	FPC SUBMITTAL

cj architects, inc.
 Darien, IL
 773.383.6556
 DESIGN FIRM PROF. REG. #: 184.005807

NEW SPECULATIVE BUILDING
 O.S.R. WITH DRIVE-THRU
 7407 CASS AVE.
 DARIEN, IL 60541
 PROJECT CODE: NC-23.02

SHEET NAME
ARCHITECTURAL SITE PLAN

ISSUED FOR REVIEW

SA-1.1
1.18.2024

FINAL PLAT OF
INDVESTIA SUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT ONE IN DARIEN ASSOCIATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS AND A PART OF LOT 192 IN HINNSBROOK, UNIT #2,
A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____, DO HEREBY CERTIFY THAT THE REQUIRED
LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING
SANITARY SEWERAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY
SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED
ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.

COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY,
ILLINOIS THIS ____ DAY OF _____, 20__.

CHAIRMAN

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
I, _____, CITY ENGINEER OF THE CITY OF DARIEN,
ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE
ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM
REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES
HAVING JURISDICTION THEREIN.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN
THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED,
AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND
DOES HEREBY KNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
THEREON INDICATED.

ADDRESS
DATED THIS ____ DAY OF _____, A.D., 20__.

NOTARY'S CERTIFICATE
STATE OF _____) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN
PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED
PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, A.D., 20__.

NOTARY PUBLIC SIGNATURE
FRONT NAME
MY COMMISSION EXPIRES ON _____, A.D., 20__.

STATE LETTER REQUIREMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART
THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE
PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE
WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE,
AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF
ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE
ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, 20__.

OWNER OR ATTORNEY
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____, CITY TREASURER OF THE CITY OF DARIEN, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR
FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT
HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF
_____, 20__.

CITY TREASURER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.
FILED FOR RECORD THIS ____ DAY OF _____, AT ____ O'CLOCK
_____, M., RECORDED IN BOOK _____ OF PLATS, PAGE _____ AND EXAMINED.

LORI GUMMOW, WINNEBAGO COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS ____
DAY OF _____, 20__.

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, REGISTERED ILLINOIS LAND SURVEYOR
NO. 3190, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER
OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT
R2016-69588, IN DUPAGE COUNTY, ILLINOIS.

AND
THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN
HINNSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF
SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

EXCLUDING THAT PORTION FALLING WITHIN THE FOLLOWING PROPERTY CONVEYED TO
MCQUEE FAMILY, LLC - FARMS, PURSUANT TO TRUSTEES DEED RECORDED OCTOBER 4,
2021, AS DOCUMENT R2021-146795:

THE WEST 150.0 FEET OF THE SOUTH 208.80 FEET OF THE NORTHWEST 1/4 OF SECTION
27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE
DEDICATED FOR PUBLIC ROADWAY BY INSTRUMENT RECORDED OCTOBER 11, 1971 AS
DOCUMENT R71-54639.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID
SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS
THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND
CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE
BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE
LAND IS WITHIN THE CITY OF DARIEN (OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF
THE CORPORATE LIMITS OF THE CITY OF DARIEN WHICH HAS ADOPTED A CITY
COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS
AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT
SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A
TRIBUTARY AREA OF 640 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE
DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING,
FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED
AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEEDS.

CONTAINING 56,692.89 SF. FT., OR 1.30 ACRES.
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

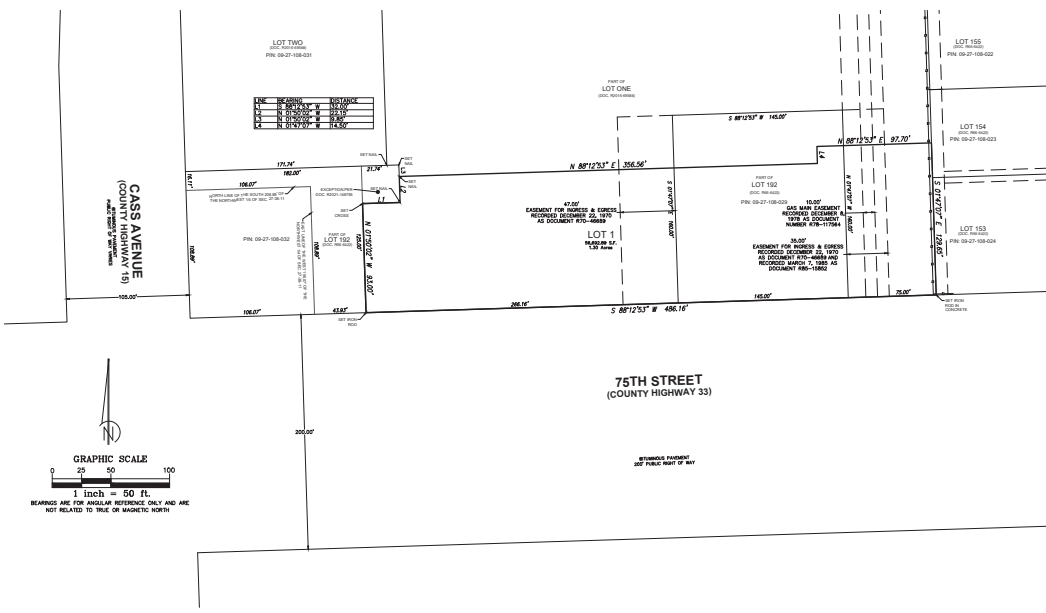
I HEREBY CERTIFY THAT NONE OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED
WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FOR THE CITY OF DARIEN ON PANEL NO. 17043C018AD, DATED
AUGUST 1, 2019.

THE BASIS FOR ALL BEARINGS ARE ILLINOIS STATE PLANE COORDINATE SYSTEM, NORTH
AMERICAN DATUM (NAD) 1983, EAST ZONE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

PRELIMINARY

JAMES L. HARPOLE
ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-4046
LICENSE EXPIRES NOVEMBER 30, A.D., 2024.



JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007.20
910 Geneva Street, Shorewood, Illinois 60404
615.228.8000 www.jlhlsw.com



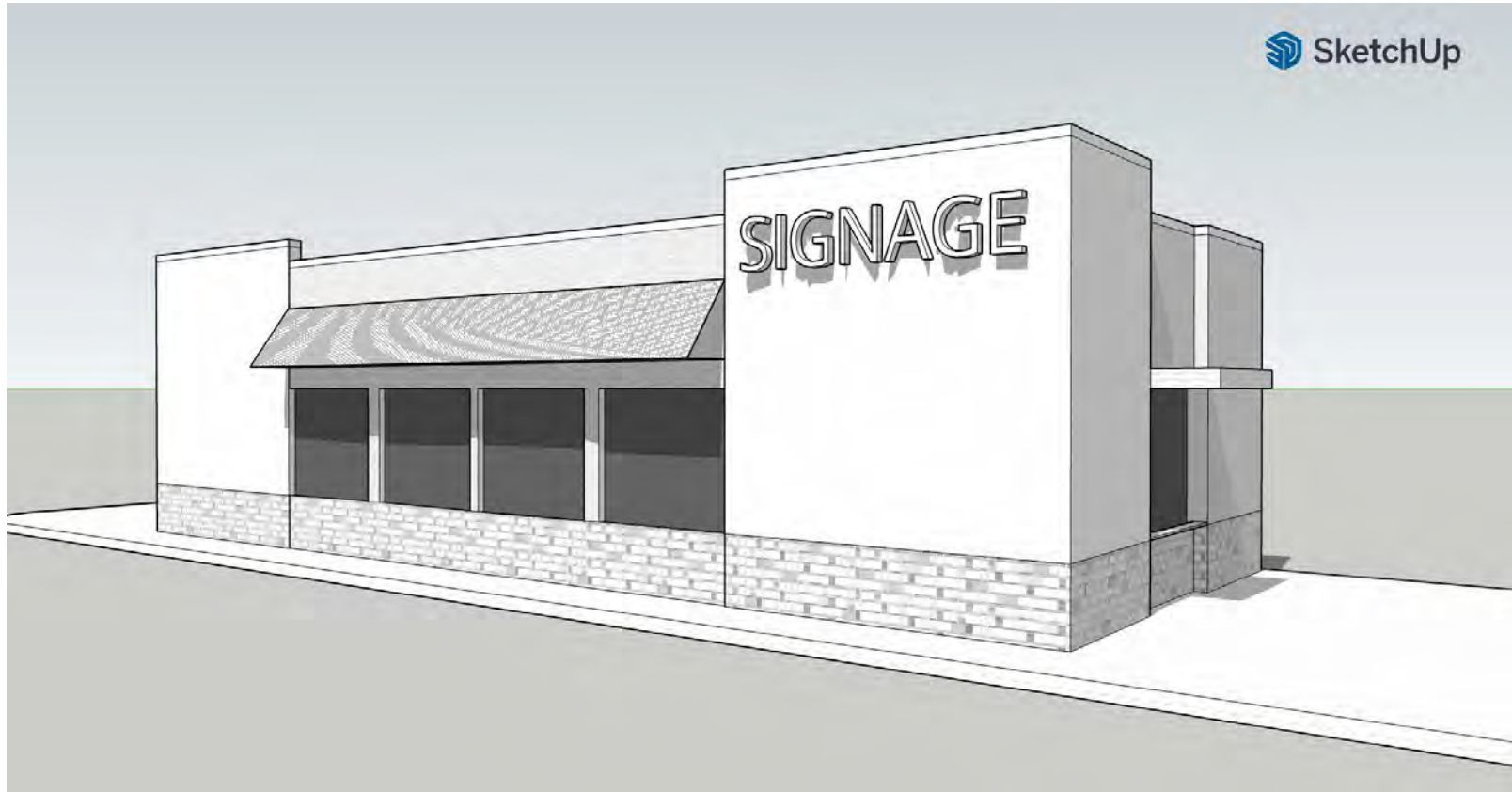
SURVEY PREPARED FOR:
INVESTIA DARIEN LLC
718 OGDEN AVENUE
DOWNERS GROVE, IL 60515

Table with columns for DATE and REVISIONS.

PLAT OF SUBDIVISION
7409 CASS AVENUE
DARIEN, ILLINOIS

PROJ. MGR. JAH
DRAWN BY JAH
CHECK BY JAH
FIELD DATE 03/22/23
SCALE 1" = 50'

