

**CITY OF DARIEN TEMPORARY AMENDMENT TO CITY COUNCIL MEETING RULES FOR COMPLIANCE WITH ILLINOIS OPEN MEETINGS ACT:**

- The public is permitted to attend the City Council meeting but the meeting room will be limited to 20 members of the public at one time. The public will be required to maintain social distancing rules and are required to wear a mask while in the building.
- Members of the public physically present must be able to hear all discussion and testimony and all votes of the members of the body. This would mean that members of the public physically present, if more than 20, can be in a different room at City Hall. For example, this can be accomplished by offering a call-in telephone number, a web-based link such as YouTube presenting meeting live or viewing the meeting on cable at City Hall.

Visit the City of Darien [YouTube channel](#) to view the meeting live.

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**PRE-COUNCIL WORK SESSION — 7:00 P.M.**

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Agenda of the Regular Meeting

of the City Council of the

CITY OF DARIEN

May 3, 2021

7:30 P.M.

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 — [April 19, 2021](#)
7. Receiving of Communications
8. Mayor's Report
  - A. Mayoral Proclamation “[Motorcycle Awareness Month](#)” (May 2021)
  - B. Consideration of a Motion to Approve [the Reappointment of John E. Callan](#) to the Board of Fire and Police Commissioners
  - C. Consideration of a Motion to Approve the [Reappointment of Robert Erck and Sylvia McIvor](#) to the Environmental Committee

9. City Clerk's Report
10. City Administrator's Report
11. Department Head Information/Questions
  - A. Police Department
  - B. Municipal Services
12. Treasurer's Report
  - A. Warrant Number — [20-21-25](#)
  - B. Warrant Number — [21-22-01](#)
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 an [Ordinance Amending Section 3-3-7-4\(D\) of the Darien City Code](#)
  - B. Consideration of a Motion to Approve an Ordinance Amending an Existing Special Use and Granting Variations to the Darien Zoning Ordinance and Sign Code (7409/7417 Cass Ave, Buona Beef) (PZC2021-01: [7409/7417 Cass Avenue, Buona Beef](#))
  - C. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute a Contract Extension with Compass Minerals America, Inc. for the [Purchase of Rock Salt](#) in an Amount not to Exceed \$206,719.24
  - D. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement between the City of Darien and the [Darien Park District](#) for Rock Salt
  - E. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement between the City of Darien and [Center Cass School District #66](#) for Rock Salt
  - F. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Accept a Proposal from Core & Main for the [Purchase of Commercial Water Meters and Remote Readers](#) in an Amount not to Exceed \$49,966.52
  - G. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute a Contract between the City of Darien and GO Painters Inc. for the [2021 Fire Hydrant Painting Phase 1](#) in an Amount not to Exceed \$74,958.00
  - H. Consideration of a Motion to Approve a Resolution Authorizing the [Purchase of One \(1\) New 2021 Peterbilt Model 348 Cab and Chassis](#), to Replace Unit 408, from JX Truck Center in an Amount not to Exceed \$111,058.70

- I. Consideration of a Motion to Approve a Resolution Accepting a Proposal from Monroe Truck Equipment for the [Purchase of a Dump Body and Snow Plow Equipment Package](#), Lighting Accessories, and Hydraulic Controls, for the 2021 Peterbilt Model 348, in an Amount not to Exceed \$80,066.00
  - J. Consideration of a Motion to Approve a Resolution Authorizing the [Purchase of One \(1\) New 2021 Peterbilt Model 348 Cab and Chassis, to Replace Unit 109](#), from JX Truck Center in an Amount not to Exceed \$98,554.65
  - K. Consideration of a Motion to Approve a Resolution Accepting a Proposal from Monroe Truck Equipment for the [Purchase of a Dump Body and Snow Plow Equipment Package](#), Lighting Accessories, and Hydraulic Controls, for the 2021 Peterbilt Model 348, in an Amount not to Exceed \$122,373.00
17. New Business
- A. Consideration of a Motion to Approve an Ordinance Approving a Major Change in a Previously Approved Planned Unit Development and Granting Preliminary PUD Approval ([Darien Heights/2305 Sokol Court & 2345 S Frontage Road](#))
  - B. Consideration of a Motion to [Deny a Petition by the City of Darien for a Text Amendment of the Zoning Code Regarding Title 5A, Chapter 9A: Cannabis Establishments](#), Section 5(A): Permitted Locations for Cannabis Dispensing Organizations. This Amendment Add an Additional Property/Address (2019 75<sup>th</sup> Street; Former Steak n' Shake Building) to the List of Permitted Locations for a Cannabis Dispensing Organization
  - C. Oath of Office:
    - Alderman Ward 1 – Ted V. Schauer
    - Alderman Ward 3 – Joseph A. Kenny
    - Alderman Ward 5 – Mary C. Sullivan
    - Alderman Ward 7 – Thomas J. Belczak
  - D. Consideration of a Motion to Advice and Consent to [Mayor Marchese's Council Committee Appointments and Chairman Thereof](#)
  - E. Consideration of a Motion to Approve the [Reappointment of Department Heads](#): Greg Thomas, Police Chief; and Daniel Gombac, Director of Municipal Services
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

WORK SESSION WAS CALLED TO ORDER AT 7:00 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE APRIL 19, 2021 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:20 P.M.

**Minutes of the Regular Meeting**

**of the City Council of the**

**CITY OF DARIEN**

**April 19, 2021**

**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	Joseph A. Kenny
	Thomas M. Chlystek	Mary Coyle Sullivan
	Eric K. Gustafson	Lester Vaughan

Absent: Ted V. Schauer

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 six aldermen present, Mayor Marchese declared a quorum.



8. **MAYORS REPORT**

**A. HEART OF DARIEN AWARD – DEBRA KIERAS**

Mayor Marchese presented the “Heart of Darien Award” to Debra Kieras. He noted Ms. Kieras is a member of the Darien Historical Society; she has given a tremendous amount of time to the task of inventorying, cataloging, displaying and preserving the Darien Historical Society’s collection of artifacts, housed in the Old Lace School and Museum. Mayor Marchese stated, “Her commitment to our community is her way of giving back to a community that has enriched her life, and in turn enriches our lives. While she has given her heart to her work for the Historical Society, she has shared her heart with our residents through her work and in turn, we honor Debra Kieras by giving her this Heart of Darien Award.”

Ms. Kieras thanked everyone for the honor.

**B. CHIEF THOMAS RECOGNITION/AWARDS**

Chief Thomas explained he received requests from Mayor Marchese and Administrator Vana to swear in officers during City Council Meetings. He explained the rigorous police hiring and training processes; therefore, he opted for a pinning ceremony.

Chief Thomas introduced each new officer, provided background information, badge numbers, current assignment, and family members. Highlighted were:

- Officer Paulina Noga, Badge Number 310, pinned by her father, Ziggy.
- Officer Konrad Kano, Badge Number 327, pinned by his wife, Vanessa. At the Basic Training Academy, he received Valedictorian Award and George Graves Award.
- Officer Nicholas Nelson, Badge Number 336, pinned by Sergeant Lorek.
- Officer Maciej Cachro, Badge Number 323, unable to attend.

Chief Thomas introduced new K9 Axle and his Handler Dave Milazzo. He summarized Axle’s value with twelve deployments in 2020. Chief Thomas introduced Officer Milazzo, his wife, Kristy and their children. He reviewed arrests made by Officer Milazzo without a K-9 and looks forward to seeing what he accomplishes with a K-9. Chief Thomas presented Kristy with flowers and thanked her for taking on the added responsibility of Axle.

As a lead-in to the award presentations, Chief Thomas played a video of Officer Throm and Officer Pastick assisting a child that was choking and unable to breathe.

Chief Thomas commented on life-saving efforts made by Officer Justin O’Brien and Officer Austin Jump and acknowledged their Lifesaving Awards. He introduced Officer

O'Brien and Sergeant Austin Jump. He noted this is the third time Sergeant Jump received the Lifesaving Award, which occurred in 2014, 2015 and 2020.

Chief Thomas stated that in 2020 the Alliance Against Intoxicated Motorist (AAIM) honored Officers: Jennifer Dollins, Tony Hruby, Dave Milazzo, Luke Somogye and Sergeant Austin Jump for their commitment to impaired driving enforcement.

Chief Thomas noted receipt of many letters and calls of appreciation; he shared examples that complemented exemplary conduct by Officers: Giza, Yeo, Keough and Somogye. He noted receipt of numerous donations; gift cards received were donated to worthy causes and checks were returned with a thank you.

Chief Thomas introduced K9 Niko, Badge Number 393, who has served the City honorably for eight years; Niko will retire on April 20. Niko has recovered over 400 pounds of drugs, 15 guns and seized over \$1,000,000. He reviewed Niko's track record and stated Niko has earned the privilege to live out his life free of work and in the loving care of Officer Tony Hruby, along with his wife, Erin, and their children. Chief Thomas presented Erin with flowers.

Mayor Marchese expressed his sense of pride in the Police Department; he thanked Chief Thomas for his leadership and the entire Police Department for their service.

### **C. COMED UPDATE – PHIL HALLIBURTON**

Phillip Halliburton noted three of his ComEd colleagues were in the audience to address questions. Mr. Halliburton provided an update on the ComEd infrastructure and system improvement plans, Darien reliability performance, Darien system improvement work, Voltage Optimization Program and the Smart/LED Streetlight Program. Mr. Halliburton stated ComEd customers can find system improvements on ComEd website at: <https://systemimprovementsmap.comed.com>. Residents experiencing hardship should call 1-800-EDISON1 and speak with customer service for direction to right program for assistance. He addressed Council questions.

Mayor Marchese announced April 30 is Arbor Day. He stated the first planting will take place at 9:30 A.M. at Darien Community Park for the 2020/21 year. To commemorate Darien's 22<sup>nd</sup> Annual Arbor Day Celebration a second planting will take place at 11:00 A.M. in Smart Oaks Park.

Mayor Marchese encouraged all to read Inspector General's comprehensive report regarding the EPA's handling of Sterigenics ethylene oxide issue, which will be featured in Direct Connect eNews on April 22.

9. **CITY CLERK’S REPORT**

Clerk Ragona announced...  
...Statements of Economic Interest for DuPage County are due on May 1, 2021.  
...Ethic Statements with the City are due on May 1, 2021.

10. **CITY ADMINISTRATOR’S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

**A. POLICE DEPARTMENT – NO REPORT**

**B. MUNICIPAL SERVICES**

Director Gombac announced Dunkin’ will be opening this week; Padrino’s will follow shortly. Alderman Gustafson inquired regarding ribbon cutting; Director Gombac advised ribbon cutting ceremonies are handled by Darien Chamber of Commerce.

Mayor Marchese added the Chamber of Commerce is working with the Economic Development Committee to have all new businesses introduced at a Council meeting.

12. **TREASURER’S REPORT**

**A. WARRANT NUMBER 20-21-24**

It was moved by Alderwoman Sullivan and seconded Alderman Belczak to approve payment of Warrant Number 20-21-24 in the amount of \$447,498.23 from the enumerated funds, and \$254,151.80 from payroll funds for the period ending 04/08/21 for a total to be approved of \$701,650.03.

Roll Call: Ayes: Belczak, Chlystek, Gustafson, Kenny, Sullivan, Vaughan

Nays: None

Absent: Schauer

Results: Ayes 6, Nays 0, Absent 1

**MOTION DULY CARRIED**

Treasurer Coren complimented Chief Thomas on his refreshing award presentation.



**B. MONTHLY REPORT – MARCH 2021**

Treasurer Coren reviewed year-to-date sources of revenue, expenditures, and fund balances through the month of March 2021.

<u>General Fund:</u>	Revenue \$15,486,016; Expenditures \$10,612,506; Current Balance \$5,839,046
<u>Water Fund:</u>	Revenue \$6,839,588; Expenditures \$6,404,395; Current Balance \$3,894,717
<u>Motor Fuel Tax Fund:</u>	Revenue \$1,451,717; Expenditures \$655,486; Current Balance \$1,355,201
<u>Water Depreciation Fund:</u>	Revenue \$7,154; Expenditures \$15,604; Current Balance \$2,430,543
<u>Capital Improvement Fund:</u>	Revenue \$263,747; Expenditures \$570,158; Current Balance \$6,336,116

13. **STANDING COMMITTEE REPORTS**

**Administrative/Finance Committee** – Chairwoman Sullivan announced the Administrative/Finance Committee meeting is scheduled for May 3, 2021 at 6:00 P.M. She provided highlights from the Economic Development Committee (EDC) meeting of April 12 regarding collaboration with Darien Chamber of Commerce to showcase new businesses. She stated the EDC meeting is scheduled for May 6, 2021 at 7:00 P.M.

**Municipal Services Committee** – Chairman Belczak announced the Municipal Services Committee meeting is scheduled for April 26, 2021 at 7:00 P.M.

**Police Committee** – Chairman Kenny announced the next meeting of the Police Committee is scheduled for May 17, 2021 at 6:00 P.M. in the Police Department Training Room.

**Police Pension Board** – Liaison Coren announced the next quarterly meeting of the Police Pension Board is scheduled for April 29, 2021 at 7:00 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**

There was no Consent Agenda.

17. **NEW BUSINESS**

**A. CONSIDERATION OF A MOTION TO APPROVE A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) NEW 2021 FORD POLICE INTERCEPTOR AWD HYBRID FROM CURRIE MOTORS COMMERCIAL CENTER IN THE AMOUNT OF \$40,927**

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

Mayor Marchese noted this is the first hybrid vehicle in the City’s fleet.

**RESOLUTION NO. R-25-21                    A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) NEW 2021 FORD POLICE INTERCEPTOR AWD HYBRID FROM CURRIE MOTORS COMMERCIAL CENTER IN THE AMOUNT OF \$40,927**

Roll Call:        Ayes:        Belczak, Chlystek, Gustafson, Kenny, Sullivan, Vaughan

                      Nays:        None

                      Absent:      Schauer

Results: Ayes 6, Nays 0, Absent 1

**MOTION DULY CARRIED**

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

Alderman Chylstek...

...noted the advocacy group in Darien is called “Stop Sterigenics.” He thanked all those involved.

...explained his previous “laid back” comment; he felt “proper process” would better describe what is needed for new businesses. Mayor Marchese clarified the role EDC plays in maintaining and promoting business in Darien. He felt an aggressive approach is currently being taken.

Alderwoman Sullivan noted she thoroughly enjoyed the presentation by Chief Thomas. Getting to know officers and hearing the amazing work being done by officers and canine officers left her bursting with civic pride and joy as an elected official and community member.

Mayor Machese...

...stated invitations have been sent out to eight Police & eight Fire Departments, County Board Members, Representative Jim Durkin, Senator John Curran, Sheriff Mendrick and Illinois State Police regarding the first responder parade on September 11.

...congratulated Aldermen Schauer, Kenny, Sullivan and Belczak on their victories and dedication to their constituents; congratulated Alderman Chlystek on running a very good campaign. He looks forward to working with all.

19. **ADJOURNMENT**

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

**VIA VOICE VOTE – MOTION DULY CARRIED**

The City Council meeting adjourned at 9:05 P.M.

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Mayor

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City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 4-19-21. Minutes of 4-19-21 CCM.

## ***Mayoral Proclamation***

***Whereas***, safety is the highest priority for the highways and streets of our City and State;  
and

***Whereas***, the great State of Illinois is proud to be a national leader in motorcycle safety,  
education and awareness; and

***Whereas***, motorcycles are a common and economical means of transportation that reduces  
fuel consumption and road wear, and contributes in a significant way to the relief of traffic and  
parking congestion; and

***Whereas***, it is especially meaningful that the citizens of our city and state be aware of  
motorcycles on the roadways and recognize the importance of motorcycle safety; and

***Whereas***, the members of DuKane A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed  
Toward Education), continually promote motorcycle safety, education, and awareness in high  
school drivers' education programs and to the general public in our City and State, presenting  
motorcycle awareness programs to over 120,000 participants in Illinois over the past six years;  
and

***Whereas***, all motorcyclists should join DuKane A.B.A.T.E. of Illinois, Inc. in actively  
promoting the safe operation of motorcycles as well as promoting motorcycle safety, education,  
awareness and respect of the citizens of our City and State; and

***Whereas***, the motorcyclists of Illinois have contributed extensive volunteerism and money  
to national and community charitable organizations; and

***Whereas***, during the month of May, all roadway users should unite in the safe sharing of  
roadways with the City of Darien, and throughout the great State of Illinois;

# ***Mayoral Proclamation***

*NOW, THEREFORE, I, Joseph A. Marchese, Mayor of the City of Darien, in the great state of Illinois, in recognition of 34 years of DuKane A.B.A.T.E. of Illinois, Inc., and over 352,318 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness do hereby proclaim the month of May, this year 2021 as*

## ***Motorcycle Awareness Month***

*in the City of Darien, and I urge all motorists to join in an effort to improve safety and awareness on our roadways.*

***In Witness Whereof, I Have Hereunto Set My Hand And Caused To Be Affixed The Seal Of The City Of Darien.***

*DONE, this third day of May, Two-Thousand Twenty-One.*

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*Joseph A. Marchese, Mayor*

*Attest:*

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*JoAnne E. Ragona, City Clerk*

# CITY OF DARIEN

## MEMO

**TO:** City Council

**FROM:** Mayor Joseph Marchese

**DATE:** April 29, 2021

**SUBJECT: REAPPOINTMENT TO BOARD OF FIRE AND POLICE COMMISSIONERS**

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This is written to request your advice and consent to the reappointment of John E. Callan to the Board of Fire and Police Commissioners. He has expressed an interest in continuing to serve the City in this capacity.

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

mg

# CITY OF DARIEN

## MEMO

**TO:** City Council

**FROM:** Mayor Joseph Marchese

**DATE:** April 29, 2021

**SUBJECT: REAPPOINTMENTS TO ENVIRONMENTAL COMMITTEE**

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This is written to request your advice and consent to the reappointments of Robert Erck and Sylvia McIvor to the Environmental Committee. They have expressed an interest in continuing to serve the City in this capacity.

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

mg



CITY OF DARIEN

EXPENDITURE APPROVAL LIST  
FOR CITY COUNCIL MEETING ON  
May 3, 2021

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				\$49,346.32
Water Fund				\$27,138.13
Motor Fuel Tax Fund				\$448.36
Water Depreciation Fund				
Special Service Area Tax Fund				
E-Citation Fund				
Capital Improvement Fund				616.00
State Drug Forfeiture Fund				
Federal Equitable Sharing Fund				
DUI Technology Fund				
			<i>Subtotal:</i>	<u>\$77,548.81</u>
General Fund Payroll	04/22/21	\$		240,587.41
Water Fund Payroll	04/22/21	\$		25,235.41
			<i>Subtotal:</i>	<u>\$ 265,822.82</u>
<i>Total to be Approved by City Council:</i>				<u>\$ 343,371.63</u>

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**  
**Revenue**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
PM PRINTING INC.	LETTERHEAD, ENVELOPES and BUSINESS CARDS (Gustafson)	AP042021-050...	4235	Printing and Forms	674.75
				Total Revenue	674.75

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Administration**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
AIS	CJIS-POLICE DEPT-YEARLY	AP042021-050...	4325	Consulting/Professional	1,980.00
AIS	LAPTOP FOR JULIE SAENZ	AP042021-050...	4325	Consulting/Professional	951.60
BANNERVILLE USA INC	CODE ENFORCEMENT MAGNET	AP042021-050...	4225	Maintenance - Equipment	40.00
BELLA COSA JEWELERS	CRYSTAL HEART-KIERAS	AP042021-050...	4330	Contingency	150.00
CALL ONE, INC.	CITY TELEPHONE BILL	AP042021-050...	4267	Telephone	1,584.84
COMCAST BUSINESS	CABLE TV FOR CITY (4-23-21 thru 4-30-21)	AP042021-050...	4271	Utilities (Elec,Gas,Wtr,Sewer)	11.12
GOVTEMPSUSA LLC	VANA- (4-11-21)	AP042021-050...	4325	Consulting/Professional	3,415.38
GOVTEMPSUSA LLC	VANA- (4-18-21)	AP042021-050...	4325	Consulting/Professional	3,415.38
IMPACT NETWORKING, LLC	KONICA AGREEMENT (4-18-21 thru 5-17-21)	AP042021-050...	4225	Maintenance - Equipment	65.00
ODELSON,STERK,MURPHY,FRAZIER &	LEGAL FEES -MARCH 2021	AP042021-050...	4219	Liability Insurance	1,155.00
				Total Administration	12,768.32

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Community Development**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
ELEVATOR INSPECTION SERVICE CO	6 ELEVATOR RE-INSPECTIONS	AP042021-050...	4328	Const/Prof Reimbursable	150.00
ELEVATOR INSPECTION SERVICE CO	ELEVATOR INSPECTIONS -MARCH/APRIL 2021	AP042021-050...	4328	Const/Prof Reimbursable	1,664.00
LIZ LAHEY	SECRETARIAL SERVICES (9-7-20 thru 4-19-20)	AP042021-050...	4205	Boards and Commissions	580.00
O DELSON, STERK, MURPHY, FRAZIER &	LEGAL FEES -MARCH 2021	AP042021-050...	4219	Liability Insurance	440.00
PM PRINTING INC.	BUSINESS CARDS= KARYN BYRNE	AP042021-050...	4235	Printing and Forms	72.75
				Total Community Development	2,906.75

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 4/20/2021 Through 4/20/2021**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ACTION FLAG COMPANY	FLAG POLE CLEATS	AP042021-050...	4223	Maintenance - Building	248.76
ALTA CONSTRUCTION EQUIPMENT IL	TIRE FOR #193	AP042021-050...	4229	Maintenance - Vehicles	843.96
ALTORFER INDUSTRIES INC	RING & PIN FOR #303	AP042021-050...	4229	Maintenance - Vehicles	55.54
AMBER MECHANICAL CONTRACTORS	POLICE DEPT BOILER	AP042021-050...	4223	Maintenance - Building	2,364.00
ANTHONY HYDZIK	REIMBURSEMENT FOR MAILBOX DAMAGE	AP042021-050...	4257	Supplies - Other	71.56
DUPAGE COUNTY PUBLIC WORKS	STORM SEWER FLUSHING- SOUTH GROVE PARK	AP042021-050...	4243	Rent - Equipment	460.00
FLEETPRIDE	BRAKES FOR 110	AP042021-050...	4229	Maintenance - Vehicles	1,495.35
FOX VALLEY FIRE & SAFETY	CITY HALL SPRINKLER INSPECTION	AP042021-050...	4223	Maintenance - Building	182.00
FOX VALLEY FIRE & SAFETY	CITY HALL FIRE ALARM INSPECTION	AP042021-050...	4223	Maintenance - Building	570.00
JC LANDSCAPING/TREE SERVICE	DRAINAGE PROJECT- 8360 CRAMER	AP042021-050...	4374	Drainage Projects	4,032.50
JC LANDSCAPING/TREE SERVICE	REAR YARD -8619 CLIFFORD	AP042021-050...	4374	Drainage Projects	4,114.00
JH BOTTS LLC	BASIN GRATE	AP042021-050...	4374	Drainage Projects	1,573.80
JX ENTERPRISES INC	VEHICLE REPAIR PARTS	AP042021-050...	4229	Maintenance - Vehicles	5.97
JX ENTERPRISES INC	VEHICLE REPAIR PARTS	AP042021-050...	4229	Maintenance - Vehicles	1.99
JX ENTERPRISES INC	VEHICLE REPAIR PARTS	AP042021-050...	4229	Maintenance - Vehicles	85.98
McMASTER-CARR	SHOP SUPPLIES	AP042021-050...	4223	Maintenance - Building	37.33
NORWALK TANK	BEEHIVE GRATE	AP042021-050...	4374	Drainage Projects	2,986.80
NORWALK TANK	INLETS FOR REAR YARD PROJECTS	AP042021-050...	4374	Drainage Projects	1,291.40
RAGS ELECTRIC	700 SOMERSET	AP042021-050...	4359	Street Light Oper & Maint.	477.00
SHREVE SERVICES INC	TOPSOIL FOR RESTORATIONS	AP042021-050...	4257	Supplies - Other	448.00
SHREVE SERVICES INC	TOPSOIL FOR RESTORATIONS	AP042021-050...	4374	Drainage Projects	224.00
UNDERGROUND PIPE & VALVE CO.	ELBOW FOR MEADOW CT /HARVEST	AP042021-050...	4374	Drainage Projects	1,195.00
UNDERGROUND PIPE & VALVE CO.	PIPE FOR REAR YARD PROJECTS	AP042021-050...	4374	Drainage Projects	6,334.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
UNDERGROUND PIPE & VALVE CO.	REAR YARD SUPPLIES	AP042021-050...	4374	Drainage Projects	387.80
WHOLESALE DIRECT, INC.	HUB SPINNER FOR STOCK	AP042021-050...	4229	Maintenance - Vehicles	135.07
WHOLESALE DIRECT, INC.	ROUND PIN	AP042021-050...	4229	Maintenance - Vehicles	39.77
WILLOWBROOK FORD, INC.	RADIATOR FOR 502	AP042021-050...	4229	Maintenance - Vehicles	211.80
WILLOWBROOK FORD, INC.	GASKET	AP042021-050...	4229	Maintenance - Vehicles	358.85
WILLOWBROOK FORD, INC.	AIR CLEAN FOR 111	AP042021-050...	4229	Maintenance - Vehicles	28.39
WILLOWBROOK FORD, INC.	GASKET FOR 111	AP042021-050...	4229	Maintenance - Vehicles	9.88
WILLOWBROOK FORD, INC.	MIRROR FOR 104	AP042021-050...	4229	Maintenance - Vehicles	810.17
				Total Public Works, Streets	31,080.67