SHEET
1 of 1
23-1239-100A



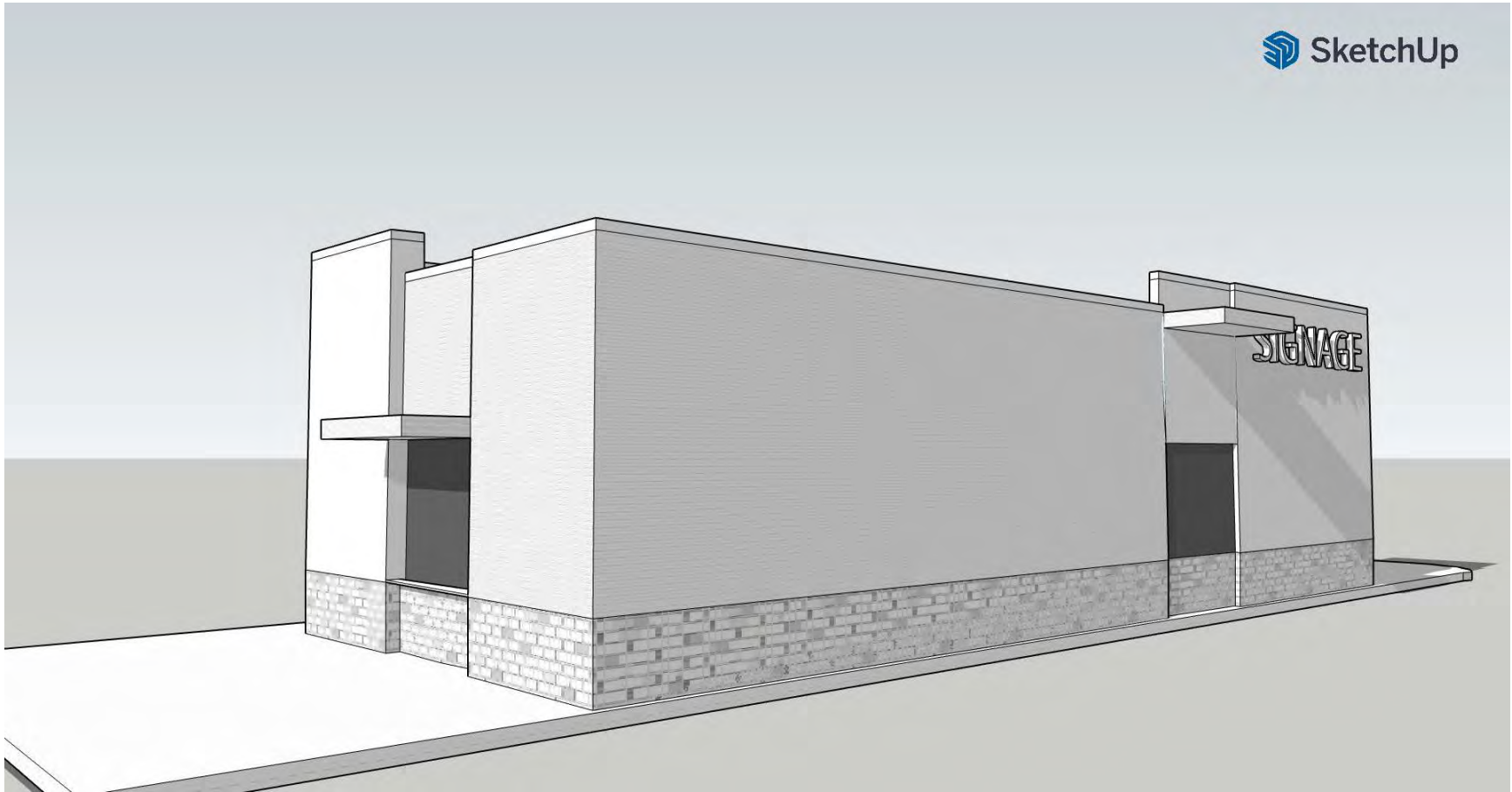
SOUTH / EAST FAÇADES



SOUTH / WEST FAÇADES



NORTH / WEST FAÇADES



NORTH / EAST FAÇADES



TECHNICAL MEMORANDUM

DATE: January 16, 2024
TO: Christopher A. Jackson, CJ Architects, Inc.
FROM: Peter Reinhofer, P.E., V3 Companies
RE: **Proposed Quick-Service Facility Technical Memorandum**
75th Street & Cass Avenue, Darien Illinois

V3 Companies has been retained by CJ Architects to conduct a trip generation study for a proposed quick-service restaurant with a drive-through and no indoor seating located in the existing parking lot at the northeast corner of the intersection of 75th Street and Cass Avenue in Darien, Illinois. The site currently consists of a multiple building retail center with outlots and surface parking lots. The proposed development will replace 30 surface parking stalls with a 1,000 square foot building intended to be a pre-order pick-up concept in the quick service, fast casual restaurant space. A drive through window and an outdoor patio will also be provided with five parking spaces.

There are currently five access driveways to the retail center, two full access driveways and one right in/right out driveway on Cass Avenue and three right in/right out driveways on 75th Street. The proposed building would be accessible from all three driveways. A site location map and conceptual site plan are attached.

The purpose of this Technical Memorandum is to evaluate the potential traffic impacts of the proposed quick-service outbuilding. This Technical Memorandum will evaluate the existing conditions around the site and estimate the number of vehicle trips generated by the proposed development.

Project Conditions

Cass Avenue is a north-south roadway that is classified as a minor arterial and typically provides two travel lanes in each direction with a two-way left turn lanes that provides access to local streets and residential and commercial driveways. Cass Avenue has sidewalks along the east and west side of the roadway and a posted limit of 35 mph. Cass Avenue is under DuPage County jurisdiction.

75th Street is an east-west roadway that is classified as a Strategic Regional Arterial and provides three travel lanes in each direction separated by a raised landscaped median that provides left turn access to other arterials, local streets, and commercial driveways. 75th Street has sidewalks along the north and south side of the roadway, Southern DuPage County Regional Trail is located on south side of 75th Street east of Cass Avenue. 75th Street has a posted speed limit of 45 mph eastbound and a school zone posted speed limit of 20 mph west of Cass Avenue. 75th Street is under DuPage County jurisdiction.

The intersection of *Cass Avenue* and *75th Street* is a signalized intersection. The northbound approach consists of one left turn lane, one through lane, and one shared through/right turn lane while the southbound approach consists of one left turn lane, two through lanes, and one right turn lane. The eastbound and westbound approaches of *75th Street* consist of two left turn lanes, three through lanes, and one right turn lane. There are marked crosswalks along all approaches with sidewalks and pedestrian signals present.

The existing intersection lane configurations are included in the Exhibits.

Since the development proposes to reduce the parking area, parking observations were conducted during the weekday morning, midday, and evening time periods over several days. The parking observations included collecting the number of occupied parking spaces in the vicinity of the proposed development totaling 205 parking spaces. Overall, the observations indicate that the parking area is not well utilized with the exception of the parking area on the south side adjacent to the immediate care facility. A summary of parking counts and data are attached as well.

Proposed Vehicle Trip Generation

The proposed development consists of a quick-service outbuilding totaling 1,000 square feet with a drive-thru window and no indoor seating. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The following land use categories are used to determine project traffic:

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (ITE Land Use Code 938) – This land use includes any coffee and donut restaurant that has only drive-through window service. A patron cannot walk into the shop and purchase items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). The coffee/donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening.

The *Trip Generation Manual, 11th Edition* estimates trip generation for each land use based on a peak period and an independent variable. In this case, the applicable variable is drive-through lanes for the quick-service shop. The weekday am and weekday pm peak hour trip generation is calculated using either the average rate or fitted curve equation when available. The am and pm peak hour trip generation equations are selected for weekday, peak hour of adjacent street traffic for one hour from 7:00 am to 9:00 am and 4:00 pm to 6:00 pm.

As documented in the *ITE Trip Generation Manual, 11th Edition*, some land uses do not typically generate all new traffic on the roadway system. The total traffic generation is a combination of pass-by trips, or traffic drawn from the existing traffic flow on the adjacent streets, and primary trips, which represent

new traffic drawn to the roadway network. In order to assess the pass-by trips, the data published in the ITE *Trip Generation Handbook, 3rd Edition* was utilized to estimate the pass-by percentages for the applicable land uses. It should be noted that pass-by trip reductions do not reduce the total number of trips into and out of the site, but decrease the number of new trips on the roadway network.

The total trip generation for the site consists of the ITE trip generation with the pass-by trip reassignment applied. A summary of trip generation for the proposed development is provided in Table 1.

Table 1: Trip Generation

LUC	LAND USE	SIZE	Weekday AM			Weekday PM		
			In	Out	Total	In	Out	Total
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1 Drive-Through Lanes	18	18	36	8	7	15
	<i>Internal Capture Reduction:</i>		-2	-2	-4	-2	-2	-4
	<i>Pass-By Trips:</i>		-14	-14	-28	-5	-5	-10
Total Trip Generation:			18	18	36	8	7	15
<i>Less Internal Capture:</i>			-2	-2	-4	-2	-2	-4
<i>Internal Capture Rate:</i>			11%			27%		
Total External Trips			16	16	32	6	5	11
<i>Less Pass-by:</i>			-14	-14	-28	-5	-5	-10
Total New Traffic Generated on Network:			2	2	4	1	0	1

It should be noted that the ITE *Trip Generation Handbook* methodology for internal capture is applicable since is very likely that existing trips to the adjacent developments will also stop by the proposed quick-service development. For the purpose of this analysis, it is assumed that an overall internal capture ranges from 11 percent to 27 percent for the weekday peak hours. This results in the proposed development only adding four trips and one trip during the weekday am peak hour and weekday pm peak hour, respectively.

Access Evaluation

The proposed development will be accessed through the three existing driveways along 75th Street and three driveways along Cass Avenue. The proposed development will replace 30 original parking stalls into a 1,000 square feet facility with an eight vehicle drive-through lane, outdoor patio, raised curb landscape areas, and five parking spaces. It is our understanding that there are no other known planned roadway improvements or developments that will impact the existing traffic patterns in the study area. Based on the development only adding four and one vehicle trips during the weekday peak hours and the multiple access points along 75th Street and Cass Avenue, it is anticipated that this development will have minimal traffic impact on the local roadway network.

Conclusion

The purpose of this study is to evaluate the traffic generated by a proposed development that will replace 30 original parking stalls into a 1,000 square foot facility with an eight vehicle drive-through lane, outdoor patio, raised curb landscape areas, and five parking spaces located in the northeast corner of 75th Street and Cass Avenue. Access to the site will remain in the existing configuration with three access points along 75th Street and three access points on Cass Avenue.

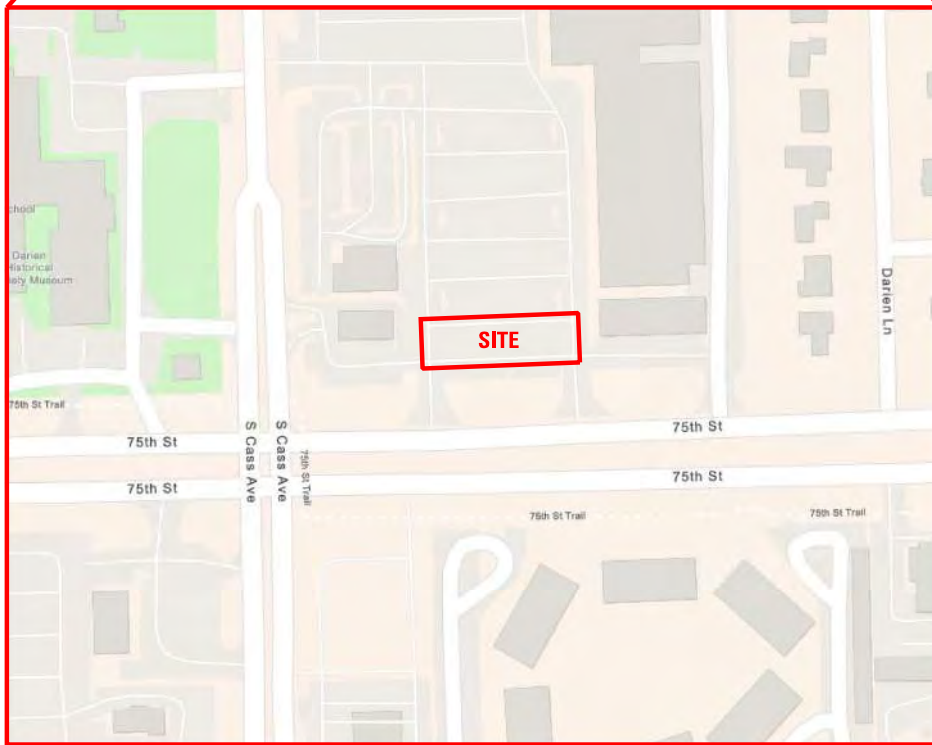
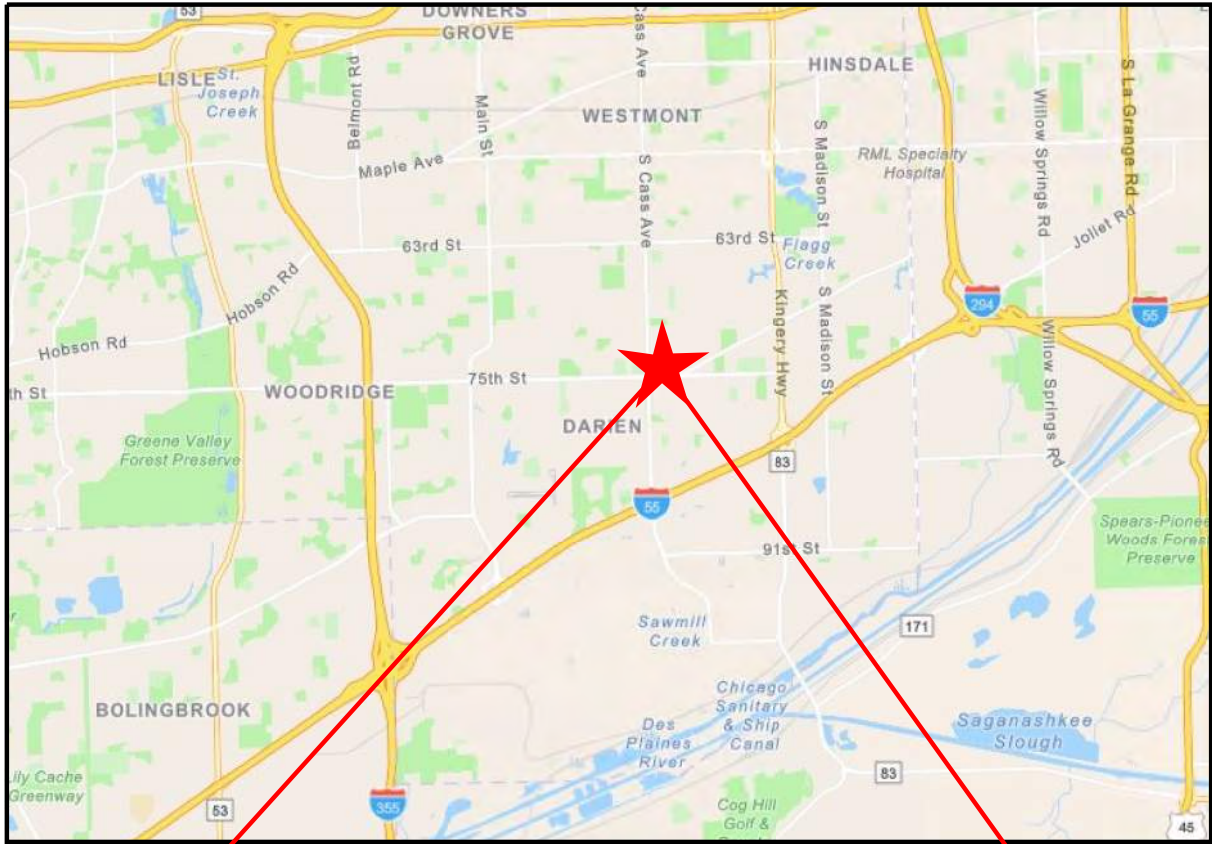
A trip generation evaluation was conducted, and based on the amount of vehicle trips generated by the proposed development, it is our professional opinion that the new traffic generated by the site will have minimal impact to the roadway network.

Exhibits

Site Location Map

Conceptual Site Plan

Existing Lane Configuration



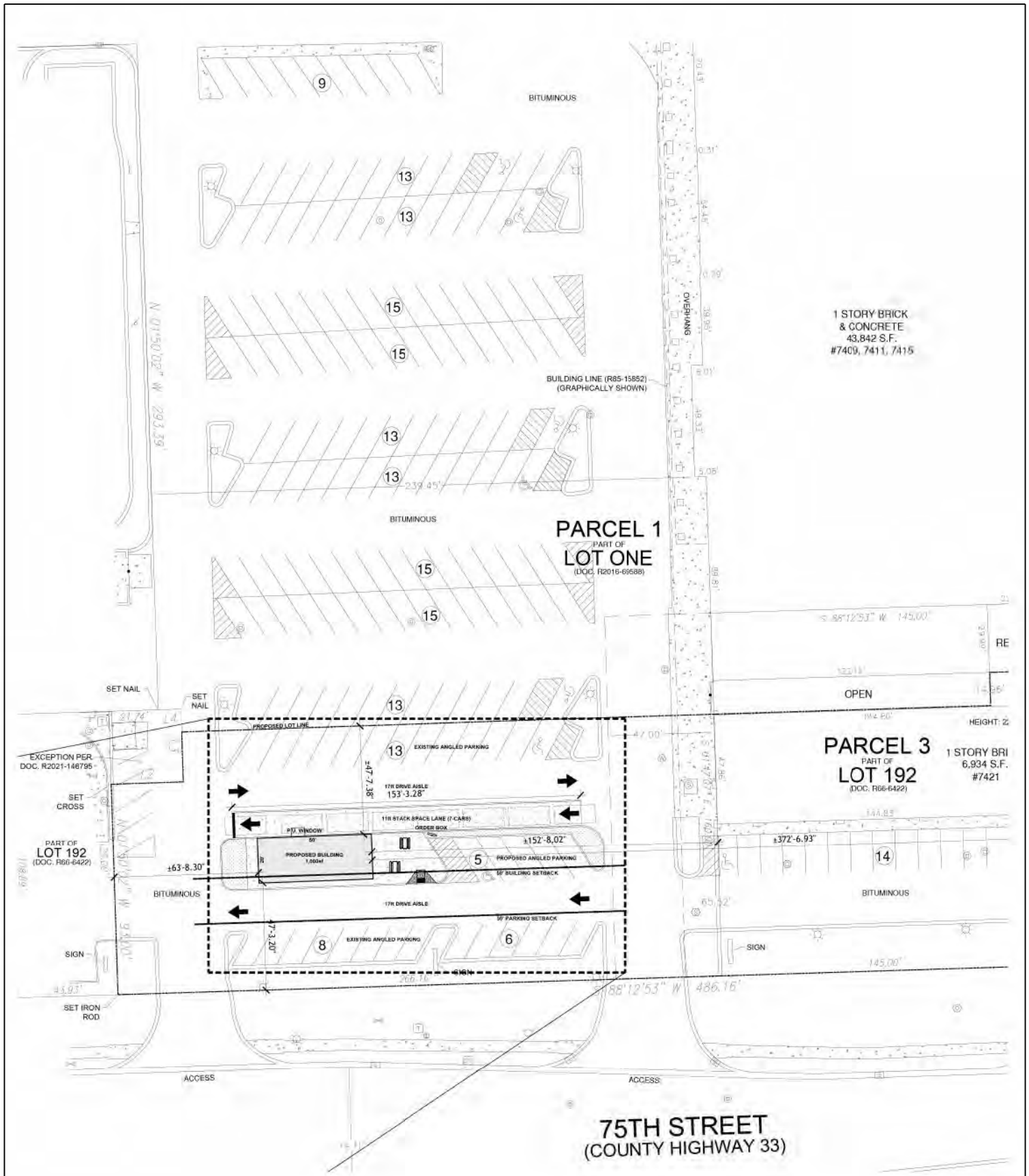
PROPOSED COFFEE SHOP

**FIGURE 1
SITE LOCATION MAP**

DARIEN

ILLINOIS





1 STORY BRICK & CONCRETE
43,842 S.F.
#7409, 7411, 7415

PARCEL 1
PART OF
LOT ONE
(DOC. R2016-69588)

PARCEL 3
PART OF
LOT 192
(DOC. R66-6422)

75TH STREET
(COUNTY HIGHWAY 33)



NOT TO SCALE

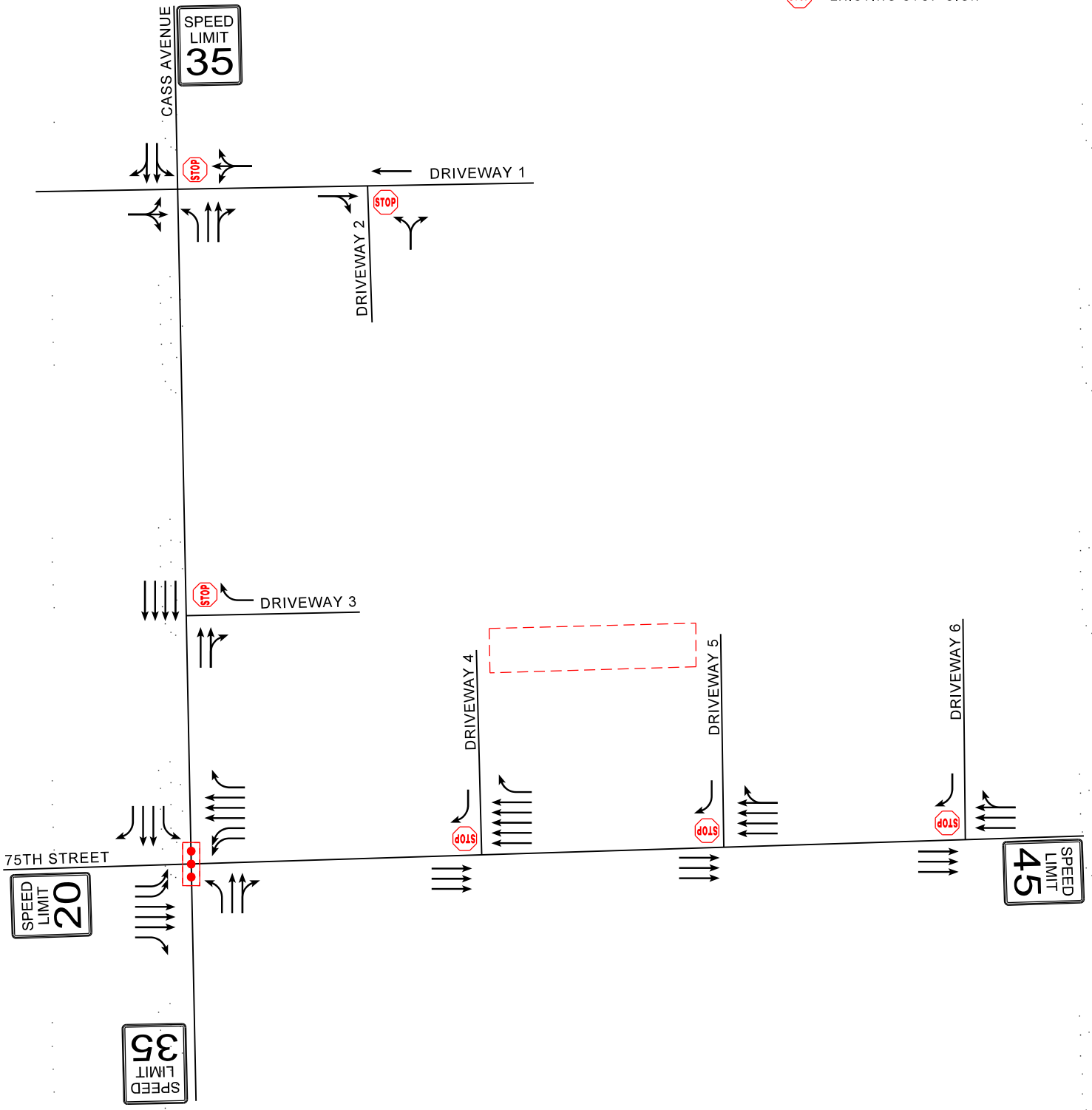
PROPOSED COFFEE SHOP

**FIGURE 2
CONCEPTUAL SITE PLAN**



LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN



PROPOSED COFFEE SHOP

FIGURE 3
EXISTING LANE CONFIGURATION



Proposed Quick-Service Facility
 Parking Count Summary at 7409 S. Cass Ave.