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
ADVANCE AUTO PARTS	FOR SHOP	AP042021-050...	4229	Maintenance - Vehicles	88.20
ADVANCE AUTO PARTS	FOR SHOP	AP042021-050...	4229	Maintenance - Vehicles	71.64
INTERSTATE BATTERY SYSTEM	BATTERIES	AP042021-050...	4229	Maintenance - Vehicles	387.90
KARA COMMUNICATIONS	BUSINESS CARDS FOR POLICE DEPT	AP042021-050...	4235	Printing and Forms	98.00
VILLAGE OF LEMONT	RANGE RENTAL FEES	AP042021-050...	4243	Rent - Equipment	100.00
WHOLESALE DIRECT, INC.	HUB SPINNER FOR STOCK	AP042021-050...	4229	Maintenance - Vehicles	92.39
WILLOWBROOK FORD, INC.	BRAKES FOR D33	AP042021-050...	4229	Maintenance - Vehicles	294.77
WILLOWBROOK FORD, INC.	BRAKES FOR D33 AND D6	AP042021-050...	4229	Maintenance - Vehicles	467.81
WILLOWBROOK FORD, INC.	HORN ASY	AP042021-050...	4229	Maintenance - Vehicles	37.29
WILLOWBROOK FORD, INC.	HORN ASY	AP042021-050...	4229	Maintenance - Vehicles	37.29
WILLOWBROOK FORD, INC.	ROTOR FOR D5	AP042021-050...	4229	Maintenance - Vehicles	<u>240.54</u>
				Total Police Department	1,915.83
				Total General Fund	<u>49,346.32</u>

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 4/20/2021 Through 4/20/2021**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
COM ED	COM ED 0269155053 2101 W 75TH ST	AP042021-050...	4271	Utilities (Elec,Gas,Wtr,Sewer)	57.65
COM ED	COM ED 3118112014 2103 75TH ST PUMP	AP042021-050...	4271	Utilities (Elec,Gas,Wtr,Sewer)	853.88
COM ED	COM ED 0269155053 2101 W 75TH ST	APVOID042021...	4271	Utilities (Elec,Gas,Wtr,Sewer)	(57.65)
DUPAGE COUNTY PUBLIC WORKS	METER READINGS (1-1-21 thru 2-28-21)	AP042021-050...	4336	Data Processing	21,164.37
KARA COMPANY, INC.	SHOVELS	AP042021-050...	4231	Maintenance - Water System	216.45
NICOR GAS	NICOR 12344110007 1897 MANNING DR	AP042021-3-05...	4271	Utilities (Elec,Gas,Wtr,Sewer)	78.56
POMP'S TIRE SERVICE, INC.	TIRES FOR 404	AP042021-050...	4225	Maintenance - Equipment	529.08
TITAN IMAGE GROUP INC	UNIFORMS FOR BEUSSE AND SCHUSTER	AP042021-050...	4269	Uniforms	40.74
TITAN IMAGE GROUP INC	UNIFORMS FOR BEUSSE AND SCHUSTER	AP042021-050...	4269	Uniforms	79.73
WILLOWBROOK FORD, INC.	SWITCH FOR 403	AP042021-050...	4225	Maintenance - Equipment	63.47
ZIEBELL WATER SERVICE PRODUCTS	FIRE HYDRANT PARTS	AP042021-050...	4231	Maintenance - Water System	<u>4,111.85</u>
				Total Public Works, Water	27,138.13
				Total Water Fund	<u>27,138.13</u>

**CITY OF DARIEN**  
**Expenditure Journal**  
**Motor Fuel Tax**  
**MFT Expenses**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
CONSTELLATION NEW ENERGY, INC.	SW CORNER 75TH ST /PLAINFIELD	AP042021-050...	4840	Street Lights	377.06
CONSTELLATION NEW ENERGY, INC.	0 CASS AVE LITE RT/25 N OF JAMES PETER CT	AP042021-050...	4840	Street Lights	22.33
CONSTELLATION NEW ENERGY, INC.	LITE RT/25 CONTRLR S FRONTA 0 E CASS ST	AP042021-050...	4840	Street Lights	48.97
				Total MFT Expenses	448.36
				Total Motor Fuel Tax	448.36



**CITY OF DARIEN**  
**Expenditure Journal**  
**Capital Improvement Fund**  
**Capital Fund Expenditures**  
**From 4/20/2021 Through 4/20/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
CLEAN SOILS CONSULTING LLC	67TH STORM SEWER ASSESSMENT/ TESTING	AP042021-050...	4376	Ditch Projects	616.00
				Total Capital Fund Expenditures	616.00
				Total Capital Improvement Fund	616.00
Report Total					77,548.81

**CITY OF DARIEN**

**EXPENDITURE APPROVAL LIST  
FOR CITY COUNCIL MEETING ON  
May 3, 2021**

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	<b>\$4,299.78</b>
Water Fund	<b>\$26,201.89</b>
Motor Fuel Tax Fund	
Water Depreciation Fund	
Special Service Area Tax Fund	
E-Citation Fund	
Capital Improvement Fund	
State Drug Forfeiture Fund	
Federal Equitable Sharing Fund	
DUI Technology Fund	
<i>Subtotal:</i>	<u><u>\$30,501.67</u></u>
General Fund Payroll	
Water Fund Payroll	
<i>Subtotal:</i>	<u><u>\$ -</u></u>
<b><i>Total to be Approved by City Council: \$ <u><u>30,501.67</u></u></i></b>	

*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 5/3/2021 Through 5/3/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
AIS	JUNIPER SUPPORT- PW CORE NETWORK SWITCH	AP050321	4325	Consulting/Professional	96.00
AIS	SMARTNET RENEWAL	AP050321	4325	Consulting/Professional	155.00
AIS	VM WARE RENEWAL	AP050321	4325	Consulting/Professional	100.00
COMCAST BUSINESS	CABLE TV FOR CITY (5-1-21 thru 5-22-21)	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	30.76
IMPACT NETWORKING, LLC	KONICA AGREEMENT (4-18-21 thru 5-17-21)	AP050321	4225	Maintenance - Equipment	85.00
NICOR GAS	NICOR 82541110001 1702 PLAINFIELD RD	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	190.34
				Total Administration	657.10

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 5/3/2021 Through 5/3/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
FedEx	SHIPPING FEE- ROAD CONTRACTS TO IDOT	AP050321	4233	Postage/Mailings	52.68
SAM GALLETTA	REIMBURSEMENT FOR MAILBOX DAMAGE	AP050321	4257	Supplies - Other	95.00
				Total Public Works, Streets	147.68

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 5/3/2021 Through 5/3/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
NORTHEAST MULTIREGIONAL TRNG	MEMBERSHIP RENEWAL (7-1-21 thru 7-1-22)	AP050321	4263	Training and Education	3,420.00
WEST SUBURBAN DETECTIVES ASSOC	2021 MEMBERSHIPS- HELLMAN	AP050321	4213	Dues and Subscriptions	25.00
WEST SUBURBAN DETECTIVES ASSOC	2021 MEMBERSHIPS - SIMEK	AP050321	4213	Dues and Subscriptions	25.00
WEST SUBURBAN DETECTIVES ASSOC	2021 MEMBERSHIPS- SKWERES	AP050321	4213	Dues and Subscriptions	25.00
				Total Police Department	3,495.00
				Total General Fund	4,299.78

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 5/3/2021 Through 5/3/2021**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
BANK OF NEW YORK MELLON	GO REFUNDING 2012 INTEREST	AP050321	4950	Debt Retire-Water Refunding	23,412.50
CONSTELLATION NEW ENERGY, INC.	1220 PLAINFIELD RD	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	2,306.88
CONSTELLATION NEW ENERGY, INC.	0 LAKEVIEW, & OAKLEY	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	24.03
CONSTELLATION NEW ENERGY, INC.	9S720 LEMONT RD	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	98.76
CONSTELLATION NEW ENERGY, INC.	67TH RIDGE	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	90.85
CONSTELLATION NEW ENERGY, INC.	18W736 MANNING	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	74.59
NICOR GAS	NICOR 23644110001 8600 LEMONT RD	AP050321	4271	Utilities (Elec,Gas,Wtr,Sewer)	194.28
				Total Public Works, Water	26,201.89
				Total Water Fund	26,201.89
Report Total					30,501.67

**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Consideration to approve an ordinance amending the liquor code to expand the number of Class D liquor licenses from nine (9) to ten (10) for a sale and serve liquor license at Blueberry Hill Cafe.

**ORDINANCE**

**BACKGROUND**

In 2016 the City Council passed ordinance O-12-16 amending the liquor code by periodically auditing the number of licenses in several classes so that there are no (open) licenses available that are not assigned to a particular business. The liquor licenses are updated as new requests are generated from businesses.

Mayor Marchese received a request from Blueberry Hill Cafe for a sale and serving liquor license for on-site consumption only. The license required for the request would be a D License and would increase the number of D licenses to ten (10). Mayor Marchese as Liquor Commissioner has indicated he does not oppose the request.

**ATTACHMENTS**

- A. [Email Request for Liquor License](#)
- B. [Summary Description of Liquor License Classes](#)
- C. [List of Liquor Licenses Currently Issued by Class](#)

**COMMITTEE RECOMMENDATIONS**

The Municipal Services Committee recommends approval of the proposed ordinance.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.

MEMO

Blueberry Hill Cafe  
7340 S RT 83

To Liquor Commissioner,

Blueberry Hill Cafe has been in business in Darien since 1997. We have been a part of the community, heavily involved with the people, schools and sports teams for all these years.

Currently, we wish to add liquor to our menu. Vodka and Champaign mainly so we can serve mimosas and bloody marys. We may also have beer and wine. We are requesting a Class D License and would be serving alcohol during our normal business hours or 7am to 3pm daily. We do not have a bar, so this will be table service only with alcohol being served by a server.

We currently have this in our Oakbrook location and it is very successful for us, especially for events like baby showers.

If you have any questions please call or email.

Thank you,  
Steve Zervakis  
708-380-4429  
steve6652@gmail.com



**3-3-7: CLASSIFICATION OF LICENSES AND FEES:****3-3-7-1: CLASS A LICENSE:**

(A) A Class A license shall authorize sale at retail of alcoholic liquor in the original package but not for consumption on the premises of sale. Provided, however, that the Commissioner may authorize the licensed premises to offer liquor samples without charge to invitees as part of a promotional or advertising program. The granting of permission to give away such liquor samples shall be within the sole discretion of the Commissioner who shall be petitioned in writing to allow such a promotional or advertising activity at least three (3) days prior to the date upon which such activity is proposed to take place. It shall be unlawful for such an advertising or promotional activity to take place without the prior permission of the Commissioner. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail any alcoholic liquor in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M. (Ord. 0-03-17, 4-3-2017)

(C) The number of Class A licenses shall be eleven (11). (Ord. 0-12-16, 4-4-2016; amd. Ord. 0-16-20, 8-3-2020)

(D) The annual fee for a Class A license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-2: CLASS B LICENSE:**

(A) The Class B license shall authorize the sale at retail and serving of alcoholic liquor at a banquet hall or similar facility (where the predominant purpose of the premises is the holding of private or limited parties or events) only for consumption on the premises of the sale, provided such sale and serving is accessory to the main purpose of operating a banquet hall or similar facility on the premises. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail and it shall be unlawful to serve alcoholic liquor on the premises of such facility in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for any person to sell or offer for sale at retail and to serve alcoholic liquor on the premises of sale in the City between two o'clock (2:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-19-03, 4-21-2003)

(C) The annual fee for a Class B license shall be two thousand dollars (\$2,000.00).

(D) The number of Class B licenses shall be one (1). (Ord. 0-39-94, 9-19-1994)

**3-3-7-3: CLASS C LICENSE:**

(A) A Class C license shall authorize the sale at retail and serving of alcoholic liquor for a country club (public/semipublic/private) only for consumption on the premises of the sale, provided such sale and serving is accessory to the main purpose of operating a country club on the premises. Serving of alcoholic liquor at a counter or bar shall be allowed under a Class C license to seated customers only. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail and it shall be unlawful to serve alcoholic liquor in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful to sell or offer for sale at retail and to serve alcoholic liquor in the City between one o'clock (1:00) A.M. and ten o'clock (10:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-24-14, 7-7-2014)

(C) The annual fee for a Class C license shall be two thousand dollars (\$2,000.00).

(D) The number of Class C licenses shall be one (1).

(E) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only. (Ord. 0-39-94, 9-19-1994)

**3-3-7-4: CLASS D LICENSE:**

(A) A Class D license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables, provided such operation is carried on in conjunction with a restaurant operation serving a menu offering complete meals. The bar service or service at tables where a full menu is not available shall take place in a separate room from the full menu restaurant operation. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class D liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or offer for sale alcoholic liquor under a Class D liquor license between the hours of two o'clock (2:00) A.M. and ten o'clock (10:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-16-13, 8-5-2013)

(C) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only. (Ord. 0-39-94, 9-19-1994)

(D) The number of Class D licenses shall be nine (9). (Ord. 0-05-17, 4-3-2017)

(E) The annual fee for a Class D license shall be two thousand dollars (\$2,000.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-5: CLASS E LICENSE:**

(A) A Class E license shall authorize the sale at retail of beer and wine in original package only but not for consumption on the premises of sale. Such license shall be authorized only at such location where prepackaged food is also sold and only in such locations where there are no seats for consumption of food on the premises. (Ord. 0-18-09, 6-15-2009)

(B) It shall be unlawful for any person to sell or offer for sale at retail any beer or wine in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M., except on Sundays when it shall be unlawful for anyone to sell or offer for sale any beer or wine at retail in the original package but not for consumption on the premises of sale between the hours of one minute past twelve o'clock (12:01) A.M. and nine o'clock (9:00) A.M. (Ord. 0-41-08, 11-17-2008)

(C) The number of Class E licenses shall be four (4). (Ord. 0-07-12, 2-21-2012; amd. Ord. 0-16-20, 8-3-2020)

(D) The annual fee for a Class E license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-6: CLASS F LICENSE:**

(A) A Class F license shall only authorize the sale at retail of beer and wine for consumption at tables on the premises of sale provided such sale and serving is accessory to the main purpose of serving food on the premises or on a carryout basis. Beer shall be sold only by the glass or pitcher. Wine shall be sold only by glass or carafe.

(B) The serving of beer or wine for consumption while seated at a counter or bar shall not be permitted under a Class F license.

(C) Delivery of beer or wine by the license holder or his employees with carryout orders shall not be permitted under a Class F license.

(D) It shall be unlawful for any person to sell or offer for sale beer or wine in conjunction with a Class F liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for anyone to sell or offer for sale beer or wine under a Class F liquor license between the hours of one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of beer and wine on special occasions such as New Year's Eve.

(E) A Class F liquor license, where issued, shall be for an establishment which caters principally to elementary aged schoolchildren and their families. Entertainment in the form of theatrical or musical presentations directed toward children and their families shall be permitted within such an establishment. The use of automatic amusement devices shall be allowed at such an establishment to the extent that they are otherwise permitted by the ordinances of the City.

(F) The number of Class F licenses shall be one (1).

(G) The annual fee for a Class F license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-7: CLASS G LICENSE:**

(A) A Class G license shall authorize the sale at retail of alcoholic liquor in the original package for consumption off the premises and for consumption on the premises of sale. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M. and on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-22-14, 7-7-2014)

(C) The number of Class G licenses shall be one (1).

(D) The annual fee for a Class G license shall be two thousand dollars (\$2,000.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-8: CLASS H LICENSE:**

(A) A Class H license shall authorize the sale at retail of alcoholic liquor for consumption on the premises and the sale at retail of beer and wine in original package but not for consumption on the premises of sale, provided such sale and serving is accessory to the main purpose of the sale of food on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-39-94, 9-19-1994)

(C) The number of Class H licenses shall be two (2). (Ord. 0-12-17, 7-17-2017)

(D) The annual fee for a Class H license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-9: CLASS I LICENSE:**

(A) A Class I license shall authorize the sale at retail of alcoholic liquor for consumption on the premises, provided such sale and serving is accessory to the main purpose of operating an approved amusement premises for which all permits have been previously granted by the City Council. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer to sell at retail or serve for consumption on the premises alcoholic liquor in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M., and on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-41-08, 11-17-2008)

(C) The number of Class I licenses shall be one (1).

(D) The annual fee for a Class I license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-10: CLASS J LICENSE:**

Temporary license, daily fee.

(A) A Class J license shall authorize the sale at retail of alcoholic liquor for consumption only at the location and on the specified dates designated for the special event in the license. Such temporary liquor licenses may be granted to organizations and clubs such as, but not limited to, veterans' organizations, educational, fraternal, political, civic, religious or other nonprofit organizations.

(B) A Class J license shall be granted on a day to day basis, but not to exceed three (3) consecutive days. The Class J license shall authorize the sale of alcoholic liquor for consumption only at the location until twelve o'clock (12:00) midnight on Friday and Saturday and until nine o'clock (9:00) P.M. on Sunday. An applicant for a temporary liquor license must submit with the application proof satisfactory to the Commissioner that the applicant shall provide dramshop liability insurance in the maximum limits. (Ord. 0-27-16, 8-1-2016)

(C) The fee for a Class J license shall be fifty dollars (\$50.00) per day. (Ord. 0-39-94, 9-19-1994)

**3-3-7-11: CLASS K LICENSE:**

(A) A Class K license shall authorize the sale at retail of beer and wine for consumption on the premises of sale or at tables, provided such sale and serving is accessory to the main purpose of serving food on the premises or on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale beer or wine in conjunction with a Class K liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except Sundays when it shall be unlawful for anyone to sell or offer for sale beer or wine under a Class K liquor license between the hours of one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of beer and wine on special occasions such as New Year's Eve. (Ord. 0-39-94, 9-19-1994)

(C) The number of Class K licenses shall be three (3). (Ord. 0-24-16, 7-18-2016; amd. Ord. 0-27-19, 11-4-2019; Ord. 0-10-20, 6-15-2020)

(D) The annual fee for a Class K license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

**3-3-7-12: CLASS L LICENSE:**

(Rep. by Ord. 0-37-12, 10-15-2012)

**3-3-7-13: CLASS M LICENSE:**

(A) A Class M license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables in premises operated by a nonprofit organization for members of the organization, their guests, and public patrons. The sale and consumption of alcoholic liquor shall be limited to the premises.

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class M liquor license between eleven o'clock (11:00) P.M. and eleven o'clock (11:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) The number of Class M licenses shall be one. (Ord. 0-12-18, 5-7-2018)

(D) The annual fee for a Class M license shall be one thousand dollars (\$1,000.00).

(E) All proceeds and profits made pursuant to the operation of a business activity under this license shall be for a lawful nonprofit organization. No officer or owner of any licensee under this section shall individually receive any remuneration or compensation from the business activities pursuant to this license. (Ord. 0-26-13, 10-7-2013)

**3-3-7-14: CLASS N LICENSE:**

(A) A Class N license shall authorize the on premises consumption and retail sale of craft beer where the premises is that of a brewing facility. For the purposes of this subsection, "brewing facility" is defined as a place in which the primary business is the manufacturing, packaging, distribution, sale and storage of craft beer produced on the premises in compliance with Federal and State laws. The following regulations shall apply to the Class N license:

1. No more than a total of fifty thousand (50,000) gallons of beer shall be sold at retail in growlers, cans and/or bottles for off premises consumption per year.

2. All growlers, cans and beers sold at retail for off premises consumption must be properly sealed.

3. Retail sales for off premises consumption and on premises consumption shall be limited to the retail portion of the licensed premises; except, however, on premises consumption may be allowed in other areas of the licensed premises during supervised tours and private events. The retail portion of the licensed premises shall not exceed three thousand (3,000) square feet.

4. Product sampling shall be permitted in accordance with State law, at no charge.

5. Patrons under twenty one (21) years of age shall be allowed on the premises when accompanied by a person twenty one (21) years of age or older; except, however, classes and seminars on alcoholic related subjects shall only be open to patrons twenty one (21) years and older.

6. Live entertainment is restricted to the indoor retail portion of the premises; except, however, live entertainment may be permitted in other indoor areas of the licensed premises during private events. (Ord. 0-34-14, 11-3-2014)

(B) It shall only be lawful to sell at retail or offer for sale at retail craft beer in conjunction with a Class N liquor license for off premises and/or on premises consumption between twelve o'clock (12:00) noon and eleven o'clock (11:00) P.M., Sunday through Saturday. Except, however, private events shall not be restricted to the above hours. For private events it shall be unlawful to sell or

serve craft beer between the hours of one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or serve craft beer between the hours of two o'clock (2:00) A.M. and ten o'clock (10:00) A.M. The Commissioner may extend the hours of lawful sale or service of craft beer on special occasions such as New Year's Eve. (Ord. 0-16-16, 5-16-2016)

(C) The number of Class N licenses shall be one.

(D) The annual fee for a Class N license shall be two thousand dollars (\$2,000.00). (Ord. 0-34-14, 11-3-2014)

**3-3-7-15: CLASS O LICENSE:**

(A) A Class O license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables, provided such operation is carried on in conjunction with a restaurant operation serving a menu offering complete meals. The bar service or service at tables where a full menu is not available shall take place in a separate room from the full menu restaurant operation.

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class O liquor license between one o'clock (1:00) A.M. and seven o'clock (7:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or offer for sale alcoholic liquor under a Class O liquor license between the hours of two o'clock (2:00) A.M. and seven o'clock (7:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only.

(D) The number of Class O licenses shall be one.

(E) The annual fee for a Class O license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-21-15, 6-15-2015)

**3-3-7-16: CLASS P LICENSE:**

(A) A Class P license shall authorize the sale at retail of alcoholic liquor for consumption on the premises and the sale at retail of beer and wine in original package but not for consumption on the premises of sale, provided such sale and serving is accessory to the main purpose of the sale of food on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eight o'clock (8:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) The number of Class P licenses shall be one.

(D) The annual fee for a Class P license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-12-17, 7-17-2017)

**3-3-7-17: CLASS Q LICENSE:**

(A) A Class Q license shall authorize sale at retail wine in the original package but not for consumption on the premises of sale where the premises is a gift shop operated by a not-for-profit religious organization and for the benefit of said religious organization. Provided, however, that the Liquor Commissioner may authorize the licensed premises to offer wine tastings at up to four (4) special events per year. The granting of permission to hold such wine tastings shall be within the sole discretion of the Commissioner who shall be petitioned in writing to allow such a wine tasting at least three (3) days prior to the date upon which the wine tasting is proposed to take place. It shall be unlawful for a wine tasting to take place without the prior permission of the Commissioner.

(B) It shall be unlawful for any person to sell or offer to sell at retail any wine in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M.

(C) The number of Class Q licenses shall be one (1).

(D) The annual fee for a Class Q license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-28-19, 11-4-2019)

MEMO

## LIQUOR LICENSE QUERY BY CLASS

Class License	License Number	Business Name	Street #	Street Name	Amount
A	A-12	Darien Pantry	737	Plainfield Road	\$1,500.00
	A-1	Brookhaven Marketplace	7516	Cass Avenue, Suite 30	\$1,500.00
	A-10	Walgreens #06176	8300	Lemont Road	\$1,500.00
	A-11	Darien Tobacco Wine & Liquor	7516	Cass Avenue, #5A	\$1,500.00
	A-3	Jewel Food Store #0123	7335	Cass Avenue	\$1,500.00
	A-4	CVS Pharmacy #8501	8325	Lemont Road	\$1,500.00
	A-5	Osco Drug Store #0123	7329-7335	Cass Avenue	\$1,500.00
	A-6	Aldi, Inc #80	2251	75th Street	\$1,500.00
	A-7	Darien Liquor	8125	Cass Avenue	\$1,500.00
	A-8	Walmart #2215	2189	75th Street	\$1,500.00
	A-9	Walgreens #09033	7516	Cass Avenue	\$1,500.00
B	B-1	Alpine Banquets, Inc.	8230	Cass Avenue	\$2,000.00
C	C-1	Carriage Way West	8700	Carriage Green Drive	\$2,000.00
D	D-1	Tai San Chef	2813	83rd Street	\$2,000.00
	D-2	Patio Restaurant of Darien, Inc.	7440	Kingery Highway	\$2,000.00
	D-3	Aodake	2129	75th Street	\$2,000.00
	D-4	TGI Friday's Inc.	2201	75th Street	\$2,000.00
	D-5	Al Chile Mexican Grill, Inc.	8123	Cass Avenue	\$2,000.00
	D-6	Mi Hacienda	2601	75th Street	\$2,000.00
	D-7	Old Vilnius Café	2601	75th Street, Unit B	\$2,000.00
	D-8	Chiba Japanese Restaurant	7533	Cass Ave	\$2,000.00
	D-9	Dotty's	7516	Cass Avenue, #24	\$2,000.00

Class License	License Number	Business Name	Street #	Street Name	Amount
<b>E</b>					
	E-2	Speedway #5344	8301	Lemont Road	\$1,500.00
	E-5	Circle K #4706713	8975	Lemont Road	\$1,500.00
	E-6	Speedway #7765	7502	Cass Ave	\$1,500.00
	E-7	Speedway #1425	10250	Lemont Road	\$1,500.00
<b>F</b>					
	F-1	Chuck E. Cheese	7409	Cass Avenue	\$1,500.00
<b>G</b>					
	G-1	Dry Dock	1125	North Frontage Road	\$2,000.00
<b>H</b>					
	H-1	Home Run Inn Corp.	7521	Lemont Road	\$2,500.00
	H-3	Café Smilga	2819	83rd Street	\$2,500.00
<b>I</b>					
	I-1	Q Bar	8109-8115	Cass Avenue	\$2,500.00
<b>K</b>					
	K-3	Buona	7417	Cass Avenue	\$1,500.00
	K-4	Brooster's	1010	Plainfield Road	\$1,500.00
	K-5	Stella's Place	2415	75th Street, Unit C2	\$1,500.00
<b>M</b>					
	M-1	VFW	801	Plainfield Road	\$1,000.00
<b>N</b>					
	N-1	Miskatonic Brewing Company	1000	N. Frontage Rd, Unit C	\$2,000.00
<b>O</b>					
	O-1	Chuck's Southern Comforts Café and Banquets, Inc.	8025	Cass Avenue	\$2,500.00
<b>P</b>					
	P-1	Zazzo's Pizza and Catering	7360	Route 83	\$2,500.00

Class License	License Number	Business Name	Street #	Street Name	Amount
Q	Q-1	Carmelite Gift Shop	8501	Bailey Rd	\$1,500.00



**CITY OF DARIEN**

**DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 3-3-7-4(D)  
OF THE DARIEN CITY CODE**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL**

**OF THE**

**CITY OF DARIEN**

**THIS 3<sup>rd</sup> DAY OF MAY, 2021**

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**Published in pamphlet form by authority of  
the Mayor and City Council of the City of  
Darien, DuPage County, Illinois, and this  
\_\_\_\_ day of May, 2021.**



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 3-3-7-4(D)  
OF THE DARIEN CITY CODE**

**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:** Section 3-3-7-4(D) “Class D License”, as amended is hereby amended to increase the number of Class D licenses from nine (9) to ten (10), to read as follows:

**3-3-7-4: CLASS D LICENSE:**

(D) The number of Class D licenses shall be ten (10).

**SECTION 2: 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 of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 3: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**ORDINANCE NO.** \_\_\_\_\_

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
**JOSEPH MARCHESE, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JOANNE E. RAGONA, CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**AGENDA MEMO**  
**CITY COUNCIL**  
**MAY 3, 2021**

**CASE**

PZC2021-01

Special Use Permit Amendment and Variation Requests  
 (Front Setback & Business District Signage Requirements)

**ORDINANCE**

**ISSUE STATEMENT**

Motion to approve an ordinance amending an existing Special Use and granting Variations to the Darien Zoning Ordinance and Sign Code. Approval would grant authority to construct a patio cover addition with an outdoor eating area, add an additional drive-through lane, and increase signage on the existing building. The petition site is located within the B-2 Community Shopping Center Business District and is 1.16 acres in size.

Applicable Regulations:

Ordinance No. O-22-16 – Final Plat & Variations  
 Ordinance No. O-39-07 – Special Use Amend. & Variations  
 Ordinance No. O-33-06 – Special Use & Variations  
 City Code Section 5A-2-2-6(G) – Special Uses  
 City Code Section 5A-8-3, B-2 District Regulations  
 City Code Section 4-3-10(B), Business Sign Regulations

**ATTACHMENTS**

- A. [Application](#)
- B. [Justification Narrative](#)
- C. [Development Plan & Sign Package](#)
- D. [Engineering Review Letter \(Dated 03/12/2021\)](#)
- E. [Prior Ordinance Approvals](#)

**GENERAL INFORMATION**

Petitioner:	Mile High Properties, LLC c/o Joey Buonavolanto
Property Owner:	Mile High Properties, LLC
Property Location:	7409/7417 Cass Avenue
PIN Number:	09-27-108-028/031
Existing Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Restaurant with Drive-Through
Comprehensive Plan:	Commercial (Existing); Commercial (Future)
Surrounding Zoning & Uses	
North:	Community Shopping Center Business District (B-2); Grocery Store
East:	Single Family Residence District (R-2); Single-Family Residential
South:	Community Shopping Center Business District (B-2); Taco Bell Restaurant
West:	Single Family Residence District (R-2); Elementary School
History:	In 2006, the City Council granted a Special Use Permit and

Variations for the subject site allowing the construction of a restaurant with drive-through facilities. In 2007, the City Council approved a Special Use Amendment to permit an addition to the restaurant. Finally, the City Council approved a Final Plat and Variations for the site in 2016.

Size of Property: 1.16 Acres  
Floodplain: According to the DuPage County Parcel Viewer System, there is no floodplain on the subject site.  
Natural Features: N/A  
Transportation: Petition site fronts Cass Avenue. Vehicular access to site is currently derived from private driveways within the shopping center (north and east access points to site).

### **DOCUMENTS SUBMITTED**

This report is based on the following information submitted to the Community Development Department by the petitioner:

- Application & Supplemental Documents, dated February 19, 2021  
Prepared by Mile High Properties, LLC c/o Joey Buonavolanto
- Site Development/Signage Plan, Buona Beef/Rainbow Ice Cream, dated March 17, 2021  
Prepared by Hague Architecture

### **PLANNING OVERVIEW/DISCUSSION**

Buona Beef is located within the Jewel-Osco shopping center near the northeast corner of Cass Avenue and 75<sup>TH</sup> Street. The shopping center includes Jewel-Osco, Chuck E. Cheese, Concentra Immediate Care, Taco Bell and Buona Beef. The subject site including Buona Beef is on an individual parcel totaling 1.16 acres.

The existing restaurant and site was developed under previously approved ordinances, which permitted a restaurant with drive-through facilities as a Special Use within the B-2 District. At this time the petitioner is seeking approval of a Special Use Permit Amendment to make site modifications in order to implement a two (2) lane drive-through facility and add a patio cover for an outdoor eating experience. The petitioner is also seeking Variations. Please note the following zoning sections that apply to the petitioner's requests:

- Zoning Section 5A-2-2-6(G): Special Use Permit Amendment for the addition of a patio cover, additional drive-through lane, and minor site modifications.
- Zoning Section 5A-8-3-8(A)(1)(a): Variation to reduce the front yard setback from fifty feet (50') to twenty-eight feet (28') for the patio cover addition.
- Sign Code Section 4-3-10(B): Variation to increase the allowed wall signage from 122 square feet to 260.5 square feet and permit wall signage on three (3) building sides.

For reference, the criteria for approving a Special Use Permit and Variations is provided below. Note that the petitioner submitted a narrative and justification for the requests associated with the application, which is provided as an attachment to this memorandum.

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:

- 1. Whether the general character of the property will be adversely altered.*
  - 2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.*
  - 3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.*
  - 4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.*
  - 5. Whether the proposed variation will adversely alter the essential character of the neighborhood.*
-

Since a Variation to the City's Sign Code derives from a section of the Municipal Code outside the Zoning Ordinance, they (i.e. sign variations) are subject to the following consideration by the Planning and Zoning Commission and the City Council:

1. The available locations for adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the sign code as opposed to the detriment, if any, to the public from granting of the variance.
4. If undue hardships and practical difficulties result in complying with the sign code and if these hardships are a result of previous actions of the applicant.
5. The general intent of the sign code.

Finally, the plans were sent to the City's Engineering Consultant. Given the limited scope of the project, there were minimal comments, but the review letter (dated March 12, 2021) with comments is included as an attachment to this memorandum.

#### **PZC MEETING – 04/07/2021**

The Planning and Zoning Commission reviewed this petition at its April 7, 2021 Public Hearing. The petitioner was present and gave a presentation after staff's introduction of the case. There was no public comment for the case.

The Planning and Zoning Commission forwarded the case with a favorable recommendation to the Municipal Services Committee with a vote of 6-0.

#### **MSC MEETING – 04/26/2021**

The Municipal Services Committee reviewed this petition at its April 26, 2021 meeting. The petitioner was present and made brief comments on the case after staff's presentation. There was no public comment for the case.

The Municipal Services Committee forwarded the case with a favorable recommendation to the City Council with a vote of 3-0.

#### **ALTERNATE CONSIDERATION**

As directed by City Council.

#### **DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.



ZONING APPLICATION

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

CONTACT INFORMATION

Buona Companies Joe Buonvolanto
Applicant's Name

Mile High Properties
Owner's Name

6801 W. Roosevelt Rd, Berwyn IL 60402
Address, City, State, Zip Code

7409 Cass Ave Darien IL 60561
Address, City, State, Zip Code

708.948.0557
Telephone

708 749 -2333
Telephone

joeybuona@buona.com
Email

joeybuona@buona.com
Email

PROPERTY INFORMATION

7417 S. Cass Ave
Property address

09-27-108-031-0000
PIN Number(s)

B-2
Zoning District

Existing Restaurant
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.)

Variation for Front Setback relief from 50'-0" to 28'-0" for an accessory structure.

Variation from the sign code for new signage

Special Use change for Drive thru from a single lane to double lane

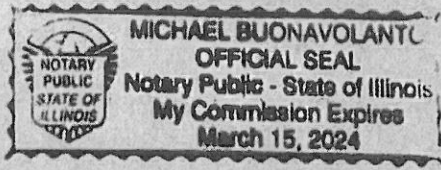
RECEIVED
FEB 19 2021
Community Development
City of Darien

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that \_\_\_\_\_ 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 4 day of February 2021.

Notary Public signature

Table with 2 columns: Field, Value. Fields include Date Received (02/19/2021), Case Number (PZC2021-01), Fee Paid (\$995.00), Hearing Date (04/07/2021).



MEMO



HAGUE ARCHITECTURE

Friday, February 12, 2021

**Village of Darien**  
 1702 Plainfield Road  
 Darien, IL 60561

**RE:** *Buona Restaurant w/ Rainbow Cone – 7417 S Cass Ave, Darien, IL 60561*  
***Special Use & Variation requests***

Special Use Request.

1. The Special Use request is for a double drive thru to expand the existing approved drive thru, ordinance 0-33-06 drive thru. The expansion to a double drive thru will provide additional stacking and provide a convenient way to pick up food for customers.
2. The drive thru will not be detrimental to the public and will provide a safe means of entering and exiting the site.
3. The special use will not diminish or impair any neighboring properties, this is an expansion of an existing drive thru that has been in place for over 15 years.
4. The special use has been in place for a single drive thru and increasing to a double will not impede the surrounding developments, the traffic flow will be similar to the existing.
5. The exterior design and revised landscaping areas will enhance the existing building and landscape area for the public and will be in character and will not cause any deprivation to surrounding properties.
6. We will provide adequate drainage for the increased drive thru lane additionally we will be increasing the non-impervious area for the site.
7. We have redesigned the ingress and egress to minimize cross traffic and ensure safe travel through the site and drive thru areas.
8. This request shall conform to all the applicable regulations and recommendations of the Planning and zoning Commission and development committee.

Variation Criteria.

1. The Variations that we are requesting are for a reduction in front yard setback to 28'-0" from 50'-0" is proposed for an open air canopy/structure. Additionally we are seeking a variation from the sign code for new signage. These will enhance the consumers experience with the restaurant and will not adversely impact the property.
2. The variations will not devalue the property or adjacent properties, the canopy structure will provide a pedestrian space and should provide a positive addition to the building.
3. No person or persons have a proprietary interest in creating these requests.
4. The variation doesn't impair the supply of light this is an open air structure with slats at the top to allow light and air through. The steel structure will not increase any danger to the public safety.
5. The proposed structure provides an attractive element to the building and will not adversely alter the neighborhoods character.

Sincerely,

Jonathon N. Hague - Architect

160 E GRAND AVE. SUITE 300 - CHICAGO, ILLINOIS 60611  
 708.771.3900 t





# BUONA RESTAURANT & THE ORIGINAL RAINBOW CONE

INTERIOR AND EXTERIOR ALTERATIONS TO EXISTING RESTAURANT  
 7417 S. CASS AVE  
 DARIEN, ILLINOIS 60561

REVISED FOR PERMIT  
 MARCH 03, 2021



SCOPE OF WORK	PROJECT DATA	INDEX OF DRAWINGS	BUILDING CODES
<p>BUONA &amp; THE ORIGINAL RAINBOW CONE</p> <p>SCOPE OF WORK:                      INTERIOR AND EXTERIOR ALTERATIONS TO EXISTING RESTAURANT</p>	<p>OCCUPANCY                      ASSEMBLY USE (RESTAURANT) A-3                      OCCUPANT LOAD (15 SF / NET SF)                      3,230 / 15 = 215 OCCUPANTS                      ACTUAL 88 SEATS &amp; 12 STAFF                      TOTAL ACTUAL OCCUPANTS = 100</p> <p>TOTAL OCCUPANT LOAD = 215                      REQUIRED EXITS = 2 (&lt;500)                      PROVIDED EXITS = 3</p> <p>PLUMBING OCCUPANTS:                      4,028/20 SF = 185 OCCUPANTS                      MALE = 88 / FEMALE = 98                      MALE = 1 FIXTURE REQUIRED                      FEMALE = 2 FIXTURES REQUIRED</p> <p>EXISTING BUILDING TO REMAIN                      CONSTRUCTION TYPE VB</p> <p>FIRE PROTECTION                      (EXISTING IN KITCHEN ONLY)</p>	<p>ARCHITECTURAL                      T-0.0 TITLE SHEET                      ASP-01 ARCHITECTURAL SITE PLAN                      D-1.1 DEMOLITION PLAN                      A-1.1.2 ARCHITECTURAL PLAN                      A-1.1.3 COMPREHENSIVE PLAN                      A-1.1.5 FINISH PLAN / FINISH SCHEDULE                      A-1.1.6 REFLECTED CEILING PLAN                      A-1.1.8 ROOF PLAN                      A-1.2.1 INTERIOR ELEVATIONS                      A-1.2.4 INTERIOR DETAILS                      A-1.5.1 EXTERIOR ELEVATIONS                      A-1.5.2 EXTERIOR ELEVATIONS</p> <p>FOOD SERVICE PLANS                      FS-1 EQUIPMENT PLAN                      FS-1A EQUIPMENT SCHEDULES                      FS-2 PLUMBING PLAN                      FS-3 ELECTRICAL PLAN                      FS-4 SPECIAL CONDITIONS PLAN</p> <p>E - ELECTRICAL SHEETS                      P - PLUMBING SHEETS</p>	<p>INTERNATIONAL RESIDENTIAL CODE 2016                      INTERNATIONAL BUILDING CODE 2016                      INTERNATIONAL MECHANICAL CODE 2015                      NATIONAL ELECTRICAL CODE 2014                      INTERNATIONAL FIRE CODE 2015                      INTERNATIONAL ENERGY CONSERVATION CODE 2015                      INTERNATIONAL PROPERTY MAINTENANCE CODE 2015                      INTERNATIONAL FUEL GAS CODE 2015</p>
<p>HEALTH DEPT</p> <p>PREP AREA = 110 SF                      DRY STORAGE AREA 75 SF                      REQUIRED 110/0.25 = 27.5 SF</p>			<p><b>ARCHITECT:</b>                      HAGUE ARCHITECTURE                      160 F. GRAND AVENUE                      CHICAGO, IL, ILLINOIS 60611</p> <p>708.771.3903 T                      708.771.3905 F</p>
<p>SITE MAP</p>			



BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE  
 EXTERIOR & INTERIOR RENOVATION  
 7417 S. CASS AVE  
 DARIEN, ILLINOIS 60561  
 CLIENT:

NO.	DATE	DESCRIPTION

ISSUE DATE: 04/17/2021  
 PROJECT NUMBER: 2019L

DRAWN BY: JJ  
 CHECKED BY: JH

TITLE SHEET

DATE PLOTTED: 03/03/2021 11:30:22 AM

T-0.0

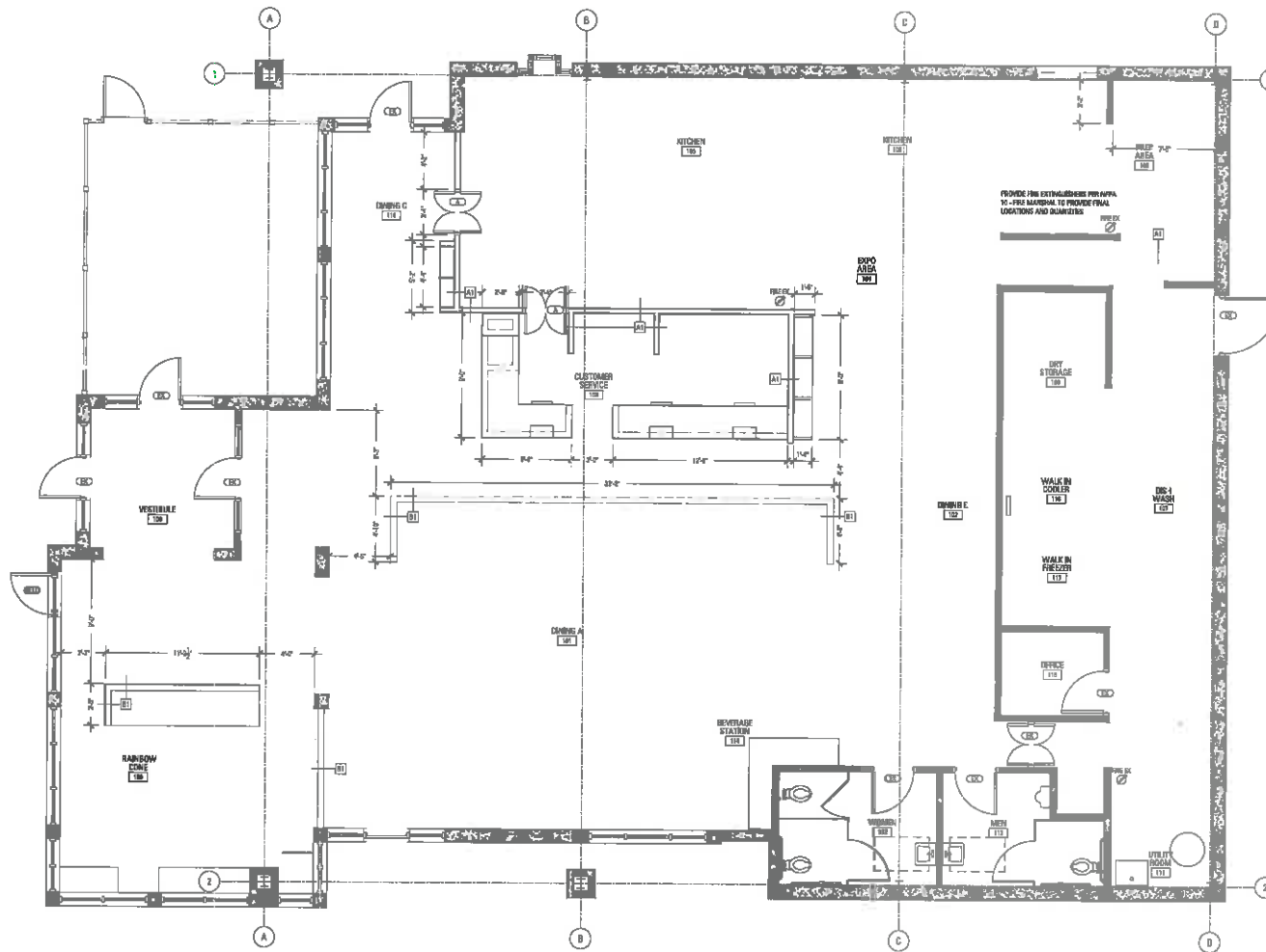
STATEMENT OF COMPLIANCE

I hereby certify that I have prepared or caused to be prepared under my direct supervision the attached plans and specifications and state that, to the best of my knowledge and belief and extent of my professional obligations, they are in compliance with the requirements of the Village of Darien and the Illinois Accessibility Code.