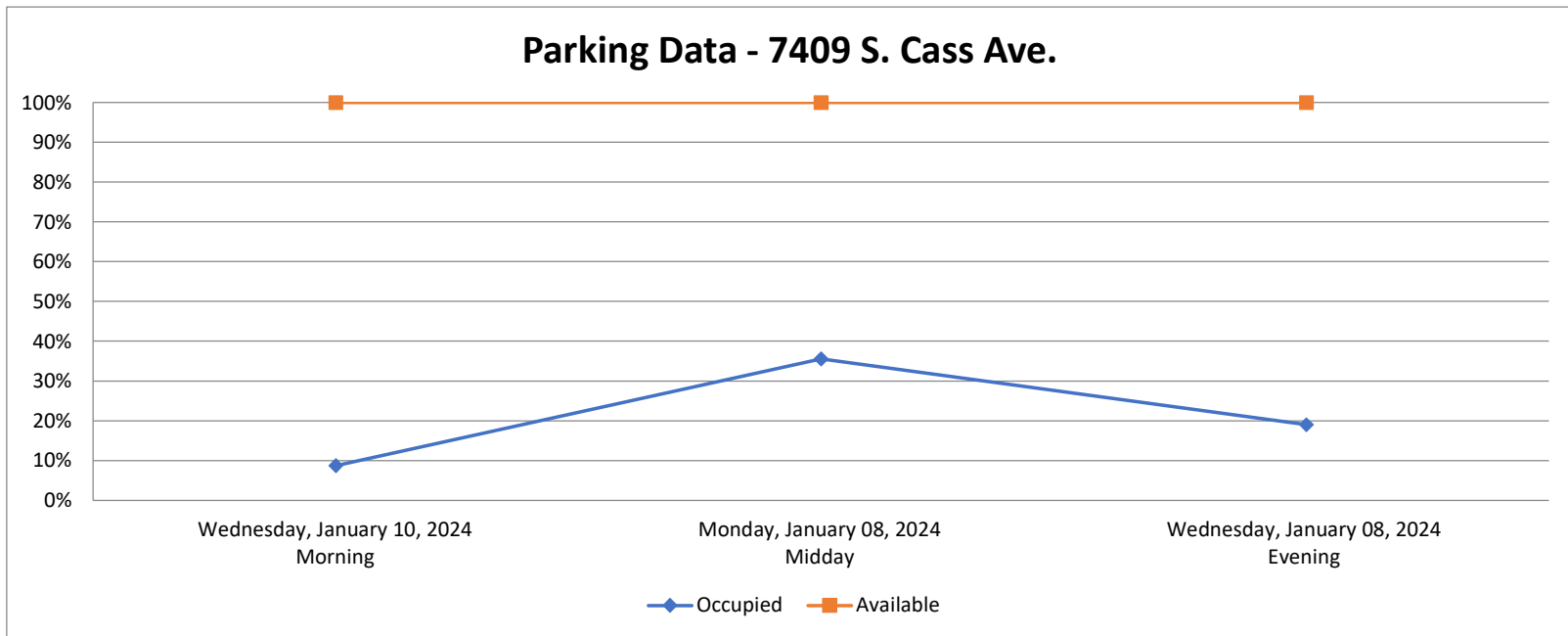


Zone	Total Spaces		Morning	Midday	Afternoon
1	14	Occupied	6	13	3
		Available	8	1	11
2	29	Occupied	4	12	4
		Available	25	17	25
3	28	Occupied	4	5	2
		Available	24	23	26
4	28	Occupied	2	7	4
		Available	26	21	24
5	28	Occupied	0	4	3
		Available	28	24	25
6	28	Occupied	0	6	4
		Available	28	22	24
7	28	Occupied	1	10	7
		Available	27	18	21
8	22	Occupied	1	16	12
		Available	21	6	10

Wednesday, January 10, 2024 Morning	Occupied	18
	Available	187

Monday, January 08, 2024 Midday	Occupied	73
	Available	132

Wednesday, January 08, 2024 Evening	Occupied	39
	Available	166



Cass Avenue

75th Street



Zone 8

Zone 7

Zone 6

Zone 5

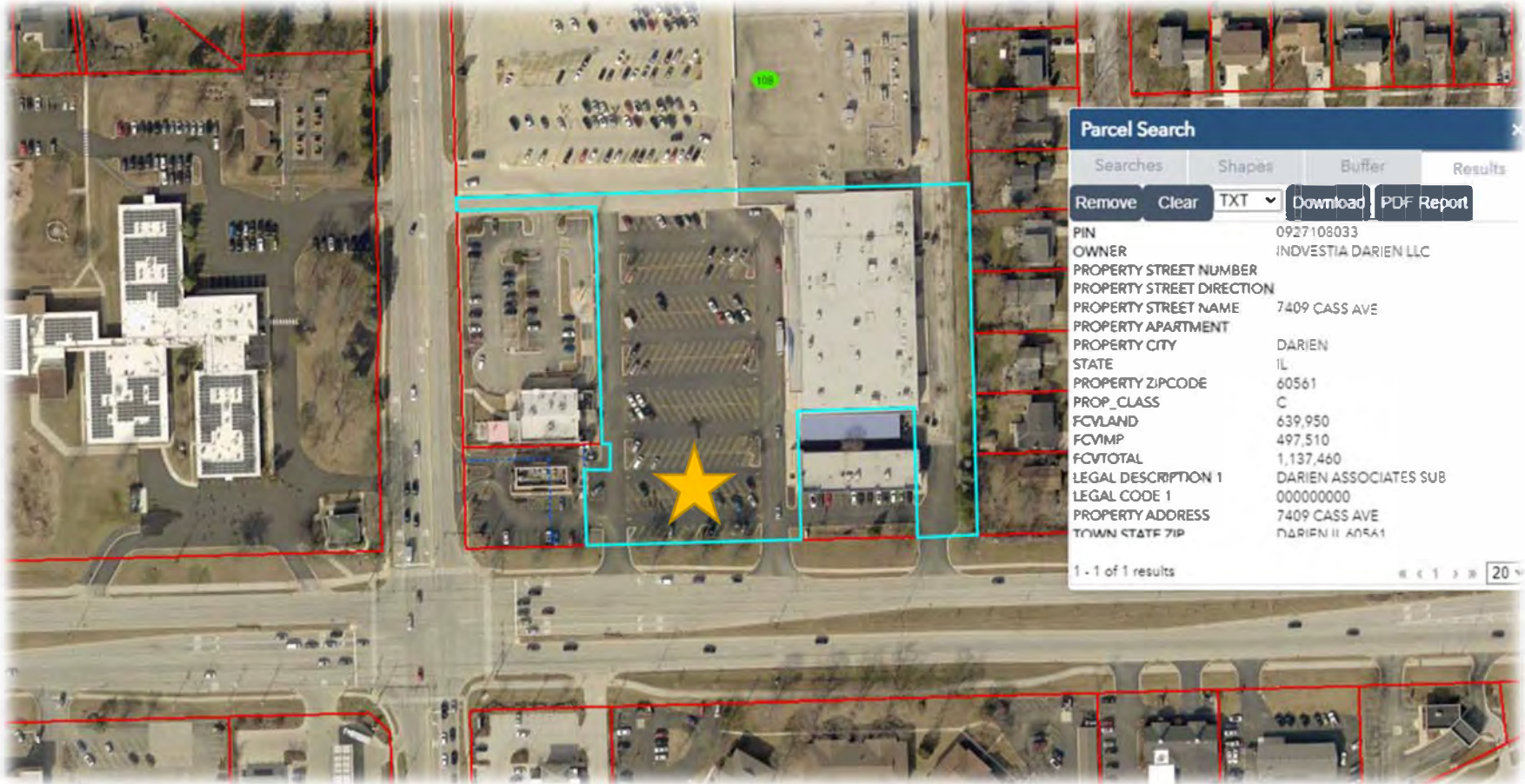
Zone 4

Zone 3

Zone 2

Zone 1







75th Street

Cass Avenue

75th Street (CR 33)

Hickory Lane

Darien Lane

Cherokee Drive

Road





MEMO

B

CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

January 31, 2024

City of Darian
1702 Plainfield Road
Darien, Illinois

Attention: Jordan Yanke

Subject: Cass and 75th – Indvestia Subdivision
(CBBEL Project No. 950323.H0257)

Dear: Jordan

As requested on January 23, 2024, we have reviewed the Final Plat of Indvestia Subdivision as prepared by JLH Land Surveying Inc. and dated March 22, 2023. Supporting documents such as previous plats, a topographic survey, and architect's site plan were also provided. The following comments shall be addressed before we can recommend approval:

Code Compliance Comments

1. We presume that no Preliminary Plat will be required.
2. Section 5B-1-6.B.3.d provides that ties are required to municipal, township or section lines of the subdivision by distance and angle.
3. Section 5B-1-6.B.4.h requires a City Treasurer Certificate (Exhibit H) on the plat.

General Comments

1. The proposed Lot 1 encompasses the existing urgent care building (7409 Cass Ave.) which would result in two buildings on the lot if the proposed building is constructed. We understand that the applicant will apply for zoning relief to allow the proposed configuration.
2. While there is an existing access easement for the service drive behind the buildings and the primary driveway in front of the main existing buildings, there is no access easement for the existing driveway west of the proposed building. It would seem appropriate to grant such an easement as part of this plat.
3. It does not appear that there are existing easements for any watermain which may (or may not) be on this lot.
4. We note that engineering plans for the proposed development have not been submitted for review.
5. There is currently a dead-end watermain serving the two restaurants with frontage on Cass Avenue. It may be necessary to loop this watermain for appropriate water supply and fire protection. If doing so, an easement would be required for the main.

6. The applicant should verify with Du Page County Public Works that there is a sanitary sewer available, or if one needs to be extended to the subject site.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

Cc Dan Gombac, City of Darien

DRAFT

MINUTES CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING

Wednesday, February 7, 2024

PRESENT: Bryan Gay, Shari Gillespie, Hilda Gonzalez, Chris Green, Chris Jackson, Jonathan Johnson, Julie Kasprovicz

ABSENT: Robert Erickson, Lou Mallers - Chairperson

OTHER: Jordan Yanke – City Planner

Mr. Jordan Yanke, City Planner called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Mr. Yanke declared a quorum present and called on Commissioner Bryan Gay to step in as Acting Chairperson in Chairperson Lou Maller’s absence.

Commissioner Gillespie made a motion, seconded by Commissioner Gonzalez, to appoint Commissioner Gay as Acting Chairperson. Upon voice vote, THE MOTION CARRIED unanimously, and Commissioner Gay stepped in as Acting Chairperson.

Mr. Yanke reported that a Commissioner would be recusing himself from Commission discussion and voting on the public hearing petition on the agenda. Commissioner Chris Jackson stood up and formally recused himself and sat down in the public seating area of the Council Chambers.

Regular Meeting – New Business

- a. **Public Hearing – PZC2024-01 – 7409 Cass Avenue – Indvestia Darien LLC – Petition from Indvestia Darien LLC for a special use request pursuant to Section 5A-8-3-4 of the zoning ordinance, plat of resubdivision, and variations as deemed necessary. The petition specifically requests to allow for the construction of a quick service drive-through eating establishment offering retail food or drink items for consumption. The Property is located within the B-2 Community Shopping Center Business District.**

Mr. Jordan Yanke, City Planner reported that the subject property is a special use request, more commonly known as the location of Jewel-Osco, Chuck E Cheese and Concentra, specifically located behind Taco Bell and Buona Beef. He noted that there are a number of parcels in this case, and that the petitioner is the owner of the Southern half of the overall center where the subject property is located. Mr. Yanke reported that the subject property is located off the Northeastern corner of 75th Street and Cass Avenue, and further reported that the petitioner took ownership control of the area last year.

Mr. Yanke reported that the proposal is for a 1,000 square foot new construct building with a special use request for a drive-through in the B-2 district. He reported that the applicant does not have an end user at this time but intends to use the space as a quick-service food establishment with a drive-through. Mr. Yanke further reported that the subject property will require a resubdivision with new lot lines to subdivide the existing parcels.

Mr. Yanke reported that there are variances with the application request and noted that there is a stacking space requirement with the code, that being a 15 stacking space requirement, while the proposal has 7 stacking spaces. He further noted that there will be minimum parking variance as well and setback variations for the proposed new lot line.

Acting Chairperson Bryan Gay swore in the audience members wishing to present public testimony.

The petitioner and petitioner representative, Vick Mehta and Chris Jackson, respectively, were present.

Mr. Vick Mehta introduced himself as the owner of Investia Capital, a local real estate investment firm primarily focused on retail shopping centers. Mr. Mehta reported that his firm purchased the subject property in May of 2023.

Mr. Chris Jackson introduced himself as the owner of CJ Architects, a Darien-based architecture firm that has worked with the petitioner for several years.

Commissioner Sharie Gillespie questioned if the storefront will be facing 75th Street.

Mr. Jackson stated that the intention is to have the drive-through stacking spaces on the back side of the building and the storefront facing 75th Street.

Commissioner Jonathan Johnson questioned where the drive-through would be if pulling into the lot from 75th Street.