*Jonathan R. Hague*  
 Jonathan R. Hague, Architect (Ill. No. 011-00000000) 03/03/2021 exp. Date 11/30/22







01 FLOOR PLAN SCALE 1/4" = 1'-0"

**ARCHITECTURAL NOTES**

1. THE DIMENSIONS INDICATE THE GENERAL SCOPE OF WORK INCLUDING THE LOCATION OF THE CASE TRUCKS. ALL DIMENSIONS ARE TO FINISH WALL LINE.
2. ALL ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SHALL BE SHOWN AND SHALL BE SUBJECT TO THE PROFESSIONAL ENGINEER'S REVIEW. ALL DIMENSIONS INCLUDING MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SHALL BE SHOWN WITH ALL, AND THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS.
3. THE WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS.
4. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS.
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**WALL TYPES**

- 1. EXTERIOR WALL - FINISH CONCRETE WITH BRICK FACED. FINISH CONCRETE SHALL BE FINISH CONCRETE WITH BRICK FACED. FINISH CONCRETE SHALL BE FINISH CONCRETE WITH BRICK FACED.
- 2. INTERIOR WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
- 3. GLASS WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
- 4. METAL WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
- 5. METAL WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
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- 18. METAL WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
- 19. METAL WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.
- 20. METAL WALL - FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER. FINISH GYPSUM BOARD WITH PLASTER.

**SYMBOLS**

- 1. SEE FINISH SCHEDULE A FOR FINISH TYPE.
- 2. SEE FINISH SCHEDULE B FOR FINISH TYPE.
- 3. SEE FINISH SCHEDULE C FOR FINISH TYPE.
- 4. SEE FINISH SCHEDULE D FOR FINISH TYPE.
- 5. SEE FINISH SCHEDULE E FOR FINISH TYPE.
- 6. SEE FINISH SCHEDULE F FOR FINISH TYPE.
- 7. SEE FINISH SCHEDULE G FOR FINISH TYPE.
- 8. SEE FINISH SCHEDULE H FOR FINISH TYPE.
- 9. SEE FINISH SCHEDULE I FOR FINISH TYPE.
- 10. SEE FINISH SCHEDULE J FOR FINISH TYPE.
- 11. SEE FINISH SCHEDULE K FOR FINISH TYPE.
- 12. SEE FINISH SCHEDULE L FOR FINISH TYPE.
- 13. SEE FINISH SCHEDULE M FOR FINISH TYPE.
- 14. SEE FINISH SCHEDULE N FOR FINISH TYPE.
- 15. SEE FINISH SCHEDULE O FOR FINISH TYPE.
- 16. SEE FINISH SCHEDULE P FOR FINISH TYPE.
- 17. SEE FINISH SCHEDULE Q FOR FINISH TYPE.
- 18. SEE FINISH SCHEDULE R FOR FINISH TYPE.
- 19. SEE FINISH SCHEDULE S FOR FINISH TYPE.
- 20. SEE FINISH SCHEDULE T FOR FINISH TYPE.



**BUONA**  
THE ORIGINAL ITALIAN BEEF



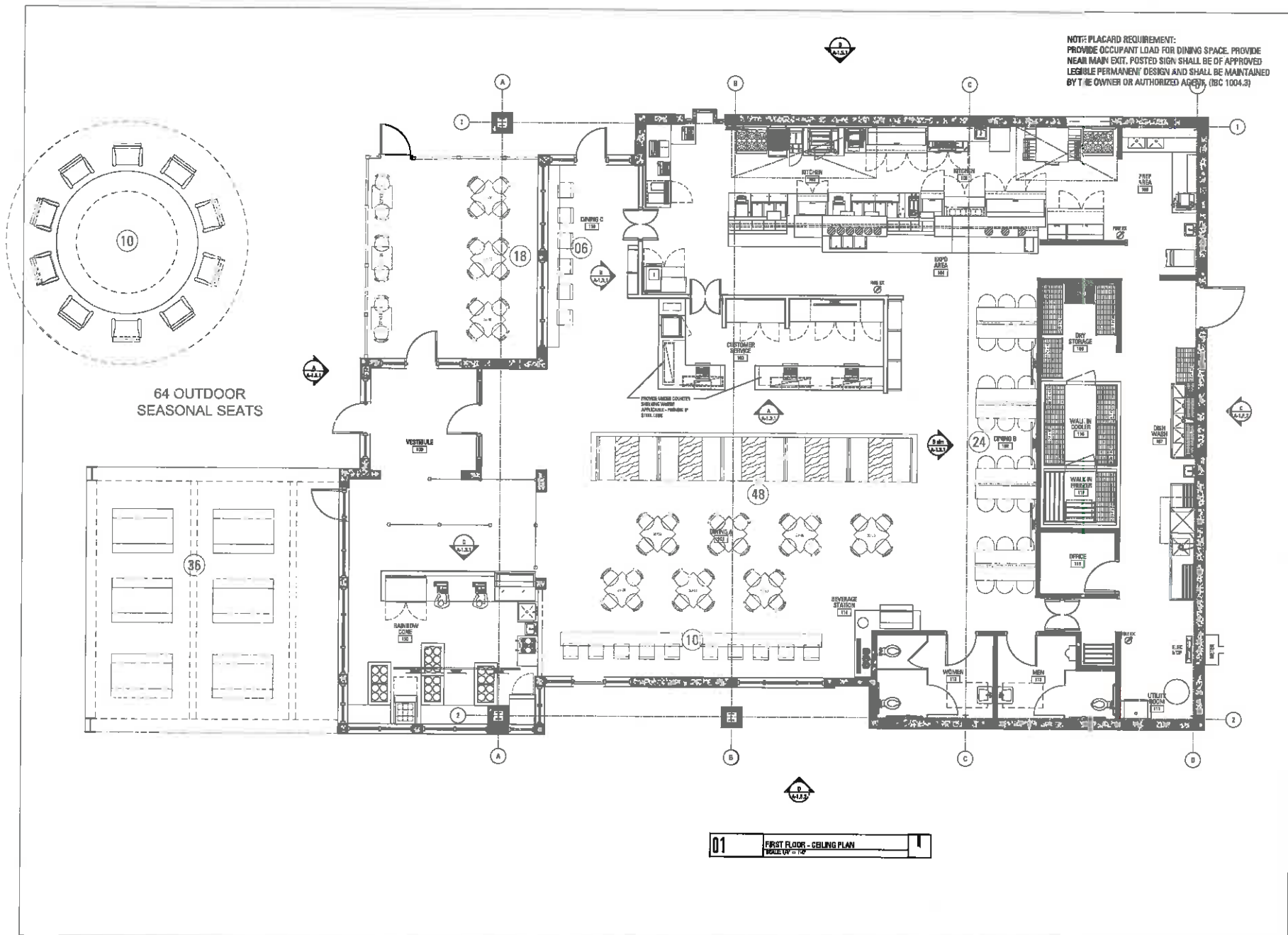
**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
**EXTERIOR & INTERIOR RENOVATION**  
717 E. LASS AVE  
CHICAGO, ILLINOIS 60611  
CLIENT:

DATE	ISSUE
01/11/2021	ISSUE DATE: 01/11/2021
02/11/2021	PROJECT NUMBER: 201108

DRAWN BY: JH  
CHECKED BY: JH

**ARCHITECTURAL PLAN**

PROJECT NUMBER: 201108  
DATE: 01/11/2021  
**A-1.1.2**



NOTE: PLACARD REQUIREMENT:  
 PROVIDE OCCUPANT LOAD FOR DINING SPACE. PROVIDE  
 NEAR MAIN EXIT. POSTED SIGN SHALL BE OF APPROVED  
 LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED  
 BY THE OWNER OR AUTHORIZED AGENT. (IBC 1004.3)

**HABIG ARCHITECTURE**  
 118 E. GRAND AVE. - SUITE 204  
 CHICAGO, ILLINOIS 60611  
 773.773.3100



**BUONA**  
 THE ORIGINAL ITALIAN BEEF



**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
 EXTERIOR & INTERIOR RENOVATION  
 7417 S. KASS AVE  
 CHICAGO, ILLINOIS 60619  
 CLIENT:



ISSUE DATE: 05.17.2021

PROJECT NUMBER: 201-00

DRAWN BY: JH  
 CHECKED BY: JH

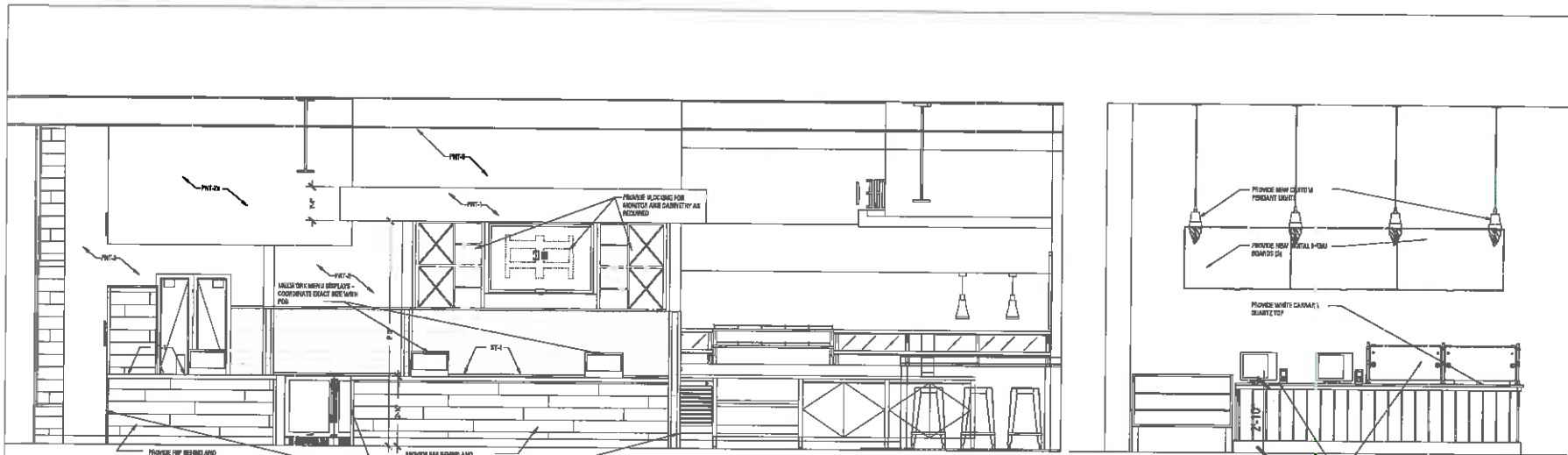
01 FLOOR PLAN

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01 A-1.13

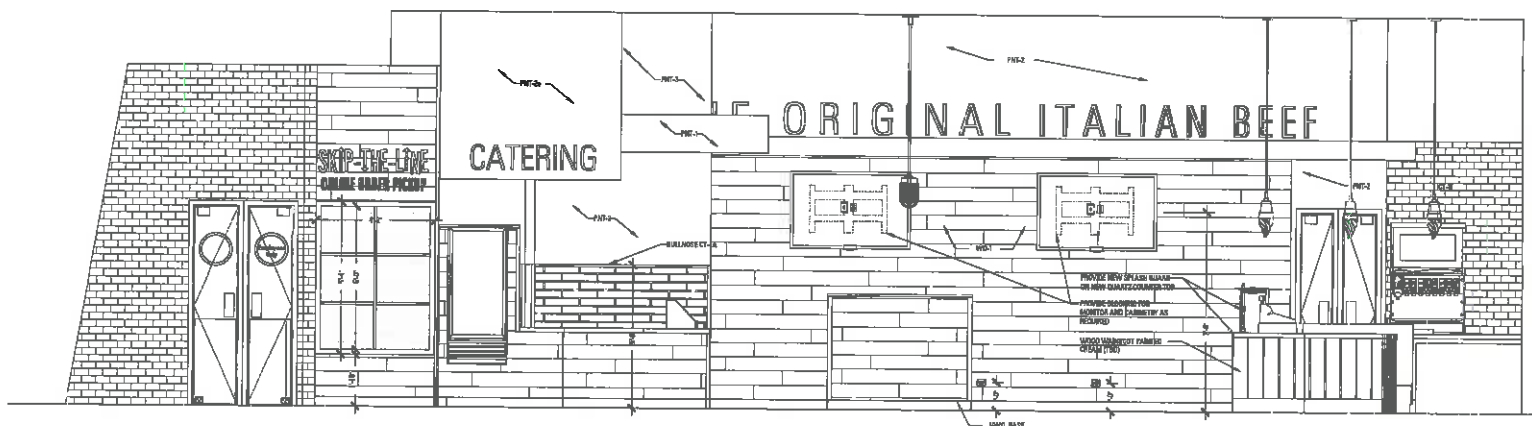






**A** INTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

**B** INTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



**C** INTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

**HAASIE ARCHITECTURE**  
110 E. GRAND AVE. - SUITE 301  
CHICAGO, ILLINOIS 60611  
TEL: 773.717.3818



**BUONA**  
THE ORIGINAL ITALIAN BEEF



**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
EXTERIOR & INTERIOR RENOVATION  
7417 E. MASS AVE  
DANFORTH, ILLINOIS 60419  
CLIENT:



ISSUE DATE: 03.17.2011  
PROJECT NUMBER: 101114

DRAWN BY: JC  
CHECKED BY: JH

NOTED:  
**ROOF PLAN**

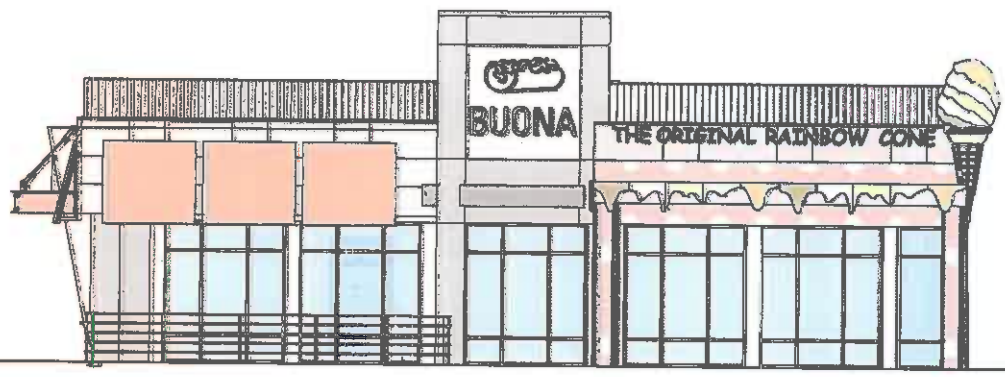
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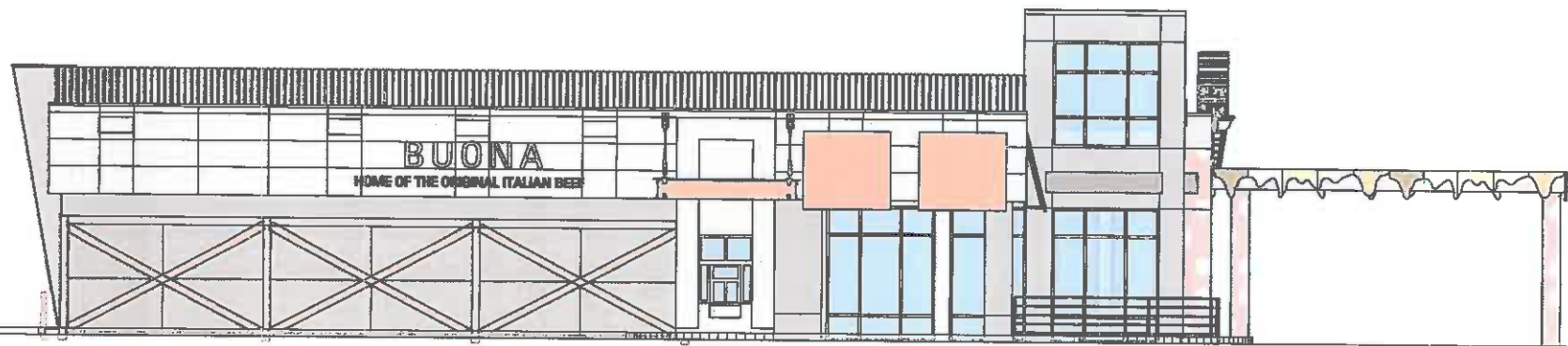




- 7' WALL  
ELEV 16'-0"
- CEILING  
ELEV 17'-0"
- ROOF  
ELEV 18'-4"
- LANDING DECK  
ELEV 18'-4"
- FIN FLOOR  
ELEV 0'-0"



**A** WEST ELEVATION  
SCALE 1/4" = 1'-0"



**B** NORTH ELEVATION  
SCALE 1/4" = 1'-0"

**IL**  
 HASHE ARCHITECTURE  
 100 S. BRADY AVE. - SUITE 200  
 CHICAGO, ILLINOIS 60611  
 788.731.2818



**BUONA**  
 THE ORIGINAL ITALIAN BEER



**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
**EXTERIOR & INTERIOR RENOVATION**  
 7417 S. CASABLANCA  
 DANIEL LUMBER COURT  
 CLIENT:



ISSUE DATE: 06.17.2021  
 PROJECT NUMBER: 2017.1.1

DRAWN BY: JG  
 CHECKED BY: JH

**EXTERIOR ELEVATIONS**

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**A-5.1.1**



HADJE ARCHITECTURE  
110 E. GRAND AVE - SUITE 200  
CHICAGO, ILLINOIS  
60611  
708.771.3018



**BUONA**  
THE ORIGINAL ITALIAN DEEF



**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE  
EXTERIOR & INTERIOR RENOVATION**

7417 S. KASS AVE  
DANIEL, ILLINOIS 60011

CLIENT:



DATE: 03.19.2021

PROJECT NUMBER: 001188

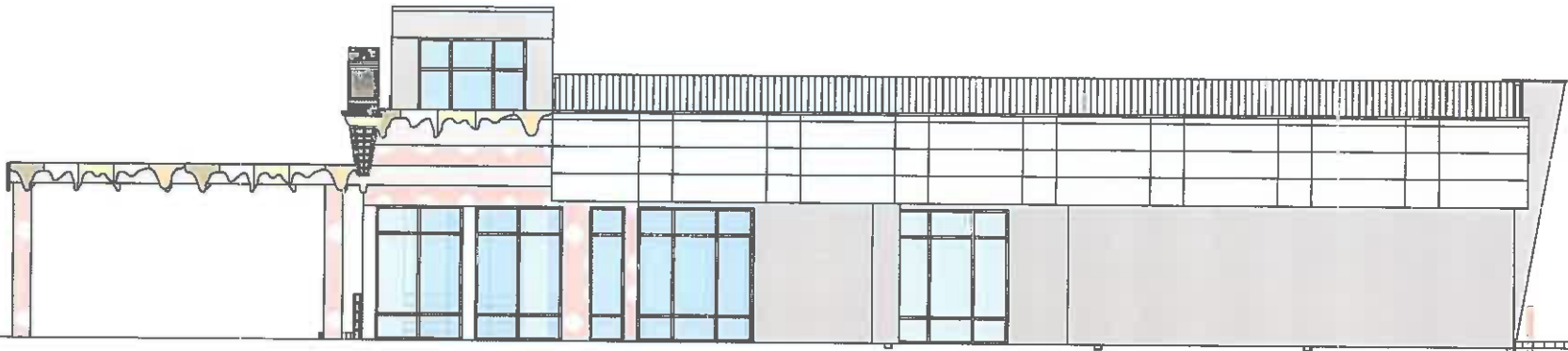
DRAWN BY: JC  
CHECKED BY: JY

**EXTERIOR  
ELEVATIONS**

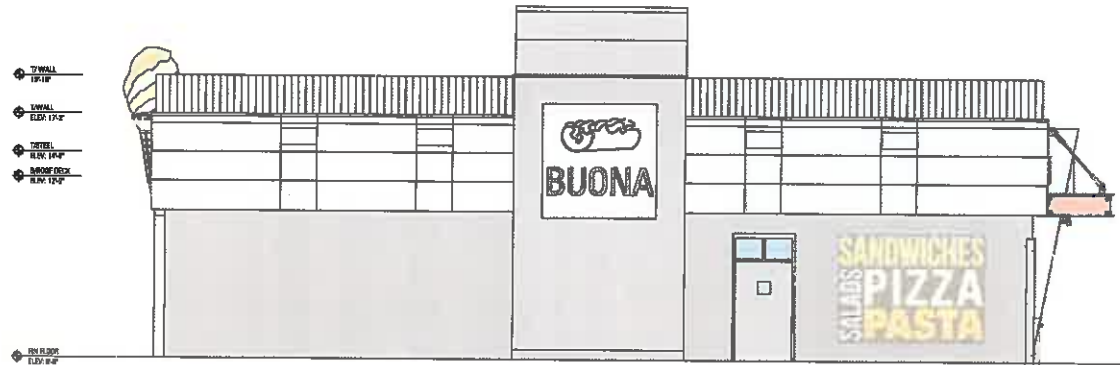
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Scale: 1/8" = 1'-0"

**A-5.1.2**



**A** SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

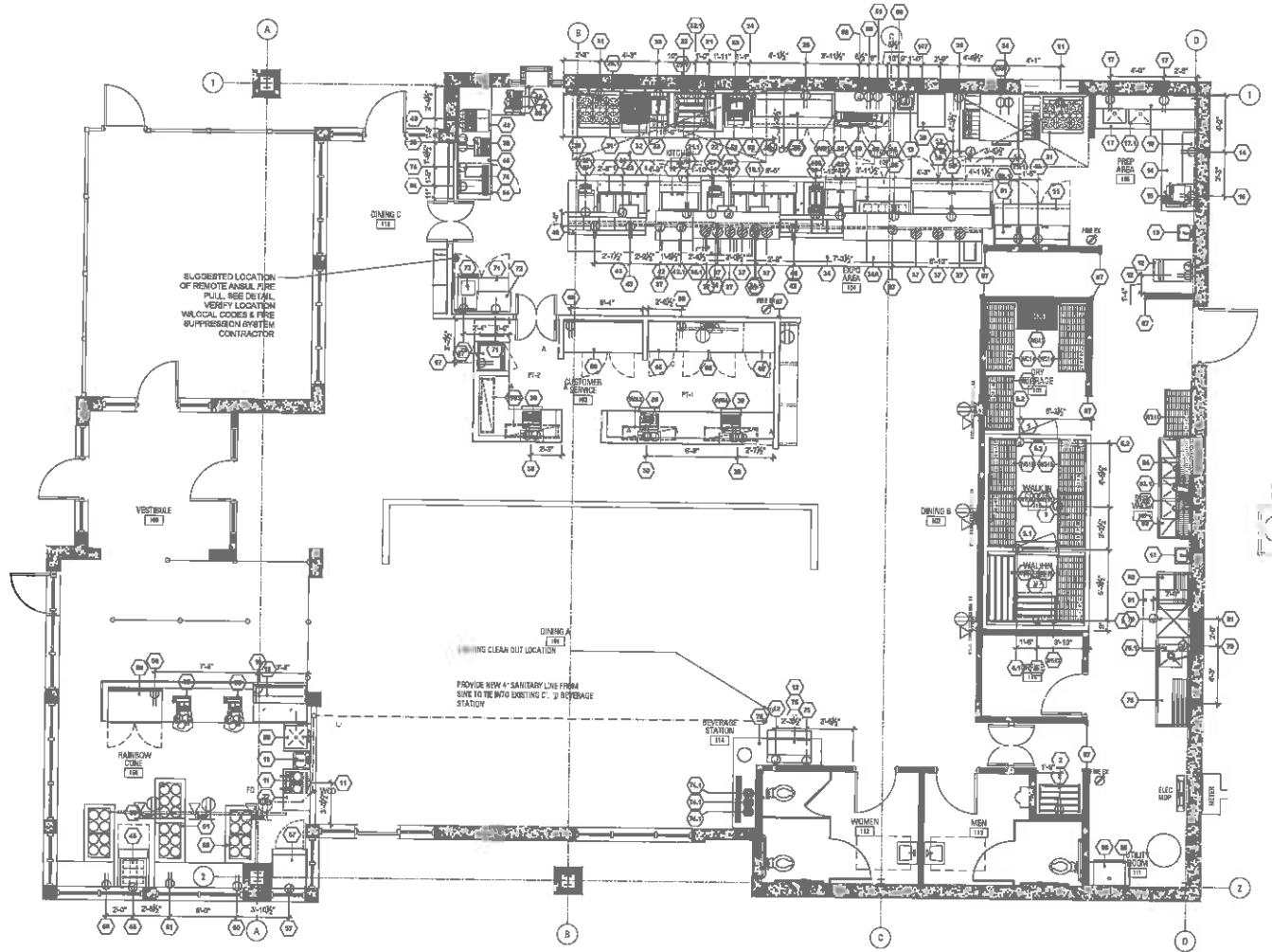


- ↕ T WALL  
ELEV. 19'-10"
- ↕ KWALL  
ELEV. 17'-2"
- ↕ RETEL  
ELEV. 14'-4"
- ↕ BROOF DECK  
ELEV. 12'-0"

↕ ON FLOOR  
ELEV. 0'-0"

**B** EAST ELEVATION  
SCALE 1/8" = 1'-0"





**01** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- ELECTRICAL NOTES:**
1. ALL KITCHEN RECEPTACLES TO BE GFCI PROTECTED
  2. ALL RECEPTACLES WITH IN 6' SHALL BE GFCI
  3. KITCHEN DISHWASHER TO BE GFCI PROTECTED
  4. BOND IT CABINET TO THE TOP OF BAR JUST WITH #8
  5. SHARED NEUTRAL CIRCUIT WILL REQUIRE BREAKER HANDLE TIES

- LIGHTING NOTES:**
1. LIGHT FIXTURES LOCATED IN SUSPENDED CEILING ARE TO BE SECURED TO GRID
  2. LIGHT FIXTURES INSTALLED ON THE EXTERIOR ARE TO BE RATED FOR CLIMATE ZONE 5

- ELECTRICAL WIRING:**
1. NEW WIRING SHALL BE SPECIFIC TO A SET VOLTAGE 120V, 240V, ETC. THE BUILDING WIRING IS TO BE INSTALLED WITH A SET VOLTAGE, BREAKER(S) SIZED, ETC.
  2. ELECTRICIAN TO PROVIDE AN UPDATED PANEL LEGEND TO THE ELECTRICAL INSPECTOR DURING ROUGH INSPECTION



**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
**EXTERIOR & INTERIOR RENOVATION**  
 703 S. GRAND AVE  
 CHICAGO, ILLINOIS 60611  
 CLIENT:

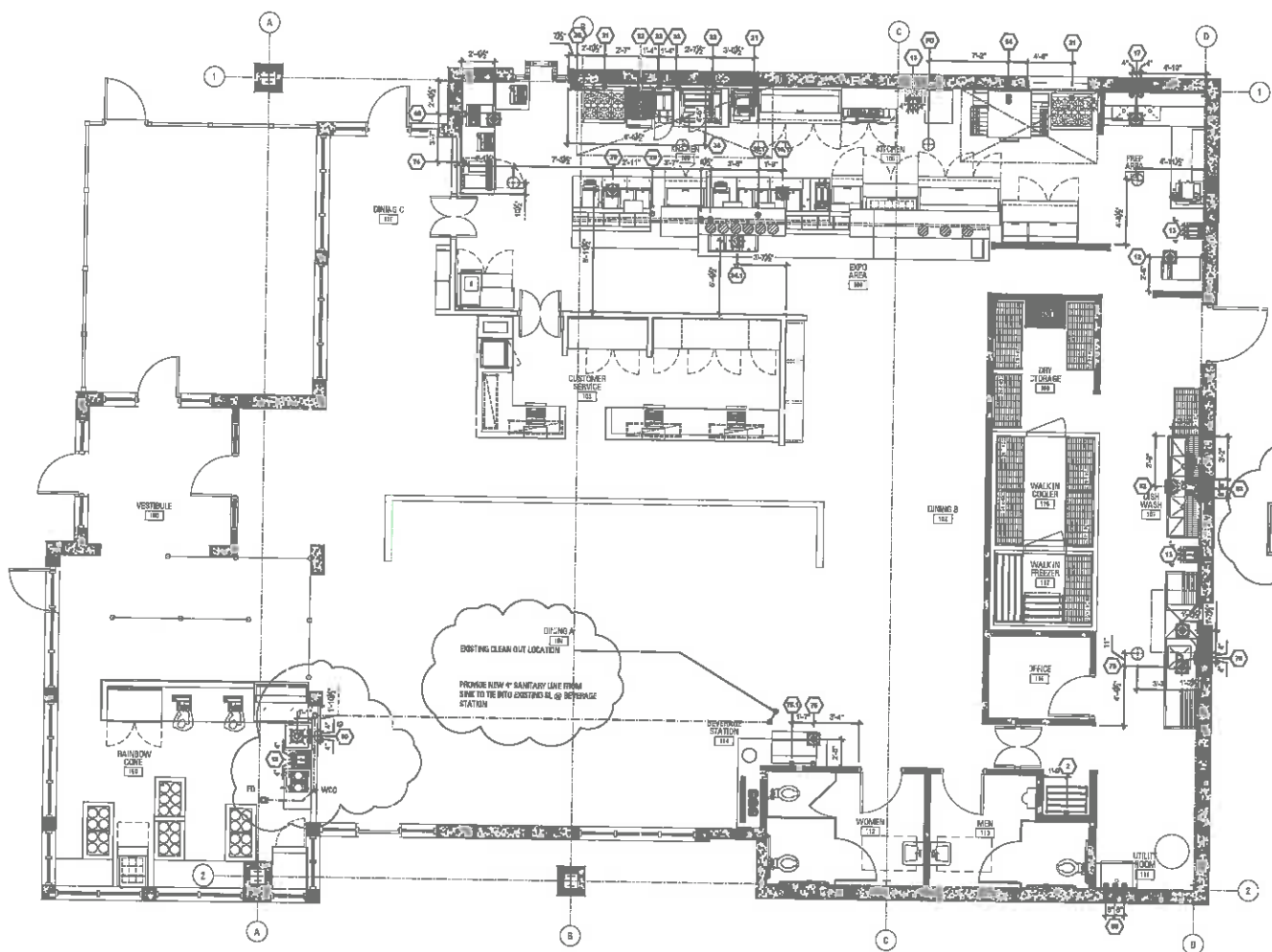
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ISSUE DATE:	03/13/2023
PROJECT NUMBER:	09141

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 CHECKED BY: JH

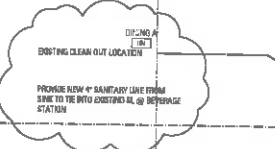
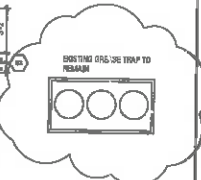
**ELECTRICAL**







- PLUMBING NOTES:**
1. EXISTING WATER SERVICE AND METER TO REMAIN  
(Located on north side of building)
  2. EXISTING EXTERIOR GREASE TRAP TO REMAIN  
(1000 GALLONS)
  3. PROVIDE NEW 4" SANITARY LINE AS INDICATED TO THE INTO EXISTING PLUMBING. COORDINATE WITH EXISTING FLOOR SINKS AND DRAINS
  4. EXISTING 3 COMP SINK, DISHWASHING, IS CONNECTED TO EXISTING GREASE TRAP
  5. NO CHANGE TO PLUMBING FIXTURE UNITS



**01** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**IN**  
**INJUNE ARCHITECTURE**  
 1101 E. 148th AVE. SUITE 800  
 GARDEN CITY, ILLINOIS 60141  
 708.777.9949

STATE OF ILLINOIS  
 ARCHITECT  
 JACOBSON  
 NUMBER  
 01-013366  
 LICENSED ARCHITECT

**BUONA**  
 THE ORIGINAL ITALIAN BEEF

**RAINBOW CONE**  
 ICE CREAM SHOP

**BUONA RESTAURANT / THE ORIGINAL RAINBOW CONE**  
**EXTERIOR & INTERIOR RENOVATION**  
 7417 S. CASS AVE  
 GARDEN CITY, ILLINOIS 60141  
 CLIENT:

ISSUE DATE: 03.17.2021  
 PROJECT NUMBER: 091149

DRAWN BY: JG  
 CHECKED BY: JH

DATE: 03.17.2021

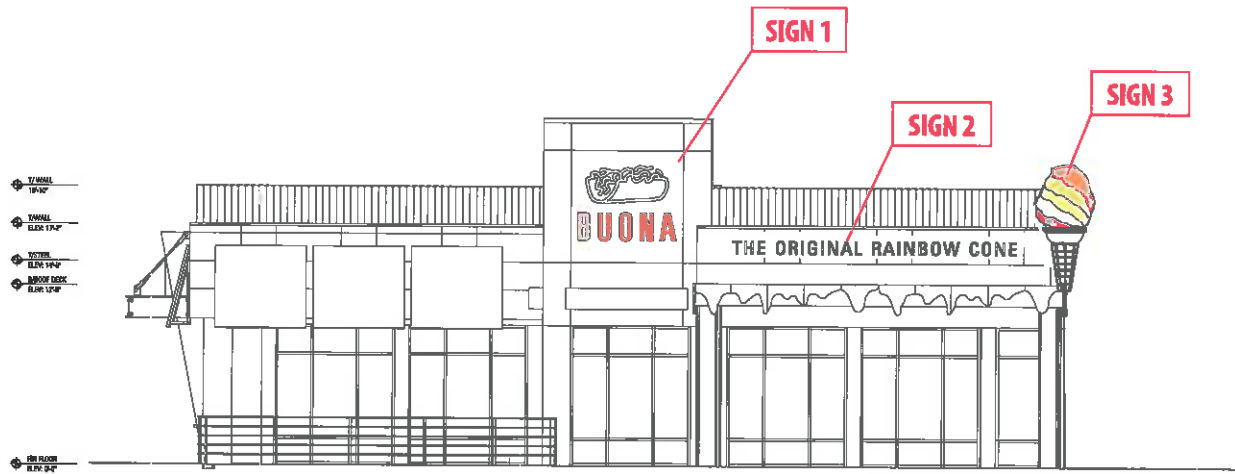
**PLUMBING**

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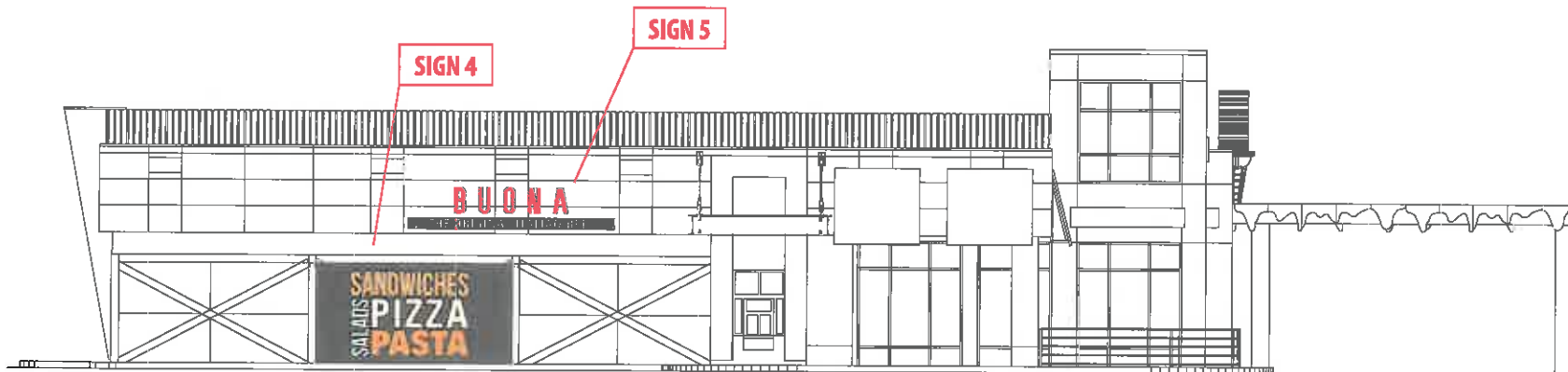
**P-1.1**







**WEST ELEVATION**



**NORTH ELEVATION**

**CUSTOMER**  
Buona Beef

**LOCATION**  
Darlen, IL

**SITE NUMBER**  
N/A

**ACCOUNT REP**  
Mike Shelly

**DRAWN BY**  
AO

**DATE**  
02/11/21

**REVISED**

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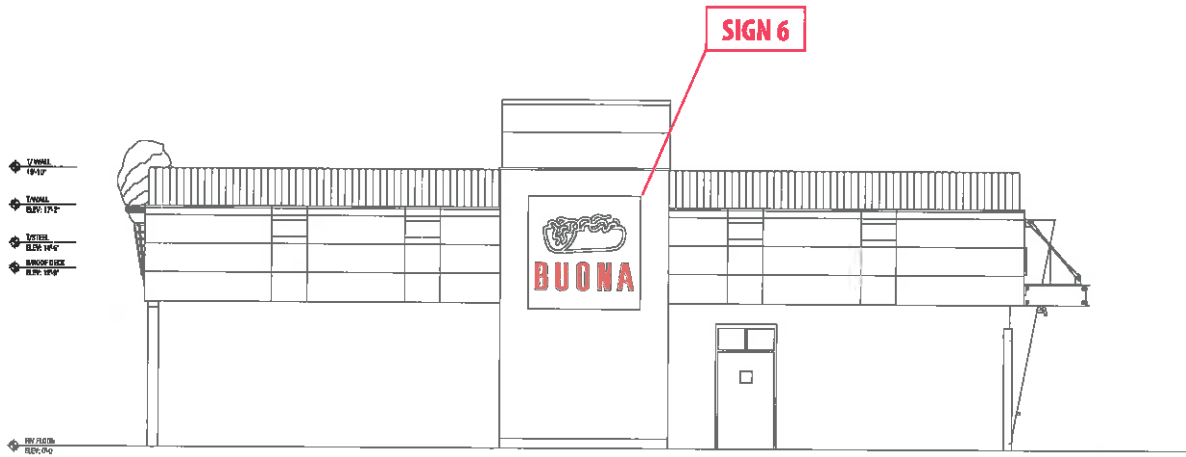
**NOTES**

**SCALE**  
NTS

**CORPORATE ID SOLUTIONS**  
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Chicago, IL 60630  
P: 773-763-9600  
F: 773-763-9606  
CorporateIDSolutions.com



**CORPORATE IDENTIFICATION SOLUTIONS**



**EAST ELEVATION**

**PG 2 / 7**

**CUSTOMER**  
Buona Beef

**LOCATION**  
Darien, IL

**SITE NUMBER**  
N/A

**ACCOUNT REP**  
Mike Shelly

**DRAWN BY**  
AO

**DATE**  
02/11/21

**REVISED**

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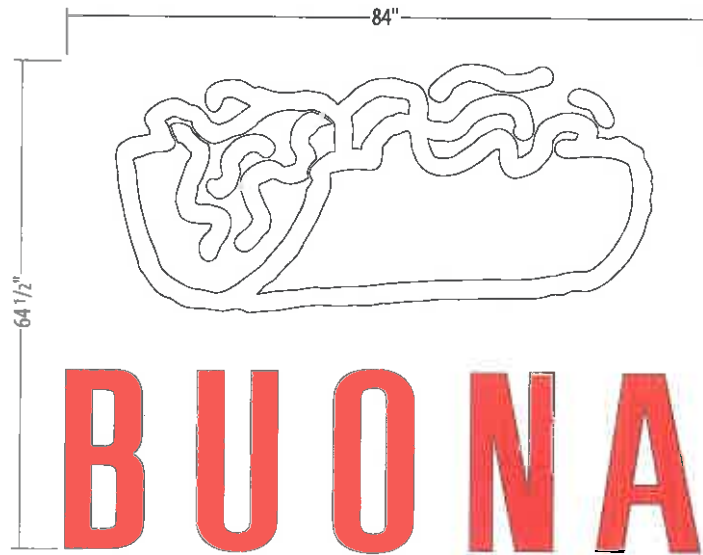
**NOTES**

**SCALE**  
NTS

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F: 773-763-9606  
CorporateIDSolutions.com



**CORPORATE IDENTIFICATION SOLUTIONS**



**SIGN 1 & 6**

- FABRICATED ALUMINUM CHANNEL LETTERS & LOGO
- REVERSE (HALO) ILLUMINATION & FACE-LIT
- STANDOFF MOUNTED
- BEEF - WHITE FACES
- LETTERS - WHITE ACRYLIC FACES WITH 3630-44 ORANGE VINYL DECORATION
- PMS 425 C RETURNS & TRIM CAPS
- QTY (2) SETS

**PG 3 / 7**

CUSTOMER  
Buona Beef

LOCATION  
Darien, IL

SITE NUMBER  
N/A

ACCOUNT REP  
Mike Shelly

DRAWN BY  
AO

DATE  
02/11/21

REVISED

X
X
X
X
X
X
X
X
X
X
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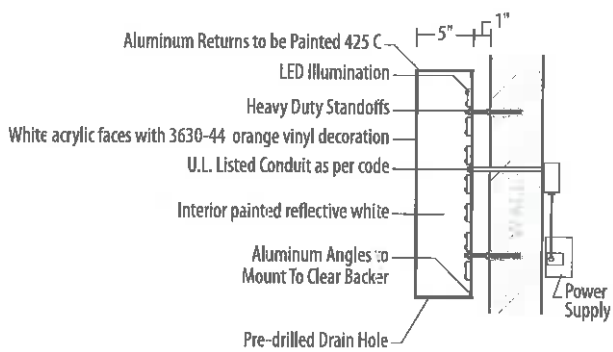
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SCALE  
NTS

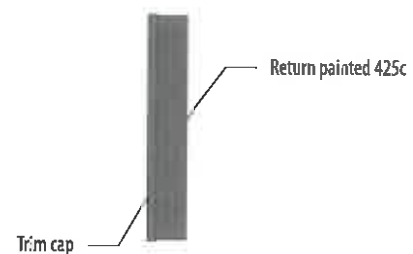
CORPORATE ID SOLUTIONS  
5563 N Elston Ave.  
Chicago, IL 60630  
P: 773-763-9600  
F: 773-763-9606  
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CORPORATE IDENTIFICATION SOLUTIONS



**BUONA LETTERS SIDE VIEW**



**BUONA LETTERS SIDE VIEW**

**SIGN 2**

- ILLUMINATED CHANNEL LETTERS
- WHITE ACRYLIC FACES
- PMS 425 C RETURNS & TRIM CAPS
- QTY (1) SET

12" |-----| 240 3/16" |-----|  
**THE ORIGINAL RAINBOW CONE**

**PG 4 / 7**

**CUSTOMER**  
Buona Beef

**LOCATION**  
Darlen, IL

**SITE NUMBER**  
N/A

**ACCOUNT REP**  
Mike Shelly

**DRAWN BY**  
AO

**DATE**  
02/11/21

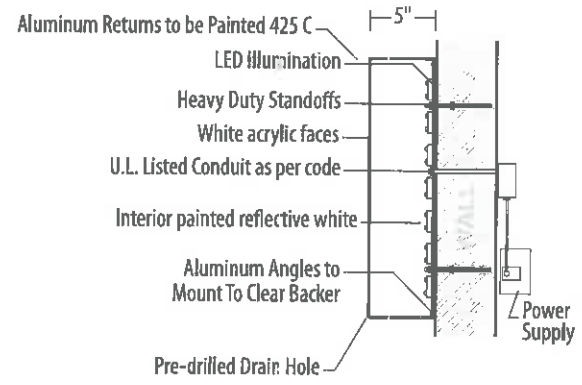
**REVISED**

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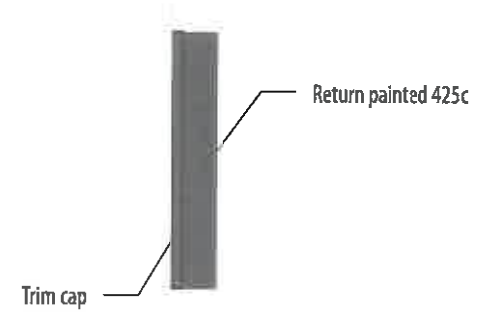
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**SCALE**  
NTS

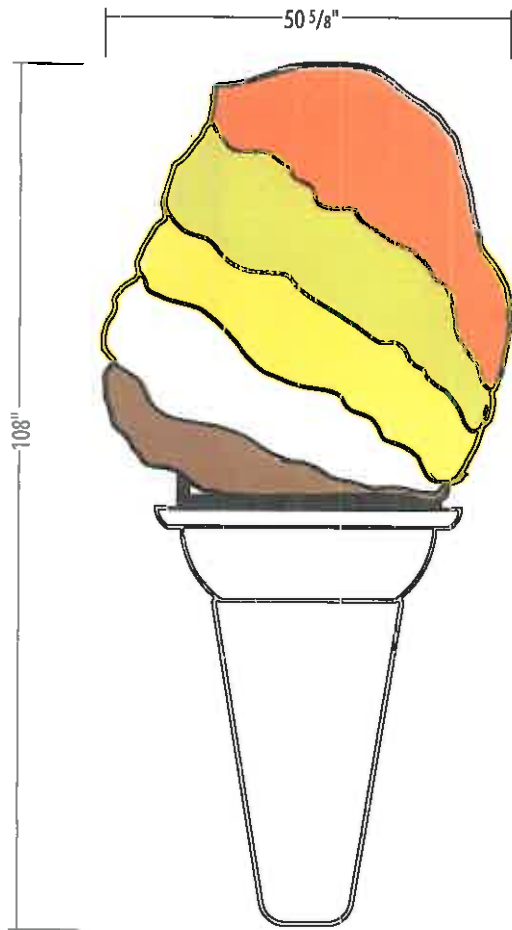
**CORPORATE ID SOLUTIONS**  
 5563 N Elston Ave.  
 Chicago, IL 60630  
 P: 773-763-9600  
 F: 773-763-9605  
 CorporateIDSolutions.com



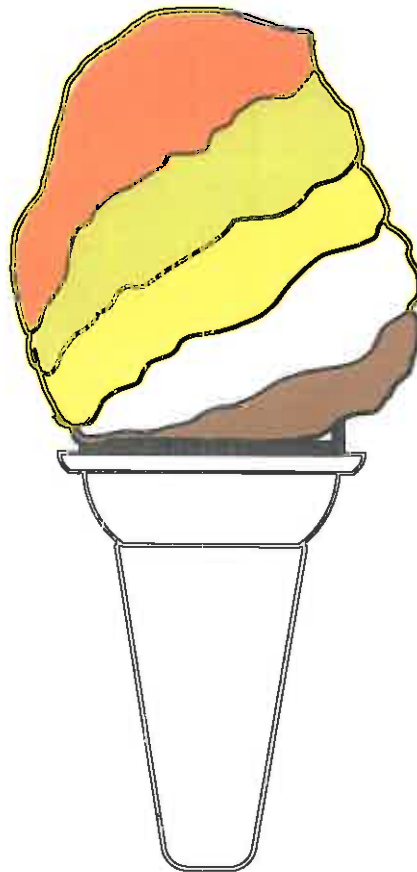
**RAINBOW CONE LETTERS SIDE SECTION**



**RAINBOW CONE LETTERS SIDE VIEW**



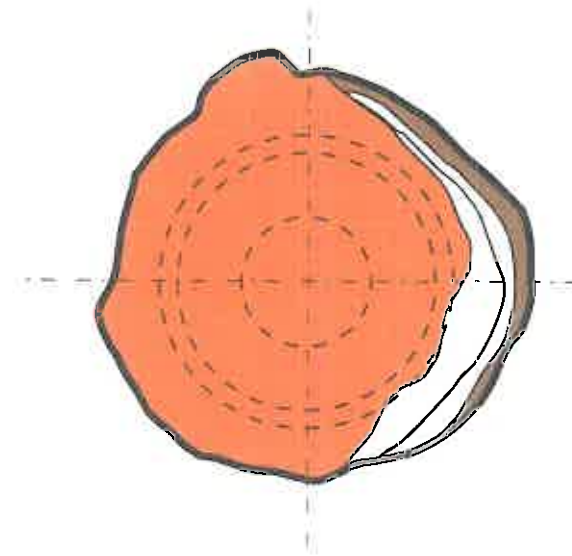
**RAINBOW CONE FRONT**



**RAINBOW CONE SIDE**

**SIGN 3**

- NONILLUMINATED 3D FIBERGLASS SIGN
- CUSTOM MOUNTING BRACKETS
- QTY (1)



**RAINBOW CONE TOP**

CUSTOMER  
Buona Beef

LOCATION  
Darien, IL

SITE NUMBER  
N/A

ACCOUNT REP  
Mike Shelly

DRAWN BY  
AO

DATE  
02/11/21

REVISED

X	_____
X	_____
X	_____
X	_____
X	_____
X	_____
X	_____
X	_____
X	_____
X	_____

NOTES

SCALE  
NTS

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Chicago, IL 60630  
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F: 773-763-9606  
CorporateIDSolutions.com



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**SIGN 4**

- 3/4" thick stud mounted "SALADS/PASTA" letters painted orange & white
- "SANDWICHES/PIZZA" 1/4" thick stud mounted letters with stroke layer at 1/2" thick.