Mr. Jackson stated there are 3 ingress/egress points along 75th Street, 2 of which would take one to the East side of the drive-through entrance. He stated one would travel West and would have the option of exiting onto 75th Street or Cass Avenue.

Acting Chairperson Bryan Gay questioned if the item in figure 2 was a call-box from the middle of the aisle facing South.

Mr. Jackson confirmed that the item is an order box.

Acting Chairperson Gay questioned if the expectation is to have customers enter the site from the West entrance and follow through around the drive-through.

Mr. Jackson stated one can enter the lot from Cass Avenue and make a right into the drive-through entrance or can enter the lot from 75th Street and make a left into the drive-through

entrance. He stated that there are enough stacking spaces to have an order be taken and cars can move through systematically.

Commissioner Johnson questioned how far off 75th Street the building will be.

Mr. Jackson stated the building will be about 47.5' with the ask being a 2.5' encroachment and 50' is the setback.

Commissioner Hilda Gonzalez questioned if the restaurant will be placed behind Buona Beef.

Mr. Jackson stated it will be between Taco Bell and Concentra, more prominent on 75th Street.

There was some conversation regarding the specific placement of the proposed building.

Commissioner Gonzalez questioned if the drive-through would have an enter/exit on the same side one would enter Buona Beef.

Mr. Jackson stated that there is an ingress/egress off Cass Avenue.

There was some conversation regarding entering and exiting the Buona Beef area.

Acting Chairperson Gay questioned if the petitioner had control over the islands in Zone 8 per traffic study and suggested there be proper signage for clear direction to the drive-through.

There was some conversation clarifying the location of Zone 8 and the use of signage in that area.

Commissioner Julie Kasprovicz questioned if there was intention to receive a liquor license.

Mr. Vick Mehta stated there is no intention to have indoor seating in the building, it will strictly be a drive-through and a walk-up window for summertime.

Acting Chairperson Gay opened the meeting to anyone wishing to present public comment.

Mr. Charlie Tucker questioned whether studies had been conducted as pertaining to anticipated traffic levels daily.

Mr. Yanke stated there was a traffic memo submitted and reported that the trip generation on a weekday morning would be 36 and, in the evening, would be 15. He noted an overall internal capture ranged from 11-27% for weekday peak hours, only adding 4 trips and 1 trip during weekday a.m. and p.m. peak hours, respectively.

Mr. Jackson clarified that the net traffic added to already existing traffic in that location would be 5.

Mr. Anthony Ramos stated that he lived in the Hinsbrook area. He stated it is exciting to see some economic development in the area and to see more people contributing to the local economy and bringing more people to Darien. He further stated that he has lived in the area for about 10 years and is excited to see a development fulfill that part of the lot.

There was no one else wishing to present public comment.

Acting Chairperson Gay turned it back to the Commission for comment.

Commissioner Kasprowicz questioned if there should be concern as to what will occupy the proposed building.

Mr. Yanke stated that the subject property is only proposed as an eating establishment with drive-through and that the Commission could condition the case to only allow that type of use, meaning it could not change to other underlying uses unless petitioned for through public hearing.

Acting Chairperson Gay questioned whether there would be outdoor seating at the proposed establishment.

Mr. Mehta stated there is intention to set up picnic tables during summertime.

There was some conversation surrounding the use of the outdoor space and parking spaces.

There was further conversation pertaining to conditions of the proposed petition.

Commissioner Gonzalez made a motion, and it was seconded by Commissioner Johnson to approve – PZC2024-01 – 7409 Cass Avenue – Indvestia Darien LLC – Petition from Indvestia Darien LLC for a special use request pursuant to Section 5A-8-3-4 of the zoning ordinance, plat of resubdivision, and variations as deemed necessary. The petition specifically requests to allow for the construction of a quick service drive-through eating establishment offering retail food or drink items for consumption. The Property is located within the B-2 Community Shopping Center Business District with the following conditions:

- 1. Proper signage is placed for customers to enter and exit the establishment.**
- 2. The building shall only be used as an eating establishment in conjunction with drive-through facility.**

Upon roll call vote the MOTION CARRIED 7-0.

Mr. Yanke reported that the petition would be forwarded to the Municipal Services Committee on February 26, 2024 at 6:00 p.m.

Staff Updates & Correspondence

Mr. Yanke reported that the autobody shop to fulfill the vacant CVS lot has withdrawn their plans.

Approval of Minutes

Commissioner Kasprowicz made a motion, and it was seconded by Commissioner Jackson to approve the November 15, 2023 and the December 6, 2023 Regular Meeting Minutes.

Upon roll call vote, THE MOTION CARRIED 7-0.

Next Meeting

Mr. Yanke that the next meeting is to be announced at a future date.

Public Comments (On Any Topic Related to Planning and Zoning)

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

Adjournment

With no further business before the Commission, Commissioner Gillespie made a motion, and it was seconded by Commissioner Kasprovicz. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:40 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson

CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION
AND GRANTING A SPECIAL USE AND VARIATIONS
FROM THE DARIEN ZONING ORDINANCE**

(PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN
THIS 4th DAY OF MARCH, 2024**

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
_____ day of March, 2024.**

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION
AND GRANTING A SPECIAL USE AND VARIATIONS
FROM THE DARIEN ZONING ORDINANCE**

(PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the property legally described in Section 1 (the “Subject Property”), is zoned B-2 Community Shopping Center Business District pursuant to the Darien Zoning Ordinance; and

WHEREAS, the petitioner has requested approval of a Final Plat of Subdivision, special use, and variations from the Darien Zoning Ordinance to construct a quick service drive-through eating establishment on a new lot; and

WHEREAS, pursuant to notice as required by law, the City’s Planning and Zoning Commission conducted a public hearing on February 7, 2024, and has forwarded its findings and recommendation of approval of this petition to the City Council; and

WHEREAS, on February 26, 2024, the City’s Municipal Services Committee reviewed the petition and has forwarded its recommendation of approval of this petition to the City Council; and

WHEREAS, the City Council has reviewed the findings and recommendations described above and now determines to grant the petition subject to the terms, conditions, and limitations described herein below;

ORDINANCE NO. _____

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, ILLINOIS, as follows:

SECTION 1: Subject Property. This Ordinance is limited and restricted to the property generally located at 7409 Cass Avenue, Darien, Illinois, and legally described as follows:

PARCEL 1: LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE IN FAVOR OF PARCEL 1 CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 7, 1985 AS DOCUMENT R85-15852 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1998 AS DOCUMENT R98-147018 TO USE THE DRIVEWAYS, SERVICE DRIVES AND OTHER PARKING FACILITIES WHICH MAY EXIST FROM TIME TO TIME.

PARCEL 3: THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN HINSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN DUPAGE COUNTY, ILLINOIS. EXCLUDING THAT PORTION FALLING WITHIN THE FOLLOWING PROPERTY CONVEYED TO MCGUE FAMILY, LLC – FARMS, PURSUANT TO TRUSTEES DEED RECORDED OCTOBER 4, 2021, AS DOCUMENT R2021-146795.

PARCEL A: THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY BY INSTRUMENT RECORDED OCTOBER 11, 1971 AS DOCUMENT R71-54639.

PARCEL B: THAT PART OF LOT 192 IN HINSBROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1966 AS DOCUMENT R66-6422 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH

ORDINANCE NO. _____

LINE OF SAID LOT 192 A DISTANCE OF 486.16 FEET TO A POINT 43.93 FEET EAST OF THE WEST LINE OF SAID LOT 192 FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 43.93 FEET TO THE WEST LINE OF SAID LOT 192; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 108.89 FEET TO A CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 106.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT 192, BEING ALSO ON THE EAST LINE OF CASS AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 16.11 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 182.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 A DISTANCE OF 32.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 FOR A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND; EXCEPTING THOSE PARTS TAKEN FOR ROAD PURPOSES.

PINs: 09-27-108-029 & 09-27-108-033

SECTION 2: Final Plat of Subdivision Approved. Approval of a Final Plat of Subdivision is hereby granted for Investia Subdivision, 1 Sheet, prepared by JLH Land Surveying Inc., latest version dated March 22, 2023. The Final Plat is subject to further review and approval by the City of Darien Community Development Department.

SECTION 3: Special Use Granted. Pursuant to Section 5A-8-3-4 of the Darien Zoning Ordinance, a special use is hereby granted to allow for the construction of a quick service drive-through eating establishment offering retail food or drink items for consumption.

SECTION 4: Variations Granted. The following variations from the Darien City Code are hereby granted for the subject property:

- A. A variation to allow more than one principal building/use on a lot.
- B. A variation to reduce minimum lot area from 2 acres to 1.30 acres.
- C. A variation to reduce front yard setback from 50' to 47.6'.
- D. A variation to reduce side yard setback from 30' to 0'.
- E. A variation to reduce rear yard setback from 30' to 0'.

ORDINANCE NO. _____

- F. A variation to reduce off-street parking from 176 spaces to 134 spaces.
- G. A variation to reduce the number of drive-through stacking spaces from 15 to 7.

SECTION 5: Conditions. The special use is subject to the following conditions:

- 1) **Proper signage (site/building) is placed for customers to enter and exit the establishment, as determined by staff.**
- 2) **The building shall only be used as an eating establishment in conjunction with drive-through facility.**

SECTION 6: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supercede state law in that regard within the City of Darien.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

AYES _____

NAYS: _____

ABSENT: _____

ORDINANCE NO. _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 4th day of March, 2024.**

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
City Council
March 4, 2024

ISSUE STATEMENT

A resolution authorizing the Mayor to execute a contract for the 2024 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services for the following locations:

75th Street Planting Beds
 Clock Tower
 City Hall Complex
 Entrance Way Planting Beds

AND

A **motion** authorizing a contingency with JC Landscaping & Tree Services in the amount of \$5,500 for replacement of plant materials and plant enhancements for the 2024 Landscape Maintenance Services, pending budget approval.

RESOLUTION

BACKGROUND

Over the last several years the City has added beautification landscape projects that include various types of planting beds. The planting beds require ongoing maintenance to maintain an aesthetically pleasing site throughout town. The locations are identified as follows:

Roadside Rights of Way-75th Street

1. 75th Street and Plainfield Road-East
2. 75th Street and Plainfield Road-West
3. 75th Street and Plainfield Road-Berm
4. 75th Street and Cass Ave-East
5. 75th Street and Cass Ave-West
6. 75th Street and Adams Street-East
7. 75th Street and Adams Street-West
8. 75th Street and Williams Ave-East (Park Ave.)

Roadside Rights of Way-Specified Facilities-City Entrance Signs

1. Plainfield Road Northern Right of Way-West of Route 83
2. Plainfield Road Northern Right of Way-Evergreen trees-planting bed
3. 83rd Street Southern Right of Way-East of Janes Ave
4. 75th Street Southern Right of Way-East of Lemont Road
5. 75th Street Southern Right of Way-West of Route 83
6. Cass Ave-Eastern Right of Way-North of Frontage Road
7. Cass Ave-Western Right of Way-South of 67th Street
8. Lemont Road-Eastern Right of Way-North of I-55
9. 87th Street-Southern Right of Way-East of Woodward

City of Darien-Clock Tower-Cass Ave / Plainfield Road-North East Corner

City of Darien City Hall Complex 1702 Plainfield Road

The landscape maintenance contract calls out for the following:

1. Spring clean-up
2. Weeding and Cultivating on a Weekly basis
3. Mulching
4. Trimming of plant material
5. Plant material replacement
6. Plant material enhancement

The previous vendor Lakewood Paving costs were in the amount of a base price of \$40,817.90. The cost savings with the proposed vendor is \$2,617.90. While Lakewood did have an additional extension for the 24-25 season, the City chose not to exercise the extension.