LETTERS  
(SIDE DETAILS)



LETTERS  
(SIDE DETAILS)

**PG 6 / 7**

CUSTOMER  
Buona Beef

LOCATION  
Darien, IL

SITE NUMBER  
N/A

ACCOUNT REP  
Mike Shelly

DRAWN BY  
AO

DATE  
02/11/21

REVISED

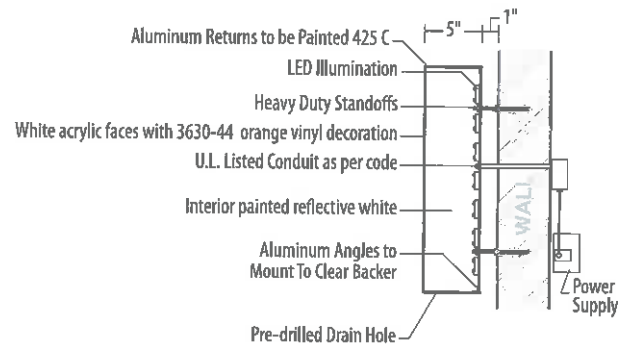
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NOTES

SCALE  
NTS

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Chicago, IL 60630  
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**BUONA LETTERS SIDE VIEW**

**SIGN 5**

- REVERSE (HALO) ILLUMINATION "BUONA" CHANNEL LETTERS WITH WHITE FACES AND 3630-44 ORANGE VINYL DECORATION
- "THE ORIGINAL ITALIAN BEEF" ROUTED AND BACKED CABINET WITH WHITE ACRYLIC PAINTED 425C
- QTY (1) SET

**PG 7 / 7**

CUSTOMER  
Buona Beef

LOCATION  
Darlen, IL

SITE NUMBER  
N/A

ACCOUNT REP  
Mike Shelly

DRAWN BY  
AO

DATE  
02/11/21

**REVISED**

x
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**NOTES**

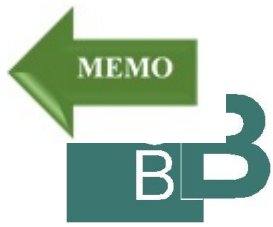
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NTS

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CORPORATE IDENTIFICATION SOLUTIONS



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

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

March 12, 2021

City of Darien  
1702 Plainfield Road  
Darien, Illinois 60561

Attention: Jordan Yanke

Subject: 7414 Cass Ave.  
Buona Restaurant and The Original Rainbow Cone  
(CBBEL Project No.95-323H201)

Dear Jordan

As requested, we have reviewed the preliminary site plan for the above project prepared by Hague Architecture and received on March 8, 2021. The following comments are submitted for your condieration:

1. With the addition of the double drive-through as well as 50 new outdoors seats the parking lot will be reduced by 17 regular parking spots. The reconfigured parking lot contains 48 parking stalls, two of which are handicapped accessible stalls. It appears that one additional stall could be gained if the accessible stalls were striped based on the latest Illinois Accessibility Code standards.
2. The western entrance will also be eliminated leaving only one entrance in and out of the parking lot and restaurant. We do not object to this.
3. The drive through goes exits through the pedestrian entrance to the building and so safety precautions will have to be considered, such as additional signage and/or striping.
4. Utilities to the building will not be interfered with and the storm system that is already in place appears to be sufficient to accommodate the changes.
5. The entrance to the parking lot will also be widened to accommodate a single access to the lot.
6. The north arrow on the plan set is pointing in the wrong direction.
7. The spelling of Cass Ave. is incorrect on the plan set.

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

Sincerely,

A handwritten signature in green ink, appearing to read "Daniel Lynch". The signature is fluid and cursive, with the first name "Daniel" and last name "Lynch" clearly distinguishable.

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

Cc Dan Gombac, City of Darien

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

---

**ORDINANCE NO. 0-33-06**

**AN ORDINANCE APPROVING A SPECIAL USE AND  
VARIATIONS TO THE DARIEN ZONING ORDINANCE**

**(PZC 2006-11: 7409 Cass Avenue, Buona Beef)**

---

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 7<sup>th</sup> DAY OF AUGUST, 2006**

---

**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
8<sup>th</sup> day of August, 2006.**

ORDINANCE NO. 0-33-06

**AN ORDINANCE APPROVING A SPECIAL USE AND  
VARIATION TO THE DARIEN ZONING ORDINANCE**

**(PZC 2006-11: 7409 Cass Avenue, Buona Beef)**

**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 pursuant to the Darien Zoning Ordinance; and

**WHEREAS**, the petitioner has requested approval of a special use under Section 5A-8-3-4, B-2 zoning district of the Darien Zoning Ordinance to allow a drive-thru facility; and

**WHEREAS**, the petitioner has also requested variations from the terms of the Darien Zoning Ordinance and Sign Code as set forth hereinbelow; and

**WHEREAS**, pursuant to proper legal notice, a Public Hearing was held before the Planning and Zoning Commission on July 5, 2006, regarding this matter; and

**WHEREAS**, the Planning and Zoning Commission, at its regular meeting of July 5, 2006, has forwarded its findings and recommendation of approval of this request to the City Council; and

**WHEREAS**, on July 24, 2006, the Planning and Development Committee of the City Council reviewed the petition and has forwarded its recommendations of approval of this request to the City Council; and

ORDINANCE NO. 0-33-06

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 hereinbelow.

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

PART OF PARCEL 3:

THAT PART 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, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1966 AS DOCUMENT R-66-6422, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 192, AFORESAID, 525.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES THERETO A DISTANCE OF 636.62 FEET TO A POINT IN THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE (BEING ALSO THE EAST LINE OF CASS AVENUE) FOR A DISTANCE OF 400.0 FEET TO A POINT 225.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, AFORESAID; THENCE EAST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 150.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF CASS AVENUE, AFORESAID, 125.0 FEET TO A POINT IN THE SOUTH LINE OF LOT 192, AFORESAID, 486.16 FEET WEST OF THE SOUTHEAST CORNER OF LOT 192, AFORESAID; THENCE EAST ALONG SAID SOUTH LINE 486.16 FEET TO THE SOUTHEAST CORNER OF LOT 192, AFORESAID; THENCE NORTH ALONG THE EAST LINE THEREOF 525.0 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF SAID LOT 192); IN DUPAGE COUNTY, ILLINOIS. EXCEPTING FROM SAID PARCEL 3 THAT PART DESCRIBED AS: THE NORTH 89.90 FEET (A PORTION OF THE SOUTH LINE OF WHICH IS ALONG THE NORTH FACE OF A ONE STORY BRICK BUILDING) OF THE SOUTH 525.0 FEET OF LOT 192 IN HINSBROOK UNIT 2, IN DUPAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-33-06

PIN: 09-27-108-028

**SECTION 2: Special Use Granted.** A special use is hereby granted to allow a drive-thru facility under Section 5A-8-3-4, B-2 Community Shopping District, of the Darien Zoning Ordinance.

**SECTION 3: Variations Granted.** The following variations from the Darien Zoning Ordinance and Sign Code are hereby granted:

**A. Variations from Zoning Ordinance:**

- 1 To reduce the required number of vehicle stacking spaces from 15 to 12 (related to the drive-thru facility), Section 5A-11-5: Off Street Parking and Loading Table;
- 2 To permit the continuation of more than one principal building and uses on the same lot, Section 5A-5-5: Minimum Lot Size and Access Requirements;
- 3 To reduce the required width of landscape islands from 9 feet to widths ranging from 3.5 to 10 feet, Section 5A-10-6-(C): Landscape Requirements, Landscape Islands;
- 4 To eliminate the required building foundation landscape strip, Section 5A-10-7: Landscape Requirements, Foundation Landscaping;
- 5 To reduce the required front yard parking setback from 30 feet to 8 feet 11 inches, Section 5A-8-3-8(A)1(b): B-2 District, Yard Requirements;
- 6 To reduce the required side yard building setback from 30 feet to 10 feet, Section 5A-8-3-8(B)1(a): B-2 District, Yard Requirements; and
- 7 To reduce the required side yard parking setback from 20 feet to 4 feet, Section 5A-8-3-8(B)1(b): B-2 District, Yard Requirements.

**B. Variations from Sign Code:**

- 1 To permit wall signage on two sides of the building, and to increase the square footage of permitted wall signage from 122 to 150 square feet, Section 4-3-10(B): Permitted Signs in Zoning District, Signs in the Business Districts; and
- 2 To increase the permitted square footage of directional signage from 4 to 5 square feet, Section 4-3-8(R): Exempt Signs.

**SECTION 4: Site Plan Approval** The Subject property shall be developed in substantial compliance with the following plans:

ORDINANCE NO. 0-33-06

- Plat of Survey (portion), 1 sheet, prepared by Jens K. Doe Survey Service, Inc., dated December 10, 1998.
2. Site Plan, 1 sheet, prepared by Architectural Environments, dated June 12, 2006.
  3. Engineering Plan, 1 sheet, prepared by JAS Associates, Inc., dated June 12, 2006.
  4. Landscape Plan, 1 sheet, prepared by Western DuPage Landscaping, Inc., dated June 9, 2006.
  5. Building Elevations and floor plan, 3 sheets, prepared by Architectural Environments, dated June 12, 2006.
  6. Sign Details, 8 sheets.
  7. Light Pole Details, date received July 24, 2006.
  8. Traffic Analysis.

**SECTION 5: 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 of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**SECTION 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,  
DU PAGE COUNTY, ILLINOIS, this 7<sup>th</sup> day of August, 2006.**

**AYES:** 6-Biehl, Gattuso, Marchese, McIvor, Poteraske, Weaver

**NAYS** 0-NONE

**ABSENT:** 1-Durkin

ORDINANCE NO. 0-33-06

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY.**

ILLINOIS, this 7<sup>th</sup> day of August, 2006.

ATTEST:

  
\_\_\_\_\_  
JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

  
\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR



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

---

**ORDINANCE NO. 0-39-07**

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE  
AND VARIATIONS TO THE DARIEN ZONING ORDINANCE AND SIGN CODE  
(7417 CASS AVENUE, BUONA BEEF)**

**(PZC 2007-15: 7417 Cass Avenue, Buona Beef)**

---

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 15<sup>th</sup> DAY OF OCTOBER, 2007**

---

**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
16th day of October, 2007.**

ORDINANCE NO. 0-39-07

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE  
AND VARIATIONS TO THE DARIEN ZONING ORDINANCE AND SIGN CODE  
(7417 CASS AVENUE, BUONA BEEF)**

**(PZC 2007-15: 7417 Cass Avenue, Buona Beef)**

**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**, heretofore, the City adopted Ordinance No. O-33-06 on August 7, 2006, “(AN ORDINANCE APPROVING A SPECIAL USE AND VARIATIONS TO THE DARIEN ZONING ORDINANCE)”; and

**WHEREAS**, a petition has been filed seeking to amend the special use and variations previously granted to allow the construction of a 492 square foot addition to provide additional indoor seating; and

**WHEREAS**, pursuant to proper legal notice, a Public Hearing was held before the Planning and Zoning Commission on October 3, 2007 on said petition; and

**WHEREAS**, the Planning and Zoning Commission, at its regular meeting of October 3, 2007, has forwarded its findings and recommendation of approval of this petition to the City Council; and

**WHEREAS**, on October 15, 2007, the Planning and Development Committee of the City Council reviewed the petition and has forwarded its recommendations of approval of this petition to the City Council; and

ORDINANCE NO. 0-39-07

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 hereinbelow.

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: Special Use Amended.** The special use heretofore granted by Ordinance No. O-33-06, is hereby amended to allow the construction of a 492 square foot addition.

**SECTION 2: Variations Granted.**

A. A variation from the Zoning Ordinance, Section 5A-8-3-8 (B)1, Yard Requirements, is hereby granted to reduce the required rear yard building setback from 30 feet to 9.53 feet.

B. A variation from the Sign Code, Section 4-2-10(B)2: Signs in Business Districts, is hereby granted to allow an awning with 2.9 square feet of signage on the south façade as shown on the approved plans referenced in Section 3 of this Ordinance.

**SECTION 3: Site Plan Approval.** The Subject Property shall be developed in substantial compliance with the following plans:

Building addition plans (partial set), including site plan, seating plan and building elevations, 3 sheets (C1.1, D1.1 and A5.1), prepared by Architectural Environments, dated August 29, 2007.

**SECTION 4: 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)

ORDINANCE NO. 0-39-07

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 of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**SECTION 5: 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, LLINOIS, this 15<sup>th</sup> day of October, 2007.**

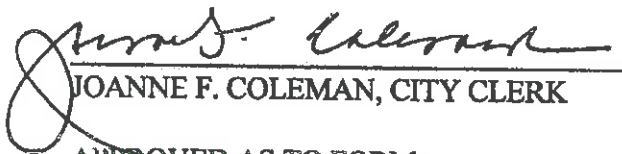
AYES: 6-Avci, Durkin, Galan, Gattuso, Marchese, Poteraske

NAYS: 0-NONE

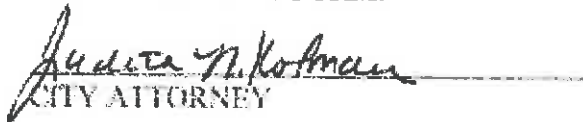
ABSENT: 1-McIvor

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 15<sup>th</sup> day of October, 2007.**

ATTEST:

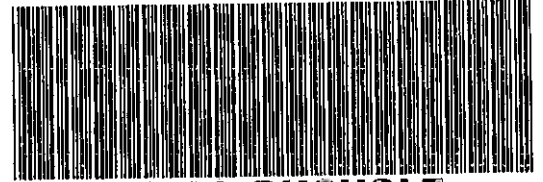
  
JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

  
KATHLEEN MOESLE WEAVER, MAYOR





**FRED BUCHOLZ**  
 DUPAGE COUNTY RECORDER  
 JUL.08.2016 12:19 PM  
 PLAT \$83.00 09-27-108-028  
**006 PAGES R2016-069588**

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. O-22-16

AN ORDINANCE APPROVING  
 A FINAL PLAT OF SUBDIVISION  
 AND VARIATIONS TO THE  
 DARIEN ZONING ORDINANCE

(PZC 2016-08: 7417 Cass Avenue)

ADOPTED BY THE  
 MAYOR AND CITY COUNCIL  
 OF THE  
 CITY OF DARIEN

THIS 20th DAY OF JUNE, 2016

7414 Cass Avenue, Darien, IL 60561 - PIN #09-27-108-028

Published in pamphlet form by authority  
 of the Mayor and City Council of the City  
 of Darien, DuPage County, Illinois, this  
21st day of June, 2016.

*Prepared by*  
 SUBMITTED BY AND RETURN TO:  
 JOANNE E. RAGONA, CITY CLERK  
 CITY OF DARIEN  
 1702 PLAINFIELD ROAD  
 DARIEN, IL 60561

ORDINANCE NO. 0-22-16

**AN ORDINANCE APPROVING  
A FINAL PLAT OF SUBDIVISION  
AND VARIATIONS TO THE  
DARIEN ZONING ORDINANCE**

**(PZC 2016-08: 7417 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 District pursuant to the Darien Zoning Ordinance; and

**WHEREAS**, petitioner has requested approval of a Final Plat of Subdivision and variations from the terms of the Darien Zoning Ordinance to reduce the required minimum lot area from 2.00 acres to 1.157 acres, to reduce the required minimum side yard from 30 feet to 0 feet, to reduce the required minimum rear yard from 30 feet to 0 feet, and to increase the required maximum lot coverage from 75% to 83% to reflect existing structures on the property; and

**WHEREAS**, the Planning and Zoning Commission at its regular meeting of June 15, 2016, recommended approval of said petition and has forwarded its findings and recommendation to the City Council; and

**WHEREAS**, on June 20, 2016, the Municipal Services Committee of the City Council reviewed the petition and has forwarded its recommendation of approval of said petition to the City Council; and

ORDINANCE NO. 0-22-16

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 below.

**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: Subject Property.** This Ordinance is limited and restricted to the property generally located at 7417 Cass Avenue, Darien, Illinois, and legally described as follows:

THAT PART OF LOT 192 IN HINSBROOK UNIT 2, BEING A 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 OF SUBDIVISION RECORDED FEBRUARY 25, 1966 AS DOCUMENT R666422, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 192 THAT IS 225.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ON THE WEST LINE OF SAID LOT 192 HAVING AN ASSUMED BEARING OF NORTH 01 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 293.39 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 53 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 171.73 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 02 SECONDS EAST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 A DISTANCE OF 293.39 FEET TO THE INTERSECTION WITH A LINE 225.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS WEST ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 171.73 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-27-108-028

**SECTION 2: Approval of Final Plat of Subdivision Granted.** Approval of a Final Plat of Subdivision is hereby granted for a two lot subdivision of a parcel of land known as the Darien Estates Subdivision with Lot One containing 1.157 acres and Lot Two containing 4.236

ORDINANCE NO. 0-22-16

acres, subject to further review and approval by the City of Darien Community Services Department.

**SECTION 3: Variations from Zoning Ordinance Granted.** Variations from the Zoning Ordinance are hereby granted as follows: Section 5A-8-3-6: AREA REQUIREMENTS, to reduce the required minimum lot area from 2.00 acres to 1.157 acres; Section 5A-8-3-8 (B) 1: INTERIOR SIDE AND REAR YARDS, to reduce the required minimum side yard from 30 feet to 0 feet and to reduce the required minimum rear yard from 30 feet to 0 feet; and Section 5A-8-3-9: HEIGHT LIMITATIONS, BULK REGULATIONS, to increase the required maximum lot coverage from 75 % to 83%, all to reflect existing structures on the property, and

**SECTION 4: 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 of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**SECTION 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.



ORDINANCE NO. 0-22-16

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 20<sup>th</sup> day of June, 2016.**

AYES: 6 - Beilke, Belczak, Chlystek, Marchese, McIvor, Schauer  
NAYS: 0 - NONE  
ABSENT: 1 - Kenny

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 20<sup>th</sup> day of June, 2016.**

Kathleen Moesle Weaver  
KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

Joanne E. Ragona  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

John B. Murphy, Esq.  
CITY ATTORNEY





ORDINANCE NO. 0-22-16

# Darien Associates Subdivision of

PART OF THE NORTHWEST QUARTER OF SECTION 27  
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ALL IN DuPAGE COUNTY, ILLINOIS

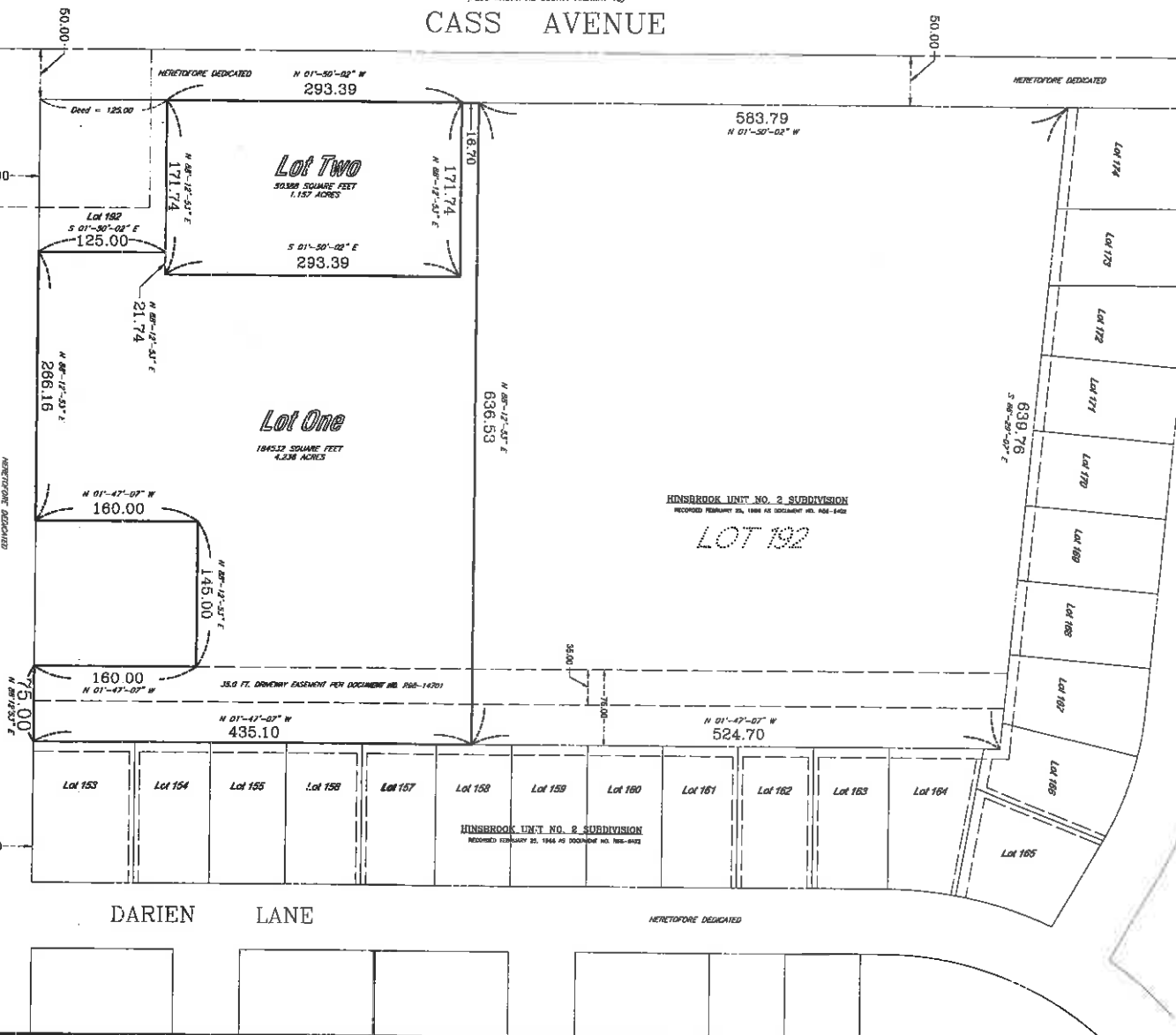
PLAT  
R2016-089568  
JUL 16 2016  
PLAT FILE COUNTY: 2  
ACCOMPANYING PAPERS: Y



(ALSO KNOWN AS COUNTY HIGHWAY 15)  
**CASS AVENUE**



**75th STREET**



**TIMBER LANE**

**DARIEN LANE**

SUBMITTED BY AND RETURN TO:  
DIANE E. BAGINA, CITY CLERK  
CITY OF DARIEN  
1782 PLAZA FIELD ROAD  
DARIEN, IL 60551

SHEET: 1 OF 2  
PIN NO.: 00-27-100-028-0002

ADDRESS: 1418 CASS AVENUE  
DARIEN, ILLINOIS 60551  
SCALE: ONE INCH = FIFTY FEET  
ORDERED BY: MR. MIKE BUONAVOLANTO

PLAT OF SUBDIVISION  
Prepared by  
**MARCHESE AND SONS, Inc.**  
Land - marine - construction surveys  
1000 N. State Street, Suite 1000, Chicago, IL 60610  
Phone: (773) 241-2400 Fax: (773) 241-2402



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

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE AND GRANTING  
VARIATIONS TO THE DARIEN ZONING ORDINANCE AND SIGN CODE  
(7409/7417 CASS AVENUE, BUONA BEEF)**

**(PZC2021-01: 7409/7417 CASS AVENUE, BUONA BEEF)**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 3<sup>rd</sup> DAY OF MAY, 2021**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of May, 2021.**

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE AND VARIATIONS TO  
THE DARIEN ZONING ORDINANCE AND SIGN CODE  
(7409/7417 CASS AVENUE, BUONA BEEF)**

**(PZC2021-01: 7409/7417 CASS AVENUE, BUONA BEEF)**

**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**, heretofore, the City adopted Ordinance No. O-33-06, Ordinance No. O-39-07, and Ordinance No. O-22-16, which granted Special Use approvals, Variations, and Final Plat approval for the subject property; and

**WHEREAS**, a petition has been filed seeking to amend the special use approvals previously granted and approve variations in order to construct a patio cover addition with an outdoor eating area, add an additional drive-through lane, and increase signage on the existing building; and

**WHEREAS**, pursuant to notice as required by law, the City's Planning and Zoning Commission conducted a public hearing on April 7, 2021, and has forwarded its findings and recommendation of approval of this petition to the City Council; and

**WHEREAS**, on April 26, 2021, 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;

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: Special Use Amended.** The Special Use heretofore granted by Ordinance No. O-33-06 and Ordinance No. O-39-07 is hereby amended to allow the construction of the patio cover addition with an outdoor eating area and add an additional drive-through lane; and

**SECTION 2: Variations Granted.** The following variations from the Darien City Code are hereby granted for the subject property:

- A. A variation is granted to reduce the front yard setback from 50 feet to 28 feet for the front patio cover addition.
- B. A variation to increase the allowed wall signage from 122 square feet to 260.5 square feet and to permit wall signage on three (3) building sides.

**SECTION 3: 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 3rd day of May, 2021.

AYES \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 3rd day of May, 2021.**

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JOSEPH MARCHESE, MAYOR

ATTEST:

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JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY



**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a resolution to extend a contract with Compass Minerals America Inc., for the purchase of rock salt in an amount not to exceed \$206,719.24.

**RESOLUTION**

**BACKGROUND/HISTORY**

The rock salt is utilized by the Municipal Services Department for street de-icing operations during the snow season. The City continues to partner with the DuPage County for the purchase of rock salt. Recently, the County has approved a renewal of the current contract with Compass Minerals America Inc. in the amount of \$81.13 per ton.

As part of the joint contract, the City committed to receive up to 2,500 tons of salt. Pending winter conditions the department has the ability to take an additional 500 tons (3000 total) of sodium chloride salt. The Darien Park District and Center Cass School District #66 will be purchasing up to 40 and 8 tons respectively of rock salt not to exceed \$3,245.20 and \$649.04.

The proposed expenditure would be expended from the following account:

<b>ACCOUNT NUMBER</b>	<b>ACCOUNT DESCRIPTION</b>	<b>FY 21-22 BUDGET</b>	<b>PROPOSED EXPENDITURE</b>	<b>PROPOSED BALANCE</b>
03-60-4249	CITY OF DARIEN <b>2500 Tons</b>	\$204,000.00	\$ 202,825.00	\$1,175
01-30-4249	DARIEN PARK DISTRICT - <b>REIMBURSABLE 40 Tons</b>	N/A	\$ 3,245.20	N/A
01-30-4249	CENTER CASS SCHOOL DIST 66 - <b>REIMBURSABLE 8 Tons</b>	N/A	\$ 649.04	N/A
<b>TOTAL COSTS</b>			\$ 206,719.24	\$1,175

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of this resolution with Compass Minerals America Inc., for the purchase of rock salt in an amount not to exceed \$206,719.24.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal approval.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT EXTENSION WITH COMPASS MINERALS AMERICA INC FOR THE PURCHASE OF ROCK SALT IN AN AMOUNT NOT TO EXCEED \$206,719.24**

**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 extend a contract agreement with Compass Minerals America Inc. for the purchase of rock salt in an amount not to exceed \$206,719.24 a copy of which is attached hereto 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, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS** this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**BID BOND**

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Compass Minerals America Inc

9900 W. 109th Street, Ste. 100 Overland Park, KS 66210

as Principal, hereinafter called the Principal,

and the RLI Insurance Company,

of 9025 N. Lindbergh Dr Peoria, IL 61615, a corporation duly organized under

the laws of the State of Illinois, as Surety, hereinafter called the Surety, are held and firmly bound unto

DuPage County Treasurer as Obligee, hereinafter called the Obligee,

in the sum of Five Percent of Amount Bid

Dollars (\$ 5% ), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Bulk Rock Salt 20-035-DOT

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 31st day of March, 2020

Compass Minerals America Inc (Seal)  
[Signature] Principal  
Title

Witness

RLI Insurance Company

[Signature]  
Linda L. Nipper  
Witness

By [Signature]  
the Davis  
Attorney-in-Fact

State of Utah )  
County of Salt Lake ) ss:

On March 31, 2020, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

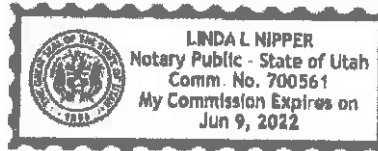
Tina Davis

known to me to be Attorney-in-Fact of RLI Insurance Company  
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires June 9, 2022

  
Linda L. Nipper Notary Public



# POWER OF ATTORNEY

**RLI Insurance Company  
Contractors Bonding and Insurance Company**  
9025 N. Lindbergh Dr. Peoria, IL 61615  
Phone: 800-645-2402

**Know All Men by These Presents:**

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Tina Davis, Linda Nipper, Lindsey Plattner, Lisa Hall, jointly or severally

in the City of Salt Lake City, State of Utah its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

**RLI Insurance Company and/or Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 13th day of May, 2019.



**RLI Insurance Company  
Contractors Bonding and Insurance Company**  
By: B. W. Davis  
Barton W. Davis Vice President

State of Illinois }  
County of Peoria } SS

On this 13th day of May, 2019, before me, a Notary Public, personally appeared Barton W. Davis who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Gretchen L. Johnnigk  
Gretchen L. Johnnigk Notary Public



### CERTIFICATE

I, the undersigned officer of **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** this 31st day of March, 2020.

**RLI Insurance Company  
Contractors Bonding and Insurance Company**  
By: Jean M. Stephenson  
Jean M. Stephenson Corporate Secretary

**Sean Lierz**  
Senior Manager-Highway Sales

D 913.344.9330  
M 800.323.1641 x2  
F 913.338.7945

[lierzs@compassminerals.com](mailto:lierzs@compassminerals.com)

9900 West 109th Street  
Suite 100  
Overland Park, KS 66210  
[www.compassminerals.com](http://www.compassminerals.com)





The County of DuPage  
Finance – Procurement 3-400  
421 North County Farm Road  
Wheaton, Illinois 60187-3978

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**BULK ROCK SALT 20-035-DOT  
ADDENDUM 1**

1. Page 12, #4 – Please clarify the bid bond and Performance bond. Is this only for Group 1? IF a vendor decides to bid Group 2A or 2B, or both 2A and 2B, will a bid bond and performance bond be required?  
ANSWER: Bid bond and performance bond are required for Group 1
2. Page 14, Bid Award Criteria – The bid states that Group 2 will be awarded by each individual agency/twp/muni. Does this mean that each location will reach out to vendors to award separately?  
ANSWER: There are no insurance requirements for this bid. Yes, for Group 2, each public sector entity will contact the vendor directly to make the award.
3. What's the time line for the awarded vendor to receive notification they've been awarded the bid?  
ANSWER: For Group 1, DuPage County will make an award within thirty days. We will publish the bid tabulation at least a few days earlier.
4. Just to clarify you all wanting to purchase regular untreated bulk rock salt?  
ANSWER: The solicitation is for regular untreated bulk rock salt per the specification.
5. Are bidders required to offer pricing above 130% for Group 1?  
ANSWER: Yes, bidders are requested to provide pricing for quantities above 130%.



The County of DuPage  
Finance – Procurement, 3-400  
421 North County Farm Road  
Wheaton, Illinois 60187

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**DUPAGE COUNTY  
NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN that sealed bids will be received and time stamped by the Procurement Officer, for The County of DuPage ("County") on or before March 31, 2020, at 3:30 p.m. at the Finance Department, Room 3-400, The County of DuPage, 421 N. County Farm Road, Wheaton, IL 60187-3978 for the following contract: BULK ROCK SALT 20-035-DOT. Bid document, including specifications, may be obtained from the Finance Department by email at [donna.weidman@dupageco.org](mailto:donna.weidman@dupageco.org) or onsite during regular business hours at no cost or from the internet via [www.demandstar.com](http://www.demandstar.com). All bids must be received prior to the date and time shown above. Bids transmitted by email or facsimile (fax) will not be accepted.

	<b>Bid Event Activity</b>
March 13, 2020	Legal Notice Advertisement Placed
March 19, 2020 4:00 p.m. CST	Questions due to Buyer via email: <a href="mailto:donna.weidman@dupageco.org">donna.weidman@dupageco.org</a>
March 25, 2020 4:00 p.m. CST	Final Q&A Addendum Published
March 31, 2020 3:30 p.m. CST	Submittals Due to Finance Office



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## SECTION 1 - PROJECT INFORMATION

√	<b>SUBMITTAL CHECKLIST</b>
<b>X</b>	Original signed bid with one (1) business card attached
<b>X</b>	All addenda acknowledged on bid form
<b>X</b>	Bid Security
<b>X</b>	All mandatory forms – Bid Form, Bid Form Pricing, Signature Page, W9, Ethics, Joint Purchasing Agreement
<b>X</b>	References

<b>AWARDED CONTRACTOR REQUIREMENTS</b>	
Bid Security/Bid Bond for Group 1	5% Submitted with Bid Documents
Performance and Payment Bond	Due within 10 days of notice of award
Certificate of insurance	Due within 15 days of notice of award
Illinois Secretary of State Corporate/LLC	Due with bid submittal
Certificate Of Good Standing For Current Year	<a href="http://www.cyberdriveillinois.com/departments/business_services/howdoi.html">http://www.cyberdriveillinois.com/departments/business_services/howdoi.html</a>

## SECTION 2 - INSTRUCTIONS TO BIDDERS

**1) ON-LINE NOTIFICATION OF SPECIFICATIONS:** This document is available over the Internet at [www.DemandStar.com](http://www.DemandStar.com), as well as from the contact listed in this document. Adobe Acrobat Reader is required to view electronic documents on-line. If you do not have Adobe Acrobat Reader, you may download it for free from Adobe at [www.adobe.com/products/acrobat/readstep.html](http://www.adobe.com/products/acrobat/readstep.html).

Businesses without Internet access may contact the Procurement Services Division of the County at (630) 407-6190 for these documents.

Companies interested in doing business with the County can register and maintain their registration via the Internet at [www.DemandStar.com](http://www.DemandStar.com). Registration is not required but if you choose to register you will receive automatic initial notification from DemandStar of relevant opportunities with the County of DuPage.

The County is not responsible for errors and omissions occurring in the transmission or downloading of any specifications from this website. In the event of any discrepancy between information on this website and the hard copy specifications, the terms of the hard copy specification will control.

**2) ON-LINE PROVIDER DISCLAIMER:** DemandStar.com has no affiliation with the County of DuPage other than as a service that facilitates communication between the County and its vendors. DemandStar.com is an independent entity and is not an agent or representative of the County. Communications to DemandStar.com do not constitute communications to the County.

**3) COMMUNICATIONS:** To create a more competitive and unbiased procurement process, the County desires to establish a single point of contact throughout the procurement process. From the issue date of this Bid, until a Successful Bidder is selected, all requests for clarification or additional information regarding this BID, or contacts with the County personnel concerning this BID or the evaluation process must be solely to the contact person listed on the cover page of this BID.

A violation of this provision is cause for the County to reject the Bidder's Bid. If it is later discovered that a violation has occurred, the County may reject any Bid or terminate any contract awarded pursuant to this BID. No contact regarding this document with other County employees is permitted.

**4) BID INFORMATION AND QUESTIONS:** Each Bid that is timely received will be evaluated on its merit and completeness of all requested information. In preparing Bids, Bidders are advised to rely only upon the contents of this Bid and accompanying documents and any written clarifications or addenda issued by the County. If a Bidder finds a discrepancy, error, or omission in the Bid package, or requires any written addendum thereto, the Bidder is requested to notify the Purchasing Contact noted on the cover of this Bid, so that written clarification may be sent to all prospective Bidders. The County is not responsible for oral representations. All questions must be submitted in writing to the Procurement Services Contact only before the Question Deadline indicated on the front of this document. All answers will be issued in the form of a written addendum.

**5) BID SUBMISSION:** To be considered, the Bid must be prepared in the manner and detail specified in this Bid. Bids must be submitted before the date and time indicated as the deadline. It is each Bidder's responsibility to ensure that the submittal is received and time-stamped prior to the deadline. This responsibility rests entirely with the Bidder, regardless of delays resulting from postal handling or for any other reasons. Bids will be accepted at any time during the normal course of business only, said hours being 8:00 a.m. to 4:00 p.m. local time, Monday through Friday, except for legal holidays to: DuPage County Procurement Services Division 421 North County Farm Road, Room 3-400 Wheaton, IL 60187.

Bids received after the above deadline may not be accepted and may be returned to the Bidder unopened. The Procurement Services Division's timestamp shall be the official time.

The opening of a Bid does not constitute the County's acceptance of the Bidder as a responsive and responsible Bidder.

Bidders must sign, in ink, the Bid form where indicated. Unsigned Bids will not be considered. An authorized official must sign the Bid. Each signature represents binding commitment upon the Bidder to provide the goods and/or services offered to the County if the Bidder is determined to be the most responsive and responsible Bidder.

Bids must be enclosed in a sealed envelope, box, or package, and clearly marked on the outside with the attached label secured to the lower left-hand corner.

- a) Submission of a Bid establishes a conclusive presumption that the Bidder is thoroughly familiar with the BID and specifications and terms of the Form of Contract, and the County's Procurement Ordinance and that the Bidder understands and agrees to propose by each, and all of the stipulations and requirements contained therein.
- b) All prices and notations must be typed or printed in ink. No erasures are permitted. Mistakes may be crossed out and the person(s) signing the Bid must initial corrections in ink.
- c) Bids sent by email, facsimile, or other electronic means will not be considered.
- d) All costs incurred in the preparation and presentations of the Bid, as well as, any resulting contract, are the Bidder's sole responsibility; no such costs will be reimbursed to any Bidder. All documentation submitted with the Bid will become the property of the County.
- e) Bids are subject to public disclosure after the deadline for opening in accordance with state law under the Freedom of Information Act (FOIA).

**6) CONTRACT AWARD:** The County reserves the right to withdraw the Bid, to award to one Bidder, to any combination of Bidders, by item, group of items, or total Bid. The County may waive informalities if it is in the County's interest. The Bidder(s) to whom the award is made will be notified as soon as possible. Tentative acceptance of the Bid, intent to recommend award of a contract and actual award of the contract will be provided by written notice sent to the Bidder at the address designated in the Bid. All Bids must be for a firm fixed price unless modified. If, for any reason, a contract is not executed with the selected Bidder within 14 days after notice of recommended award, then the County may recommend the next most responsive and responsible Bidder. Award of this Bid is contingent upon the availability of funds for this project, within the sole discretion of the County. Acceptance of the Bidder's Bid does not constitute a binding contract. There is no contract until the County's policies have been fulfilled. The County is not liable for performance costs until the successful Bidder has been given a fully executed contract. Failure to accept the terms and conditions of the County's Standard Contract may deem the Bidder non-responsive.

The successful Bidder will be asked to sign a contract agreement (sample attached).

**7) WITHDRAWAL:** Bids may only be withdrawn by written notice prior to the deadline date set for the opening of Bid. No Bid may be withdrawn after the deadline for submission.

**8) ALTERNATE/EQUAL BIDS:** The specifications cannot cover precisely, all minute details of the equipment required. Therefore, for purposes of establishing a standard of quality, the items listed in the specification may state brand names, manufacturer's models, numbers, et cetera. The County of DuPage, for cost effective measures, standardizes on specific items; those bids will contain the language "No Substitutions," and any alternative will not be considered. A generic or alternate brand product of equal specifications may be proposed as an alternative for the item identified unless "No Substitutions" is indicated. However, in bidding the alternate item, the bidder must also attach manufacturer's printed specifications and literature.

Bidders are encouraged to submit cost-saving/value-added alternate bid pricing suggestions, such as rebates, creative lease agreements, extended warranty periods, trade-in allowances, or the availability of discounts for floor model or demonstrator units at significant savings. Any alternate pricing should be noted as a separate line that may be subtracted from the bid pricing as specified, allowing for clear evaluation and value-analysis by the County.

The County recognizes the expertise provided by many bidders and encourages creativity in bidding. Alternates may be considered if the bid submitted clearly indicates what will be furnished and how it will benefit the County. Alternates will be compared to the lowest responsive, responsible bid as specified.

**9) DEVIATIONS:** The County of DuPage reserves the right to approve any material the Bidder proposes to furnish which contains deviations from specification requirements, but which may substantially comply. If there is any deviation in the pack, source, quality, etc., of any item id, from that prescribed in the specifications, Bidder must rule out the appropriate line in the specifications and clearly indicate the correction. Prices will be converted by the County to accommodate accepted deviations.

**10) REJECTION:** The County reserves the right to reject any or all Bids, or to accept or reject any Bid in part, and to waive any minor informality or irregularity in Bids received, if it is determined by the Procurement Officer or designee that the best interest of the County will be served by doing so. The County may reject any Bid from any person, firm or corporation in arrears or in default to the County on any contract, debt, or other obligation, or if the Bidder is debarred by the County from consideration for a contract award, or if Bidder has committed a violation of the ethics or anti-kickback

provisions of the County's Procurement Ordinance which resulted in a termination of a contract or other material sanction within the two (2) years immediately preceding the date of issuance of this document.

11) **PROCUREMENT POLICY:** Procurement for the County will be handled in a manner providing fair opportunity to all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the County. The Procurement Officer has the vested authority to execute all County contracts, subject to Committee and County Board approval where required.

12) **PROPRIETARY INFORMATION:** Under the Illinois Freedom of Information Act, all records in the possession of DuPage County are presumed to be open to inspection or copying, unless a specific exception applies. 5 ILCS 140/1.2 One exemption is "trade secrets and commercial or financial information obtained from a person or business where the trade secrets or commercial or financial information are furnished under a claim that they are proprietary, privileged or confidential, and that disclosure of the trade secrets or commercial or financial information would cause competitive harm to the person or business, and only insofar as the claim directly applies to the records requested." 5 ILCS 140/7(1)(g). The county will assume that all information provided to us in a bid or proposal is open to inspection or copying by the public unless clearly marked with the appropriate exception that applies under the Freedom of Information Act. Additionally, if providing documents that you believe fall under an exception to the Freedom of Information Act, please submit both an unredacted copy along with a redacted copy which has all portions redacted that you deem to fall under a Freedom of Information Act exception

13) **NON-DISCRIMINATION:** DuPage County will not contract with any person or firm that discriminates against employees or applicants for employment because of any factor not related to job performance. The Bidder must comply with all federal, state and local laws and policies that prohibit discrimination in employment contracts.

14) **CONTRACT NEGOTIATION:** All Bids must be firm for at least 120 calendar days from the due date of the Bid. If, for any reason, a contract is not executed with the selected Bidder within 14 days after notice of recommended award, then the County may recommend the next most responsive and responsible Bidder. There is no contract until the County's policies have been fulfilled.

15) **DISQUALIFICATION OF RESPONDENTS:** Any one or more of the following causes may be considered sufficient for the disqualification of a Bidder and the rejection of the Bid:

1. Evidence of collusion among Bidders.
2. Lack of competency as revealed by either financial, experience, or equipment statements.
3. Lack of responsibility as shown by past work.
4. Uncompleted work under other contracts which, in the judgment of the County, might hinder or prevent the prompt completion of additional work if awarded.

16) **BIDDER RESPONSIBILITIES:** The Bidder must be capable, either as a firm or a team, of providing all services as described under Specifications and/or Scope of Work Section and to maintain those capabilities until notification of the fact that their Bid was unsuccessful.

The selected Bidder must remain capable of providing all services proposed as described under Specifications and/or Scope of Work Section and must maintain those capabilities until the agreement is successfully finished. The successful Bidder will be responsible for all Services in this Bid as they are provided or performed by the Successful Bidder.

Further, the County will consider the Successful Bidder(s) to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the cost of any contract.

17) **DISCLOSURE OF CONTENTS:** All information provided in the Bid shall be held in confidence and shall not be revealed or discussed with competitors, until after award of the contract except as provided by law or court decision. All material submitted with the Bid becomes the property of the County and may be returned only at the County's option.

Bidders must make no other distribution of their Bids other than authorized by this BID. A Bidder who shares cost information contained in its Bid with other County personnel or competing Bidder personnel shall be subject to disqualification.

Bidders shall not be provided any information about other Bids or prices or where the Bidder stands in relation to others at any time during the evaluation process. Any request for such information by a Bidder, or an affiliated party may be viewed as a compromise to the evaluation process and the requesting Bidder may be eliminated from further consideration.

**18) COMPLIANCE WITH ILLINOIS STATE LAW:** By submitting a response, Bidder [Proposer] certifies that it has obtained all required authorizations, certifications, and/or licenses required by law to perform the work described herein and transact business within the State of Illinois. This may include but is not limited to, in the case of a foreign business corporation, limited liability company, limited partnership, or limited liability partnership, authorization from the Illinois Secretary of State to transact business within the State of Illinois.

[Http://www.cyberdriveillinois.com/departments/business\\_services/howdoi.html](http://www.cyberdriveillinois.com/departments/business_services/howdoi.html).

### SECTION 3 - GENERAL CONDITIONS

1) **ADDENDUM AND SUPPLEMENT TO INVITATION TO BID (ITB):** If it becomes necessary or advisable to revise any part of this ITB or if additional data is necessary to enable the exact interpretation of provisions of this ITB, revisions will be provided in the form of an Addendum. Addendum information is available over the internet at [www.DemandStar.com](http://www.DemandStar.com). Adobe Acrobat® Reader may be required to view this document. Bidder shall acknowledge receipt of each addendum issued in the space provided on the bid form.

2) **APPLICABLE CODES AND ORDINANCES:** Contractor hereby certifies that all materials used conform to all articles and sections of all current applicable National Building Codes and other relevant construction-related codes. Workmanship and materials shall conform to all local applicable codes and ordinances.