Attached and labeled as [Attachment A](#), is the schedule of prices for the various locations. The proposed expenditure would be spent from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 24/25 BUDGET	CONTINGENCY FOR PLANTINGS	PROPOSED EXPENDITURE
01-30-4350	Forestry 75 th Street Planters	\$14,000.00	\$1,000	\$15,000.00
01-30-4350	Forestry Entrance Way Signs	\$ 5,350.00	\$1,000	\$ 6,350.00
01-30-4350	Forestry Clock Tower	\$10,850.00	\$1,000	\$11,850.00
01-30-4223	Building Maintenance City Hall Complex	\$ 8,000.00	\$2,500	\$10,500.00
	TOTALS	\$38,200.00	\$5,500	\$43,700.00

COMMITTEE RECOMMENDATION

The Municipal Services Committee recommends authorizing the Mayor to execute a contract for the 2024 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services.

AND

A motion authorizing a contingency in the amount of \$5,500 for replacement of plant materials and plant enhancements, pending budget approval.

Committee Staff Note

The Municipal Services Committee requested of Staff verification of the submitted schedule of prices. Pricing was confirmed to reflect the abovementioned costs and attached is an email of understanding dated February 27, 2024 that the vendor and the City are in agreement with the schedule of prices. See [Attachment B](#).

ALTERNATE CONSIDERATION

As directed by the City Council.

DECISION MODE

This item will be placed on the March 4, 2024 City Council agenda for consideration and subject to the FY24-25 Budget approval.



CITY OF DARIEN PUBLIC WORKS
 1702 PLAINFIELD ROAD
 DARIEN, IL 60561

SEALED BID: 2024 Landscape Maintenance Services
 OPENING DATE/TIME: February 21, 2024 @ 9:30 a.m.

2024 Landscape Maintenance Services
Roadside ROW Medians & Specified Facilities

SUBMITTED
BID PRICES

	JC Landscaping & Tree Service	ANNUAL COST BASED ON 6 MONTHS MAY 1-NOV 1	MONTHLY COSTS	UNITS/FREQUENCIES	ANNUAL COST BASED ON 6 MONTHS MAY 1-NOV 1
A. 75th Street Median (Section III - AA - A)					
1 - 75th St & Plainfield Rd - East	\$ 1,950.00	\$ 1,950.00	\$ 325.00	6	\$ 1,950.00
2 - 75th St & Plainfield Rd - West	\$ 1,950.00	\$ 1,950.00	\$ 325.00	6	\$ 1,950.00
3 - 75th St & Plainfield Rd - Berm	\$ 2,900.00	\$ 2,900.00	\$ 483.33	6	\$ 2,900.00
4 - 75th St & Cass Ave - East	\$ 900.00	\$ 900.00	\$ 150.00	6	\$ 900.00
5 - 75th St & Cass Ave - West	\$ 1,100.00	\$ 1,100.00	\$ 183.33	6	\$ 1,100.00
6 - 75th St & Adams St - East	\$ 1,950.00	\$ 1,950.00	\$ 325.00	6	\$ 1,950.00
7 - 75th St & Adams St - West	\$ 2,100.00	\$ 2,100.00	\$ 350.00	6	\$ 2,100.00
8 - 75th St & Williams Ave - East (Park Ave)	\$ 1,150.00	\$ 1,150.00	\$ 191.67	6	\$ 1,150.00
SUB - TOTAL - A	\$ 14,000.00	\$ 14,000.00	\$ 2,333.33	6	\$ 14,000.00
B. Entrance Way Signs-Specified Facilities (Section III - AA - B)					
1 - Plainfield Rd - Northern ROW - West of Route 83	\$ 400.00	\$ 400.00	\$ 66.67	6	\$ 400.00
Evergreen tree - planting bed	\$ 2,050.00	\$ 2,050.00	\$ 341.67	6	\$ 2,050.00
2 - 83rd St - Southern ROW - East of Janes Ave	\$ 300.00	\$ 300.00	\$ 50.00	6	\$ 300.00
3 - 75th St - Southern ROW - East of Lemont Rd	\$ 400.00	\$ 400.00	\$ 66.67	6	\$ 400.00
4 - 75th St - Southern ROW - West of Route 83	\$ 400.00	\$ 400.00	\$ 66.67	6	\$ 400.00
5 - Cass Ave - Eastern ROW - North of Frontage Rd	\$ 400.00	\$ 400.00	\$ 66.67	6	\$ 400.00
6 - Cass Ave - Western ROW - South of 67th St	\$ 300.00	\$ 300.00	\$ 50.00	6	\$ 300.00
7 - Lemont Rd - Eastern ROW - North of I-55	\$ 450.00	\$ 450.00	\$ 75.00	6	\$ 450.00
8 - 87th St - Southern ROW East of Woodward	\$ 650.00	\$ 650.00	\$ 108.33	6	\$ 650.00
SUB - TOTAL - B	\$ 5,350.00	\$ 5,350.00	\$ 891.67	6	\$ 5,350.00
C. City of Darien-Clock Tower-Cass Ave Plainfield Rd-North East Corner					
1 - Cass Ave & Plainfield Rd - North East Corner	\$ 10,850.00	\$ 10,850.00	\$ 1,808.33	6	\$ 10,850.00
SUB - TOTAL - C	\$ 10,850.00	\$ 10,850.00	\$ 1,808.33	6	\$ 10,850.00
D. City of Darien City Hall Complex 1702 Plainfield Rd					
1 - City Hall - 1702 Plainfield Rd	\$ 2,000.00	\$ 2,000.00	\$ 333.33	6	\$ 2,000.00
2 - Police Department - 1710 Plainfield Rd	\$ 6,000.00	\$ 6,000.00	\$ 1,000.00	6	\$ 6,000.00
SUB - TOTAL - D	\$ 8,000.00	\$ 8,000.00	\$ 1,333.33	6	\$ 8,000.00
TOTAL(SECTIONS A and B and C and D)	\$ 38,200.00	\$ 38,200.00	\$ 6,366.67	6	\$ 38,200.00

bid check

2025-2026 optional extension \$ 40,110.00
 2026-2027 optional extension \$ 42,020.00

in

From: Bladimir Mejia <mejia81@gmail.com>
Sent: Tuesday, February 27, 2024 6:41 PM
To: Dan Gombac
Cc: Bryon Vana; Kris Throm; Regina Kokkinis
Subject: Re: 2024/25 Landscape Services Contract Pricing Schedule

Yes, I agree.

On Tue, Feb 27, 2024 at 4:12 PM Dan Gombac <dgombac@darienil.gov> wrote:

Good afternoon Juan,

As a follow up to the above contract pricing schedule, we are confirming that the pricing submitted is on an annual basis. The submitted pricing is denoted with a price per month whereas it should have been denoted on an annual basis. To further clarify, please review the clarified pricing summary. The end result is the total program cost for the maintenance is \$38,200.

Per our understanding you had indicated that JC Landscape will provide typically 3 men vs 4 to maintain the landscaping weed free. While we understand that the hours implemented into the contract were stated as 64 hrs., reflected to coincide with sufficient manpower for weed free planters and understanding that the hours may vary from week to week. The intention of the contract unit pricing was to provide an annual cost with the annual total per each subsection.

We are also understanding that you will contact the Superintendent as plantings are identified for replacement. The plantings will be replaced by JC Landscape at a negotiated price to remove and replace per the appropriate species and size. All planting materials shall be purchased by JC Landscaping with a 15% handling fee. Receipts for all planting purchases to be included with payout request.

Please review the attached pricing and confirm that we are in agreement.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106 Mobile 630-514-2519

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR THE 2024 LANDSCAPE MAINTENANCE SERVICES WITHIN THE 75TH STREET RIGHT OF WAYS, CLOCK TOWER AND 8 ENTRANCE WAY PLANTING BEDS IN AN AMOUNT NOT TO EXCEED \$38,200.00 BETWEEN THE CITY OF DARIEN AND JC LANDSCAPING & TREE SERVICES

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does authorize the Mayor to execute a contract for the 2024 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed \$38,200.00 between the City of Darien and JC Landscaping & Tree Services, attached hereto as “[Exhibit A](#)” and is by this reference expressly incorporated herein.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March 2024.

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF DARIEN
LANDSCAPE SERVICES SPECIFICATIONS BID FORM - PAGE 1 OF 2

Bidder, in submitting this proposal hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto for the prices as specified below. This proposal shall remain in force and full effect for a twelve (12) month period, from May 1, 2024 through April 30, 2025. All work is based on a minimum of a 4 man crew, NO EXCEPTIONS.

Planting Bed Maintenance

A. 75th Street (Section III - AA - A)

- 1. 75th Street and Plainfield Road East
- 2. 75th Street and Plainfield Road West
- 3. 75th Street and Plainfield Road Berm
- 4. 75th Street and Cass Ave-East
- 5. 75th Street and Cass Ave-West
- 6. 75th Street and Adams Street-East
- 7. 75th Street and Adams Street-West
- 8. 75th Street and Williams Ave-East (Park Ave.)

Cost
\$ 1950
\$ 1950
\$ 2900
\$ 900
\$ 1100
\$ 1950
\$ 2100
\$ 1150
\$ 14,000

SUB-TOTAL A.

Pricing Verified to Annual Basis SEE E-MAIL 02/27/24

ANNUAL
~~Monthly~~
02/27/24

ANNUAL

B. Entrance Way Signs-Specified Facilities (Section III - AA - B)

- 1. Plainfield Road Northern Right of Way-West of Route 83
- 2. Plainfield Rd Northern Right of Way-Evergreentrees planting bed
- 3. 83rd Street Southern Right of Way-East of Janes Ave
- 4. 75th Street Southern Right of Way-East of Lemont Road
- 5. 75th Street Southern Right of Way-West of Route 83
- 6. Cass Ave-Eastern Right of Way-North of Frontage Road
- 7. Cass Ave-Western Right of Way-South of 67th Street
- 8. Lemont Road-Eastern Right of Way-North of I-55
- 9. 87th Street-Southern Right of Way East of Woodward

\$ 400
\$ 2050
\$ 300
\$ 400
\$ 400
\$ 400
\$ 300
\$ 450
\$ 650
\$ 5350

SUB-TOTAL B.

ANNUAL
~~Monthly~~ 02/27/24

ANNUAL
\$ 2,550 or 02/27/24
~~Monthly~~
ANNUAL 30

C. City of Darien - Clock Tower-Cass Ave and Plainfield Road-North East Corner

- 1. Cass Ave and Plainfield Road-North East Corner

\$ 10,850
ANNUAL

SUB-TOTAL C. \$ 10,850

D. City of Darien City Hall Complex 1702 Plainfield Road

1. City Hall 1702 Plainfield Road

\$ 2000

2. Police Department 1710 Plainfield Road

\$ 6000

SUB-TOTAL D. \$ 8000

TOTAL (Sections A and B and C and D)

\$ 38,200

ANNUALLY
DS
02/27/24
ANNUALLY
DS

CITY OF DARIEN
LANDSCAPE SERVICES SPECIFICATIONS BID FORM – PAGE 2 of 2
(CONTRACT EXTENSION (S))

Rates for services listed for 2024/25 contract period will not increase more than 6 % for the **202526 optional** contract extension period. At its sole discretion, the City may extend the contract for a one-year term beginning on **May 1, 2025** and concluding **April 30, 2026**.

Rates for services listed for 2024/25 contract period will not increase more than 10 % for the **202627 optional** contract extension period. At its sole discretion, the City may extend the contract for a one-year term beginning on **May 1, 2026** and concluding **April 30, 2027**.

Also as noted in the Additions or Deletions section, the Contractor shall provide a list of hourly manpower and equipment rates used to calculate the proposal prices for this section of the contract. Attach list marked as "Contractor's Exhibit" and write "attached" in the following blank:

Company: Jc landscaping and tree services

Address: 1210 plainfield Rd Oswego IL 60543

Email: Mejiab81@gmail.com

Telephone No. (630) 408-3501 Fax No.

Signature: [Signature]

Name and Title: (Please Print) Bladimir Mejia

Date: 2/19/24

Subscribed and sworn before me this 19th day of February, 20 2024

MY COMMISSION EXPIRES 10/7/2024

[Signature]
NOTARY PUBLIC



CONTRACTOR'S CERTIFICATION - BID PROPOSAL

JC Landscaping, as part of its bid on a
(Name of Contractor)

contract for Landscaping Maintenance to The City of Darien, Illinois, hereby certifies that said contractor is not barred from bidding on the aforementioned contract as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4.

By: [Signature]
Authorized Agent of Contractor

SUBSCRIBED AND SWORN BEFORE ME

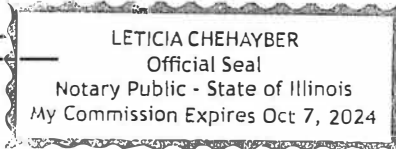
This 14th day of

February, 20 2024.

MY COMMISSION EXPIRES:

10/7/2024

[Signature]
NOTARY PUBLIC



CONTRACT- Page One of Two

1. This agreement, made and entered into this 1st day of February 2024, between the CITY OF DARIEN, acting by and through its Mayor and City Council and JC landscaping
2. That for and in consideration of the payments and agreements mentioned in the Specifications and Contract Document attached hereto, JC landscaping agrees with the CITY OF DARIEN at his/her own proper cost and expense to furnish the equipment, material, labor, supplies and/or services as provided therein in full compliance with all of the terms of such specifications and contract documents attached hereto.
3. It is understood and agreed that the specifications and contract documents hereto attached, prepared by the CITY OF DARIEN, are all essential documents of this contract and are a part hereof.
4. In witness whereof, the said parties have executed these presents on the date above mentioned.

Attest: _____ The _____ of _____
 By: _____ By: _____
 (Seal) City Clerk Mayor

IF A CORPORATION

CORPORATE NAME

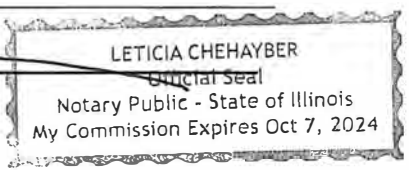
Attest:
 By: X [Signature] Secretary By: X [Signature] President

SUBSCRIBED AND SWORN BEFORE ME

This 1st day of February, 2024

MY COMMISSION EXPIRES: 10/7/2024

[Signature]
NOTARY PUBLIC



CONTRACT- Page Two of Two

IF A PARTNERSHIP

(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____

PARTNERS DOING BUSINESS UNDER THE NAME OF

SUBSCRIBED AND SWORN BEFORE ME

This _____ day of _____, 20 _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

IF AN INDIVIDUAL

_____ *Jc Landscaping* _____ (Seal)

SUBSCRIBED AND SWORN BEFORE ME

This 1st day of February, 20 2024.

MY COMMISSION EXPIRES: 10/7/2024

[Signature]
NOTARY PUBLIC

[Official Seal]
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 7, 2024

AGENDA MEMO
City Council
March 4, 2024

ISSUE STATEMENT

Approval of a resolution authorizing the Mayor to enter into a contract with Brothers Asphalt Paving, Inc., for the 2024 Street Program as per the following schedule of pricing, pending 2024/25 Budget approval

Base Bid -	\$1,807,793.12
<u>Alternate 1 - Patching</u>	\$ 90,000.00
Total Cost	\$1,897,793.12

RESOLUTION

BACKGROUND/HISTORY

This year's 2024 Street Maintenance Program includes 5.39 miles to be resurfaced. Typically the City averages approximately 5 miles of resurfacing per year. This year's program includes the following,

Base Bid - Includes the proposed schedule as listed below:

2024 Road Program Schedule

STREET	SUBDIVISION/LIMIT	ROAD LENGTH (linear ft.)	LAST REHAB	CURRENT RATING
Eleanor Place	69th St. - Holly Ave.	1,050	2013	68
69th Street	Cass Ave. - Clarendon Hills Rd.	5280	2011	68
70th Street	Clarendon Hills Rd. - Richmond Ave.	2,760	2011	69
70th Street CDS	70th St. - Limit	160	2011	70
70th Street CDS 2	70th St. - Limit	160	2011	70
70th Street CDS 3	70th St. - Limit	160	2011	70
Darien Lane	75th St. - Timber Ln.	1,060	2011	67
Tamarack Drive	Richmond Ave. - Beechnut Ln.	2,200	2012	69
Sawyer Court	Sawyer Rd. - Cul-de-sac	200	2008	67
Wittington Court	Portsmouth Dr. - Cul-de-sac	345	2008	67
Emerson Drive	73rd St. - Whittier Dr.	660	2009	68
Whittier Drive	73rd St. - 71st St.	1,460	2009	68
72nd Street	Fairview Ave. - Gold Grove Pl.	800	2011	67
Grant Street	Adams St. - 75th St.	1,000	2008	69
Green Valley Road	Wakefield Dr. - Cul-de-sac	2,900	2011	69
Green Valley Road	Cul-de-sac - Green Valley Rd.	500	2011	68
Woodvale Drive	Beller Dr. - 87th St.	1,270	2013	68
Hillside Lane	Meadow Ln. - Woodvale Dr.	1,625	2012	67
Chicory Court	Beller Dr. - Cul-de-sac	700	2009	68
Fox Hill Place	Carriage Green Dr. - Cul-de-sac	720	2011	68
Gleneyre Road	Coachmans Rd. - Heather Ln.	1,200	2013	68
Sleepy Hollow Lane	Adams St. - Cass Ave.	1,100	2012	69
Sleepy Hollow CDS	Sleepy Hollow Ln. - Cul-de-sac	200	2011	70
Grant Street	Greenbriar Ln. - Sleepy Hollow Ln.	660	2013	68
Grant Street CDS	Grant St. - Cul-de-sac	300	2013	68
ALTERNATE	1,500 square feet of patching			
	MILES 5.39	28,470		

NOTE: In comparison to last year the estimate was \$1,897,642.50 for 5.2 miles. The difference is approximately \$150 more for this year’s program.

Alternate 1 - Patching \$90,000.00 – Includes the removal and replacement of road base throughout the City due to failing base.

Sealed bids were opened on Tuesday, February 20, 2024. A summary of the four (4) bids received is attached and labeled as [Attachment A](#). The lowest responsive bid for the **Base Bid** was Brothers Asphalt Paving, Inc., in the amount of \$1,807,793.12. With the **Base Bid, Alternate 1 and 2** Brothers Asphalt Paving, Inc., is the awarded responsive bidder, pending budget approval: \$1,897,793.12.

The proposed 2024 Road Program would be funded from the following line item:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 24-25 BUDGET	PROPOSED EXPENDITURE
25-35-4855	Street Reconstruction/Rehab 2024 City Street Maintenance Program	\$589,119.00	\$1,807,793.12
60-4855	MFT – RBI Street Maintenance	\$1,350,000.00	
25-35-4855	Alternate 1 - Patching		\$ 90,000.00
	TOTAL COSTS		\$1,897,793.12

COMMITTEE RECOMMENDATION

The Municipal Services Committee recommends awarding the base bid and alternates to Brothers Asphalt Paving, Inc., for the 2024 Street Program contract in the amount of \$1,897,793.12. In the past, Brothers Asphalt Paving, Inc., has completed very satisfactory work for the City. Attached and labeled as [Attachment B](#) is a recommendation to award letter from Christopher B. Burke Engineering.

ALTERNATE CONSIDERATION

As directed by the City Council.

DECISION MODE

This item will be placed on an upcoming City Council agenda for formal approval, pending budget consideration.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

February 20, 2024

City of Darien City Hall
1702 Plainfield Rd
Darien, IL 60561

Attention: Dan Gombac

Subject: City of Darien – 2024 Street Program
(CBBEL Project No. 23-0558)

Dear Dan:

On Tuesday, February 20th, 2024, at 10:00 a.m., bids were received at the City of Darien City Hall for the 2024 Street Program. There were four (4) bids received for this project. Below is our engineer's estimate and bid results. I have attached the complete bid results separately. The low bid is in **bold**.

Company Name	Base Bid (As Read)	Alternate 1 Bid (As Read)	Bid Bond
Engineer's Estimate	\$1,725,965.25	\$67,500.00	✓
BROTHERS ASPHALT PAVING, INC.	\$1,807,793.12	\$90,000.00	✓
SCHROEDER ASPHALT SERVICES, INC.	\$1,869,078.30	\$85,500.00	✓
LINDAHL BROTHERS, INC.	\$1,974,834.85	\$112,875.00	✓
M&J ASPHALT PAVING COMPANY, INC.	\$2,064,993.40	\$109,875.00	✓

Brothers Asphalt Paving, Inc. was the low qualified bidder for the total project in the amount of \$1,897,793.12. Brothers Asphalt Paving, Inc. has performed satisfactory work with the City in the past and CBBEL believes their bid to be in order. Therefore, based on the City's budget, the City suggests accepting Brothers Asphalt Paving, Inc.'s bid for the Base Bid and Alternate Bid.

Enclosed for your review are the bid tabulations. If you have any other questions, please do not hesitate to contact me.

Sincerely,

Lee M Fell, PE
Vice President, Assistant Department Head, Civil Engineering Design

Cc: David Fell, PE – City of Darien
Jeff Househ – CBBEL



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BROTHERS ASPHALT PAVING, INC., FOR THE 2024 STREET PROGRAM AS PER THE FOLLOWING SCHEDULE OF PRICING, PENDING 2024/25 BUDGET APPROVAL: BASE BID - \$1,807,793.12; ALTERNATE 1 – PATCHING - \$90,000.00; TOTAL COST \$1,897,793.12

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien hereby authorizes the Mayor to enter into a contract with Brothers Asphalt Paving, Inc., for the 2024 Street Program as per the following schedule of pricing pending 2024/25 Budget approval: Base Bid - \$1,807,793.12; Alternate 1 – Patching - \$90,000.00; Total Cost \$1,897,793.12, a copy of which is attached hereto as “**Exhibit A**” and is by this reference expressly incorporated herein.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS this 4th day of March, 2024.

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Local Public Agency Formal Contract

Contractor's Name

Brothers Asphalt Paving, Inc.

Contractor's Address

315 S. Stewart Ave.

City

Addison

State

IL

Zip Code

60101

STATE OF ILLINOIS

Local Public Agency

City of Darien

County

DuPage

Section Number

24-00031-00-RS

Street Name/Road Name

2024 Street Program

Type of Funds

MFT/RBI

CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

[Signature & Date Box]

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

[Signature & Date Box]

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

[Signature]

Official Title

Director of Municipal Services

Department of Transportation

Concurrence in approval of award

Regional Engineer Signature & Date

[Signature & Date Box]

Local Public Agency	Local Street/Road Name	County	Section Number
City of Darien	2024 Street Program	DuPage	24-00031-00-RS

1. THIS AGREEMENT, made and concluded the 1st day of April, 2024 between the City of Darien, known as the party of the first part, and Brothers Asphalt Paving, Inc., its successor, and assigns, known as the party of the second part.

2. For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.

3. It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 24-00031-00-RS in City of Darien, approved by the Illinois Department of Transportation on 02/06/24, are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed this contract on the date above mentioned.

Attest: The City of Darien

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name

President, Party of the Second Part Signature & Date

By:

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Partner Signature & Date

Partners doing Business under the firm name of Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

Attest:

Secretary Signature & Date

(SEAL, if required by the LPA)



Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number
City of Darien	DuPage	Various	24-00031-00-RS

Bond information to be returned to Local Public Agency at 1702 Plainfield Rd., Darien, IL 60561
Complete Address

We, Brothers Asphalt Paving, Inc, 315 S. Stewart Ave., Addison, IL 60101
Contractor's Name and Address

a/an _____ organized under the laws of the State of _____ as PRINCIPAL, and
State

Surety Name and Address

as SURETY, are held and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of

Dollars (_____) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves, successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

WHEREAS, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that the said Principal has entered into a written contract with the LPA acting through its awarding authority for the construction of work on the above sections, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation to whom any money may be due from the Principal, subcontractor or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to it for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the LPA and its awarding authority harmless on account of any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements of said contract, then this obligation shall be void; otherwise it shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this _____ day of _____
Day Month and Year

PRINCIPAL

Company Name

Company Name

By
Signature & Date

By
Signature & Date

Attest
Signature & Date

Attest
Signature & Date

(If PRINCIPAL is a joint venture of two or more contractors, the company names and authorized signature of each contractor must be affixed.)

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of PRINCIPAL

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of PRINCIPAL, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

[Signature box]

Date commission expires _____

SURETY

Name of Surety

[Name of Surety box]

Title

By:

[Title box]

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of SURETY

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of SURETY, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

[Signature box]

Date commission expires _____

Approved this _____ day of _____
Day Month, Year

Attest:

Local Public Agency Clerk Signature & Date

[Local Public Agency Clerk Signature box]

[Local Public Agency Type box]

Local Public Agency Type

Clerk

Awarding Authority

[Awarding Authority box]

Awarding Authority Signature & Date

[Awarding Authority Signature box]

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Darien	DuPage	24-00031-00-RS	2024 Street Program

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Darien City Hall

1702 Plainfield Road, Darien, IL 60561	Name of Office	until 10:00 AM	on 02/20/24
Address		Time	Date

Sealed proposals will be opened and read publicly at the office of Darien City Hall

1702 Plainfield Road, Darien, IL 60561	Name of Office	at 10:00 AM	on 02/20/24
Address		Time	Date

DESCRIPTION OF WORK

Location	Project Length
Various locations within the City of Darien	28,460' (5.39 MI)

Proposed Improvement

Description of Improvement

The proposed work is officially known as "2024 Street Program" and further described as hot-mix asphalt surface removal, polymerized HMA binder course, binder course, surface course, pavement markings and patching, all as further described in the contract documents for the said work prepared by Christopher B. Burke Engineering, Ltd. (CBBEL).

Base Bid

The base consists of resurfacing the streets listed in the "Base Bid" section on the following page according to the appropriate scope of work as described in the table below.

Alternate 1 Bid

Miscellaneous Class "D" Patching, 6" of various streets throughout the City.

1. Plans and proposal forms will be available in the office of

for download only from QuestCDN via the Christopher B. Burke Engineering, Ltd. (CBBEL) website <http://cbbel.com/bidding-info/> or at www.questcdn.com under login using QuestCDN# 8901303 for a non-refundable charge of \$30.00.

2. Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- a. Local Public Agency Formal Contract Proposal (BLR 12200)
- b. Schedule of Prices (BLR 12201)
- c. Proposal Bid Bond (BLR 12230) (if applicable)
- d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
- e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor

will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.
8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.
9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Darien	Du Page	200031-00-RS	2024 Street Progr am

PROPOSAL

1. Proposal of Brothers Asphalt Paving, Inc.
Contractor's Name
315 S. Stewart Avenue, Addison, IL 60101
Contractor's Address

2. The plans for the proposed work are those prepared by Christopher B. Burke Engineering, Ltd. (CBBEL) and approved by the Department of Transportation on _____.
3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
5. The undersigned agrees to complete the work within 35 working days unless additional time is granted in accordance with the specifications.
6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.
7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.
8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.
10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Ci ty Treasurer of Dari en
 The amount of the check is 5% of the total bid amount (_____).



Schedule of Prices

Contractor's Name
Brothers Asphalt Paving Inc.

Contractor's Address
315 South Stewart Avenue

City
Addison

State
IL

Zip Code
60101

Local Public Agency
 City of Darien

County
 DuPage

Section Number
 24-00031-00-RS

Various

Schedule for Multiple Bids		
Combination Letter	Section Included in Combinations	Total

Schedule for Base Bid
 (For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total
1	PREPARATION OF BASE	SQ YD	5629	\$0.50	\$2,814.50
2	AGGREGATE BASE REPAIR	TON	297	\$30.00	\$8,910.00
3	AGGREGATE FOR TEMPORARY ACCESS	TON	90	\$20.00	\$1,800.00
4	BITUMINOUS MATERIALS (TACK COAT)	POUND	83660	\$0.15	\$14,049.00
5	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	4210	\$108.00	\$454,680.00
6	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	880	\$86.00	\$75,680.00
7	HOT MIX ASPHALT SURFACE COURSE, MIX D, N50	TON	8830	\$97.00	\$768,210.00
8	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	93400	\$2.40	\$224,160.00
8	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5912	\$3.00	\$17,736.00
10	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	830	\$40.00	\$33,200.00
11	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	830	\$40.00	\$33,200.00
12	CLASS D PATCHES, TYPE III, 6 INCH	SQ YO	830	\$40.00	\$33,200.00
13	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	830	\$40.00	\$33,200.00
14	SHORT TERM PAVEMENT MARKING	FOOT	351	\$2.00	\$702.00
15	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	175	\$2.00	\$352.00
16	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	126	\$2.87	\$361.62
17	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	414	\$5.75	\$2,380.50
18	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	205	\$11.50	\$2,357.50
19	STRUCTURES TO BE ADJUSTED	EACH	120	\$840.00	\$100,800.00
Bidder's Total Proposal (Base Bid)					\$1,807,793.12

- Each pay item should have a unit price and a total price.
- If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
- If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
- A bid may be declared unacceptable if neither a unit price or total price is shown.



Schedule of Prices



Contractor's Name
Brothers Asphalt Paving Inc.

Contractor's Address
315 South Stewart Avenue

City
Addison

State
IL

Zip Code
60101

Local Public Agency
City of Darien

County
DuPage

Section Number
24-0003180-RS

Route(s) (Street/Road Name)
Various

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Alternate 1 Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total
1	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	\$60.00	\$90,000.00
Bidder's Total Proposal (Alternate 1 Bid)					\$90,000.00

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.



Local Public Agency	County	Street Name/Road Name	Section Number
City of Darien	DuPage	VARIOUS	24-00031-00-RS

I, Natalia Colella of Addison, Illinois
Name of Affiant City of Affiant State of Affiant

being first duly sworn upon oath, state as follows:

- That I am the President of Brothers Asphalt Paving, Inc.
Officer or Position Bidder
- That I have personal knowledge of the facts herein stated.
- That, if selected under the proposal described above, Brothers Asphalt Paving, Inc., will maintain a business office in the
Bidder
 State of Illinois, which will be located in DuPage County, Illinois.
County
- That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
- That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature	Date
	2/20/24
Print Name of Affiant	
Natalia Colella	

Notary Public

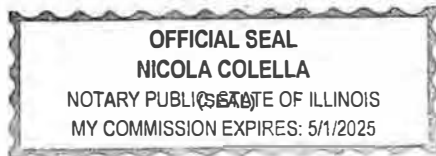
State of IL

County DuPage

Signed (or subscribed or attested) before me on 02/20/24 by
(date)

Natalia Colella, authorized agent(s) of
(name/s of person/s)

Brothers Asphalt Paving, Inc.
Bidder



Signature of Notary Public 2/20/24

 My commission expires 05/01/25

AGENDA MEMO
City Council
March 4, 2024

ISSUE STATEMENT

1. An ordinance abating property tax heretofore levied by ordinance no. O-28-12 in the amount of \$305,125 [ORDINANCE](#)
2. An ordinance abating property tax heretofore levied by ordinance no. O-11-18 in the amount of \$387,700 [ORDINANCE](#)

BACKGROUND HISTORY

The proposed FYE 25 budget includes abating property taxes in the sums of \$305,125 and \$387,700 levied during the calendar year 2023, collectable in calendar 2024. These abatements pertain to the issuance of bonds to finance the water system public improvements. The bond principal and interest will be paid from the water revenues as discussed during the FYE 25 budget meeting.

STAFF/COMMITTEE RECOMMENDATION

Staff recommends approval of the abatement ordinances.

ALTERNATE CONSIDERATION

Not approving the ordinance would be an alternate consideration.

DECISION MODE

This will be on the March 4, 2024, City Council agenda for formal approval.

**CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE ABATING PROPERTY TAX
HERETOFORE LEVIED BY ORDINANCE NO. O-28-12**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN
THIS 4th DAY OF MARCH, 2024**

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this 4th
day of March, 2024.**

ORDINANCE NO. _____

**AN ORDINANCE ABATING PROPERTY TAX
HERETOFORE LEVIED BY ORDINANCE NO. O-28-12**

WHEREAS, heretofore the Mayor and City Council of the City of Darien adopted Ordinance No. O-28-12, "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$2,810,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012, OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON SAID BONDS, AND FURTHER PROVIDING FOR THE EXECUTION OF AN ESCROW AGREEMENT IN CONNECTION WITH SUCH ISSUANCE"; and

WHEREAS, said Ordinance authorized the issuance of refunding bonds to finance the construction of a water tower and related public improvements; and

WHEREAS, pursuant to said Ordinance the amount of \$305,125 was levied for the year 2023, collectable in 2024; and

WHEREAS, the Mayor and City Council of the City of Darien have determined that adequate alternate revenues exist to satisfy all principal and interest requirements for the current year so that the levy previously authorized for the year 2023 collectable in 2024 may be abated;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

Section 1: Abatement. That the sum of \$305,125 heretofore levied for the year 2023, collectable in 2024, pursuant to Ordinance No. O-28-12 shall be, and hereby is, **ABATED**.

Section 2: Direction. The DuPage County Clerk is hereby authorized and directed to effectuate the Abatement authorized pursuant hereto.

ORDINANCE NO. _____

Section 3: Certified Copy. The City Clerk is hereby authorized and directed to forward a certified copy of this Ordinance to the DuPage County Clerk.

Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

JOSEPH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE ABATING PROPERTY TAX
HERETOFORE LEVIED BY ORDINANCE NO. O-11-18**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN
THIS 4th DAY OF MARCH, 2024**

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this 4th
day of March, 2024.**

ORDINANCE NO. _____

**AN ORDINANCE ABATING PROPERTY TAX
HERETOFORE LEVIED BY ORDINANCE NO. O-11-18**

WHEREAS, heretofore the Mayor and City Council of the City of Darien adopted Ordinance NO. O-11-18 “AN ORDINANCE OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2018, PROVIDING THE DETAILS OF SUCH BONDS AND FOR A LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS”; and

WHEREAS, said Ordinance authorized the issuance of bonds to finance the costs to construct, renovate, equip, rehabilitate and improve infrastructure within the City, including but not limited to infrastructure projects relating to the City’s water system, and to pay the costs of issuing the Bonds; and

WHEREAS, pursuant to said Ordinance the amount of \$387,700 was levied for the year 2023, collectable in 2024; and

WHEREAS, the Mayor and City Council of the City of Darien have determined that adequate alternate revenues exist to satisfy all principal and interest requirements for the current year so that the levy previously authorized for the year 2023 collectable in 2024 may be abated;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

Section 1: Abatement. That the sum of \$387,700 heretofore levied for the year 2023, collectable in 2024, pursuant to Ordinance NO. O-11-18 shall be, and hereby is, **ABATED**.

Section 2: Direction. The DuPage County Clerk is hereby authorized and directed to effectuate the Abatement authorized pursuant hereto.

ORDINANCE NO. _____

Section 3: Certified Copy. The City Clerk is hereby authorized and directed to forward a certified copy of this Ordinance to the DuPage County Clerk.

Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.

JOSEPH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF DARIEN

RULES FOR COMPLIANCE WITH PUBLIC COMMENT REQUIREMENTS OF THE ILLINOIS OPEN MEETINGS ACT

I. PURPOSE OF RULES.

The purpose of these Rules is to comply with the requirement of Section 2.06 of the Illinois Open Meetings Act that a public comment section be provided at each meeting subject to the Open Meetings Act.

II. DEFINITION OF “PUBLIC BODY” or “BODY.”

For purposes of these Rules, the term “Public Body” or “Body” shall mean the City Council, any Committee of the City Council, and any Board and Commission established by the City Council.

III. RULES GOVERNING PUBLIC COMMENT.

A. Unless otherwise allowed by a majority vote of the Body, the public comment periods shall be as follows:

1. For the City Council, as set forth on the attached **Agenda template**.
2. For Council committees and advisory committees, 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.

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

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

D. Individuals addressing the Body shall do so by addressing their comments to the Body

itself and shall not turn to address the audience.

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

F. 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.

G. In the case of a special meeting, public comment will be limited to subject matters germane to the agenda of the special meeting.

IV. PUBLIC HEARING REQUIREMENTS.

Additional public comments periods will be allowed as required by law in the case of public hearing, subject to the same time constraints.

Approved by a Motion on November 17, 2014