3) **ASSUMPTION OF RISK:** Until the completion and final acceptance by the County of all work under or implied by this Contract, the work shall be under the Contractor's care and charge and he shall be responsible, therefore. Contract shall rebuild, replace, repair, restore and make good all injuries, damages, re-erection, and repairs rendered necessary by causes, of any nature, to all or any portion of the work.

4) **CHANGES:** The County of DuPage reserves the right to make any desired change in the specifications after the same shall have been put under contract; but the change so made, with the price to be added or deducted from the contract price, therefore, shall be agreed upon in advance between County of DuPage and the successful Contractor.

Illinois law requires that changes more than \$10,000 or extensions greater than thirty (30) days must comply with the Criminal Code. The Procurement Services Division shall issue to the successful contractor a written change order to the original contract, such change orders shall be binding upon both parties thereto and shall in no way invalidate or make void the terms of the original contract not modified by such change.

5) **COMMENCEMENT OF WORK:** The successful Contractor must not commence any billable work prior to the County issuing a Notice to Proceed. Work done prior to these circumstances shall be at the Contractor's risk.

6) **COMMUNICATIONS:** To create a more competitive and unbiased procurement process, the County desires to establish a single point of contact throughout the procurement process. From the issue date of this solicitation, until a contract has been awarded, all requests for clarification or additional information regarding this solicitation, or contact with the County personnel concerning this solicitation or the evaluation process, must be solely to the contact person listed on the cover page of this solicitation.

No contact regarding this document with other County employees or officers is permitted. A violation of this provision may be grounds for the County to reject the Bidder's proposal. If it is later discovered that a violation has occurred, the County may reject any proposal or terminate any contract awarded pursuant to this solicitation.

Questions and answers regarding the Scope of Work/Specifications will be shared with all bidders.

7) **CONFIDENTIAL INFORMATION AND COUNTY PROPERTY:** It is agreed that all specifications, drawings, or data furnished by County of DuPage shall (1) remain the County of DuPage's sole and exclusive property; (2) be considered and treated by Contractor as County of DuPage's confidential information, and not be copied, reproduced or duplicated in any manner or disclosed to any person or party, except as is necessary in the performance of this contract and (3) be returned upon request.

8) **CONTRACTOR PERFORMANCE:** The Instructions to Bidders, Bid Form, General Conditions, Special Conditions, Contract Specifications and Attached Exhibits, together with the approved purchase order shall be incorporated in and become terms of the Contract. All items shall be supplied in strict accordance with the specifications. The Contractor's performance under the terms of the Contract shall be to the satisfaction of the County. Failure to comply with any statutory requirements shall be deemed a performance breach.

9) **DISCIPLINE:** Nothing herein shall be construed to imply that the County of DuPage is retaining control over the operative details of the Contractor's work or the Subcontractor's employee's work. The Contractor is assuming all oversight, and the Contractor is ensuring compliance with safety guidelines.

10) **DRUG FREE WORKPLACE:** The Contractor (whether an individual or company) agrees to provide a drug free workplace as provided for in 30 ILCS 580/1 et seq.

11) **ENDORSEMENTS:** Contractor shall not use the name, seal or images of County of DuPage in any form of endorsement to any third-party without the County's written permission.

12) **F.O.B.:** All goods are to be shipped prepaid, F.O.B. delivered and installed. The total price quoted by the Bidder must be the total cost delivered to the location(s) stated. Bidder must not qualify his bid by stating a F.O.B. location other than such stated location(s). Shipments sent C.O.D. without County of DuPage's written consent will not be accepted and will at Contractor's risk and expense, be returned to Contractor. Unauthorized shipments are subject to rejection and return at Contractor's expense.

13) **FORCE MAJEURE:** The County of DuPage shall not hold Contractor liable for an extraordinary interruption of events, or damage of County property, by a natural cause that cannot be reasonably foreseen or prevented; i.e., droughts, floods, severe weather phenomena, et cetera.

14) **HOLD HARMLESS AGREEMENT:** Contractor shall indemnify and hold harmless Owner, Engineer, Engineer's Consultants, and all of their partners, officers, agents, and employees from all suits, actions, or claims of any character brought for or on account of any injuries to or death of or damages received by any person, persons, or property resulting from the operations of Contractor or any of his subcontractors in prosecuting the work under this contract.

15) **HOLDING OF BIDS:** Bidder may withdraw the bid at any time prior to the time specified as the closing time for the receipt of bids. However, no Bidder shall withdraw or cancel the bid for a period of ninety (90) calendar days after said closing time for the receipt of bids. Unauthorized withdrawal may result in forfeiture of the bid bond, or if no bid bond is required, the withdrawing Bidder shall pay the sum of \$1,000 00 as liquidated damages for the County's loss in re-bidding.

16) **INDEMNITY:** The Contractor shall, at all times, to the extent permitted by law, fully indemnify, hold harmless, and defend the County and its officers, agents, and employees from and against any and all claims and demands, actions, causes of action, and cost and fees of any character whatsoever made by anyone whomsoever on account of or in any way growing out of the performance of this contract by the Contractor and its employees, or because of any act or omission, neglect or misconduct of the Contractor, its employees and agents or its subcontractors including, but not limited to, any claims that may be made by the employees themselves for injuries to their person or property or otherwise, and any claims that may be made by the employees themselves or by the Illinois Department of Labor for the Contractor's violation of the Illinois Prevailing Wage act (820 ILCS 130/1 et seq.).

Such indemnity shall not be limited because of the enumeration of any insurance coverage or bond herein provided.

Nothing contained herein shall be construed as prohibiting the County, its officers, agents, or its employees, from defending through the selection and use of their own agents, attorneys and experts, any claims, actions or suits brought against them. The Contractor shall likewise be liable for the cost, fees and expenses incurred in the County's or the Contractor's defense of any such claims, actions, or suits.

The Contractor shall be responsible for any damages incurred because of its errors, omissions or negligent acts and for any losses or costs to repair or remedy construction because of its errors, omissions or negligent acts.

The County does not waive its defenses or immunities under the Local Government and Governmental Employees Tort Immunity Act, 745 ILCS 10/1 et seq. because of indemnification or insurance.

17) **LAW GOVERNING:** The ITB and resulting contract shall be governed by the laws of Illinois. Bidder agrees to comply with all applicable State and Federal laws.

18) **VENUE:** By submitting a response, bidder agrees that venue for all disputes arising out of the solicitation process, including but not limited to judicial review of any protest decision, will be exclusively in the circuit court for the Eighteenth Judicial Circuit in DuPage County, Illinois and that Illinois law will control.

19) **LIABILITY OF CONTRACTOR:** The mention of any specific duty or liability imposed upon Contractor shall not be construed as a limitation or restriction of any general or other liability or duty imposed upon Contractor by his Contract, said reference to any specific duty or liability being made merely for explanation. Contractor shall be responsible to Owner for the acts and omissions of all his employees and all subcontractors, their agents and employees, and all other persons performing any of the Work under an agreement with Contractor.

20) **LIENS, CLAIMS, AND ENCUMBRANCES:** Contractor warrants and represents that all the goods and materials ordered herein are free and clear of all liens, claims, or encumbrances of any kind.



**21) LOBBYIST REGISTRATION:** Bidder shall comply with the provisions of Chapter 2, Article IX, Section 2-600, Lobbyist Registration of the Code of DuPage County, Illinois.

**22) MSDS:** When applicable, Contractor shall furnish Material Safety Data Sheets for their products, in compliance with the Illinois Toxic Substance Disclosure to Employee Act and the "Right-to-Know" law, 820 ILCS 220/0.01 and 820 ILCS 225/0.1. Material Safety Data Sheets, upon award of Contract, shall be submitted to the County Procurement Services Division.

**23) MISCELLANEOUS REQUIREMENTS:** The County will not be responsible for any expenses incurred by the Contractor in preparing and submitting a Bid. All Bids shall provide a straightforward, concise delineation of your capabilities to satisfy the requirements of this request. Emphasis should be on completeness and clarity of content.

**24) NON-DISCRIMINATING:** The Contractor, its employees and subcontractors, agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

**25) PATENTS:** Contractor undertakes and agrees to defend at Contractor's own expense all suits, actions, or proceedings in which the County of DuPage, its Officers, agents or employees are made defendants for actual or alleged infringement of any U.S. or foreign letters patent resulting from the use or sale of the items purchased hereunder. Contractor shall inform the County of DuPage whenever infringement will result from Contractor's adherence to specifications supplied by the County of DuPage or by an authorized County representative. Contractor further agrees to pay and discharge all judgments or decrees, which may be rendered in any such suit, action or proceedings against the County of DuPage, its Officers, agents or employees therein. Should Contractor of his agents be enjoined from furnishing or using any invention, article, material, or appliance required to be supplied under this contract, Contractor shall promptly offer other articles, materials, or appliances in lieu thereof, of equal quality suitability for review by County. If the County should disapprove of the offered substitutes and should elect in lieu of substitution, to have supplied, and to retain and use, any such invention, article, material or appliance as may be required by this Contract to be supplied, then Contractor shall pay such royalties and secure such valid licenses as may be necessary for the County. If the contractor does not make any approved substitution promptly, or does not pay such royalties to secure the licenses as may be necessary, then the Engineer shall have the right to make such substitution, or change the cost thereof against any money due Contractor from Owner, or recover the amount thereof from him and his sureties notwithstanding that final payment under this Contract may have been made.

**26) PAYMENT:** Original invoices must be presented for payment in accordance with instructions contained on the Purchase Order including reference to Purchase Order number and submitted to the correct address for processing. The County shall pay all invoices pursuant to 50 ILCS 505, "Local Government Prompt Payment Act". Invoices containing charges for work subject to the Illinois Prevailing Wage Act (820 ILCS 130/) are required to be accompanied by the applicable Certified Transcript of Payroll form(s) for acceptance. Payment will not be made on invoices submitted later than six-months (180 days) after delivery of goods and any statute of limitations to the contrary is hereby waived.

**27) PROTEST:** Any actual or prospective bidder, offeror, or contractor who believes they have been adversely affected in connection with the solicitation or award of a contract may, within seven calendar days of the solicitation, bid opening or award, by mail or have served, a letter of protest to the Chief Procurement Officer. The Chief Procurement Officer must submit a response in writing to the protesting entity, within five (5) business days from receipt of the protest.

**28) RESERVATION OF RIGHTS:** The County of DuPage reserves the right to reject any or all bids failing to meet the County's specifications or requirements and to waive technicalities. If in the County of DuPage's opinion, the lowest bid is not the most responsible bid, considering value received for monies expended, the right is reserved to make awards as determined solely by the judgment of the County of DuPage. In determining the lowest responsible bidder, the County shall take into consideration the qualities of the articles supplied, their conformity with the specifications, and their suitability to the requirements of the County and the delivery terms. Intangible factors, such as the Bidder's reputation and past performance, will also be weighed.

The Bidder's failure to meet the mandatory requirements of the ITB will result in the disqualification of the bid from further consideration.

The County further reserves the right to reject all bids and obtain goods or services through intergovernmental or cooperative agreements, or to issue a new and revised ITB.

Submission of a bid confers no rights on the Contractor to a selection or to a subsequent contract. All decisions on compliance, evaluation, terms and conditions shall be made solely at the County's discretion and shall be made in the best interest of the County.

**29) TAX:** The County of DuPage does not pay Federal Excise Tax or Illinois Sales Tax. The tax exemption number is E9997-4551-07. A copy of the exemption letter is available upon written request.

**30) TRANSFER OF OWNERSHIP OR ASSIGNMENT:** The terms and conditions of this contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Prior to any sales or assignments, the County of DuPage must be notified and approve the same in writing.

**31) WARRANTY:** Complete warranty information detailing period and coverage must be submitted.

## SECTION 4 - SPECIAL CONDITIONS

### 1) ACCURACY DISCLAIMER:

The Contractor shall thoroughly acquaint himself with the sites for the proposed bid to fully understand the facilities, difficulties and restrictions attending to the execution of the bid. The Contractor will be allowed no additional compensation for his failure to be so informed.

**2) ADDITIONAL MISCELLANEOUS REQUIREMENTS:** The Contractor is prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this agreement or its rights, title of interest therein or its power to execute such agreement to any other person, company or corporation without the previous consent and approval in writing by the County. The County staff will not take delivery of any equipment or material. The Contractor shall have a representative on-site to receive any equipment or material delivered for this project.

### 3) BID SECURITY/PERFORMANCE BOND – GROUP 1 ONLY

Each bid shall be accompanied by a Bid Security in the form of (a) Bid Bond or (b) a certified or cashier's check or money order payable to the order of the DuPage County Treasurer. The Bid Security shall be in an amount of not less than five percent (5%) of the total bid, as a guarantee that the Bidder will, within 10 days after the date of the conditional award of a contract, provide a Performance Bond as required by the Bid Documents. Any bid submitted without the required Bid Security, will not be read after it is opened.

Bid Bonds shall be duly executed by the Bidder as principal and have a surety thereon a surety company, approved by the County, having the minimum equivalent of a Best and Company A-V Rating.

If an intended Awardee fails to furnish any bond or insurance or document required by the Bid Documents, the Bid Security submitted with its bid shall be forfeited as liquidated damages.

The Contractor shall within 10 days of the Notice of Award furnish a Performance Bond in an amount equal to twenty percent (20%) of total bid amount, conditioned upon the faithful performance of all covenants and stipulations included in these bid documents and holding good until the completion of the contract to protect the County of DuPage against inadequate performance per all requirements of the Bid Documents. The Performance Bond shall remain in effect for one year from the issuance of a Purchase Order or until completion of the Contract period, whichever is longer.

The Contractor shall provide an extension of or an additional Performance Bond, upon each mutually agreed upon contract renewal.

### 4) CONTRACT TERM AND RENEWAL:

This contract shall be effective for a one (1) year term period with a start date of 6/01/2020 and a completion date of 5/31/2021.

The contract shall be subject to three (3) additional one-year term periods provided there is no change in the terms, conditions, specifications and prices and provided that such renewals are mutually agreed to by both parties. In no event shall the term plus renewals exceed four (4) years.

### 5) SPLIT BIDS:

Contractors may bid on one or more categories. The County of DuPage reserves the right to award by total bid, by single item or by any combination of items, in accordance with our language in the Bid Document relating to Contractor selection (or rejection) in the best interest of the County of DuPage.

**6) CANCELLATION:** The County reserves the right to cancel the whole or any part of this contract (1) upon 120-day written notice, without cause, or (2) upon 30-day written notice for due to failure by the Contractor to carry out any obligation, term or condition of this contract. The County will issue written notice to the Contractor for acting or failing to act as in any of the following:

- a) The Contractor provides material that does not meet the specifications of this contract;
- b) The Contractor fails to adequately perform the services set forth of this contract;
- c) The Contractor fails to complete the work required or to furnish the materials required within the time stipulated in the contract;
- d) The Contractor fails to progress in the performance of this contract and/or gives the County reason to believe that the Contractor will not or cannot perform the requirements of the contract.

**7) PRICING:** DuPage County reserves the right to compare pricing submitted to any and all known national purchasing cooperatives in order to obtain the lowest pricing available in the current marketplace for this contract award. The County reserves the right to award a contract to the lowest responsive, responsible vendor for BULK ROCK SALT 20-035-DOT after reviewing all national purchasing cooperative pricing programs available for the County to participate in.

**8) PAYMENTS:** Separate invoices shall be required for each County of DuPage department participating in the purchase.

**9) CREDIT MEMOS:** Must be on an original form with date of return, descriptions of items and prices noted.

**10) QUALITY:** All Recycled Products or Materials shall show the percent of post-consumer recycled content. Items that are used, demonstrators, obsolete, seconds, or which have been discontinued are unacceptable without prior written approval of the Procurement Officer.

**11) THIRD PARTY AGREEMENT:** The County shall not enter a third-party rental agreement and reserves the right to disqualify a vendor so bidding.

**12) USAGE REPORTS:** Vendor may be required to submit a semi-annual report on orders placed against the contract. The report format shall contain the vendor's name, item number and term of contract at the top of the page. The report shall indicate the period covered by the report starting from the date the first order is received and ending with the date it is prepared. The report must be organized as follows:

DELIVERY LOCATION	DELIVERY DATE	DELIVERY TICKET NUMBER	QUANTITY (TONS)	UNIT PRICE	EXTENSION
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Vendor may from time to time be requested to produce reports within a particular time frame, i.e. fiscal year. These reports must be furnished within seven (7) days of request.

These reports are to be forwarded to:	DuPage County Division of Transportation Roula Eikosidekas 140 North County Farm Road Wheaton, IL 60187
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**13) VENDOR QUALIFICATIONS:**

Vendor will provide a general history, description and status of their Company.

Please visit [www.compassminerals.com](http://www.compassminerals.com) for company information and history. A historical timeline of company has been included with bid documents.

## SECTION 5 - STATEMENT OF WORK

This bid is to furnish and deliver bulk rock salt for snow and ice control, in accordance with the AASHTO Specification M143, Sodium Chloride Type 1, Grade 1. Bulk rock salt shall be 95 to 98 percent pure sodium chloride. Maximum moisture content shall be no more than two and a half percent (2.5%).

Bulk rock salt not meeting the standards listed in these Specifications shall be subject to rejection by DuPage County.

### **BID AWARD CRITERIA:**

DuPage County reserves the right to award a contract(s) to the lowest responsive, responsible bidder(s) by lump sum bid, by Group 1, whichever is in the best interest of DuPage County. DuPage County will only consider unit pricing in the 130%-150% range, in the event of a tie.

Group 2 will be awarded by each individual agency/township/municipality.

### **COUNTY AUTHORIZED REPRESENTATIVE:**

Post contract award, the County authorized representative for this bid is Michael Tuman, 630-407-6885 or authorized designee.

### **DELIVERY REQUIREMENTS:**

Orders are generally expected to be received within three (3) working days from date of order.

Normal deliveries shall be made between the hours of 6:00 a.m. and 2:30 p.m., Monday through Friday. Arrangements can be made for after hours and weekend deliveries to maintain a prompt order delivery schedule.

All order releases shall be delivered to completion, unless mutually agreed upon by the County of DuPage and the awarded Contractor.

All salt deliveries shall be made with trucks equipped with tailgate dump trailers.

All trucks shall be covered with approved waterproof material. The contractor will ensure that upon delivery, the driver shall inspect the inside of the trailer and will confirm that all salt has been removed from the trailer before leaving the point of delivery. The contractor shall ensure that all weights and measures shown on the delivery tickets are correct. DuPage County Division of Transportation reserves the right to require that delivery trucks be directed to a scale in the vicinity to check the accuracy of loads being delivered.

The actual tonnage delivered by the Contractor shall be within 20 (twenty) tons of the requested tonnage for each order.

The Contractor shall notify the Division of Transportation and any participating municipality of the trucking firm that will be delivering the salt, as well as a contact name, address and phone number of said trucking firm. The Contractor shall supply the same information for the terminal location, as well. Ultimately, all delivery responsibility will fall upon the Awarded Contractor. It will be their responsibility to accept order releases and communicate order information to the designated trucking firms and terminals.

Deliveries of rock salt will be required to be free of any foreign materials (i.e. mud, rocks, wood, tarpaulins, etc.). Cause for rejection and removal shall be made known within two (2) working days to the Contractor. Loads contaminated with foreign material will be replaced at the Contractor's expense within five (5) working days.

All salt is to be lump free. No salt with lumps larger than two (2) inches in diameter will be accepted. Loads with lumps larger than two (2) inches shall be replaced at the Contractor's expense within five (5) working days.

### **INVOICING:**

Original invoices must be presented for payment in accordance with instructions contained on the Purchase Order including reference to Purchase Order number and submitted to the correct address for processing. The County shall pay all invoices pursuant to 50 ILCS 505, "Local Government Prompt Payment Act". Payment will not be made on invoices submitted later than six-months (180 days) after delivery of goods and any statute of limitations to the contrary is hereby waived.

### **LIQUIDATED DAMAGES:**

From December 1, 2020 through April 30, 2021, if the Contractor is unable to make delivery within seven (7) calendar days from the date of order, DuPage County shall have the right to retain \$.20 per ton, per calendar day as liquidated damages on the undelivered portion of the order. An order placed prior to 12:00 noon on any business day (Monday through Friday, except Holidays) would be considered as the first calendar day of the seven (7) day delivery period. For orders placed after 12:00 noon on a given day, the following day would be considered the first calendar day of the seven (7) day delivery period. If after seven (7) days of liquidated damage assessment, the Contractor has still failed to deliver as required, DuPage County shall reserve the right to take action to remedy the failure of Contractor performance without prior notification of

such failure. This may include termination of the order and purchase of salt from other sources, or to take action consistent with public safety as needed to continue business. Any or all additional costs may be collected from the Contractor, in addition to any liquidated damage.

**ORDERING:**

Group 1 - DuPage County will place a minimum of 500 tons at a given time. All individual releases will be placed with the terminal.

Group 2 - 500 ton minimum will be waived. All individual releases will be placed with the terminal.

Orders for tonnage will be placed with the successful qualified bidder beginning June 1, 2020. All salt will be delivered by May 31, 2021. No further orders will be given after that date unless authorized by the County Authorized Representative or designee. Contract renewals will incorporate similar timelines for consecutive years.

**QUANTITIES:**

See Bid Pricing in Section 7 for quantities and locations.

DuPage County Division of Transportation has included a quantity which is an estimate only, for Standard Delivery. Bidders are to provide a unit price for 80% to 130% of this additional estimated quantity (STANDARD DELIVERY). DuPage County Division of Transportation agrees to purchase at least 80% of the quantity shown. If DuPage County does not utilize or order the 80%, DuPage County will pay for the 80% and it will be stored at the terminal, for delivery to the County at a later date. This will be handled at no additional charge to the County.

The Agency/Townships/Municipalities (Group 2) intend to make initial orders as indicated under Group 2 with delivery expected by 11/30/20. Bidders are required to provide a unit price for this 100% guaranteed delivery. (EARLY DELIVERY). The Townships/Municipalities section has included an additional quantity which is an estimate only. Bidders are to provide a unit price for 80% to 130% of this additional estimated quantity (STANDARD DELIVERY). The Townships/Municipalities agree to purchase at least 80% of the quantity shown. If the Townships/Municipalities do not utilize or order the 80%, the Townships/ Municipalities will pay for the 80% and it will be stored at the terminal, for delivery to the Townships/ Municipalities at a later date. This will be handled at no additional charge to the Townships/ Municipalities.

**THIRD PARTY OR ACTING IN THE BEST INTEREST OF THE CITIZENS OF DUPAGE COUNTY:**

In cases where other governmental agencies in DuPage County are unable to obtain bulk rock salt, DuPage County Division of Transportation reserves the rights and obligation to sell salt or give salt (to be reimbursed at a later date) to governmental agencies without any recourse from the Awarded Contractor. This will be done at the contracted cost given to DuPage County Division of Transportation by the Awarded Contractor and at no time shall a profit be made by DuPage County Division of Transportation.

**STOCKING REQUIREMENTS:**

Within thirty (30) days of the notice of award (issuance of purchase order) the Contractor will be required to provide DuPage County with their salt source and local terminal information. One hundred thirty percent (130%) of the standard delivery quantity listed will be required to be in stock at a local terminal by December 1, 2020. This requirement shall be fulfilled each December 1st, with each contract renewal.

DuPage County reserves the right to inspect the awarded Contractor's local terminal to verify for quantity and condition of salt, as required in the Specifications.

## SECTION 6 - INSURANCE REQUIREMENTS

Upon notice of acceptance of proposal, the successful bidder shall, within fifteen (15) calendar days of said notice, furnish to the Purchasing Agent a Certificate of Insurance and provide policy endorsements evidencing specific coverage of the types of insurance in the amounts specified below. Such coverage shall be placed with a responsible company acceptable to the County and licensed to do business in the State of Illinois, and with a minimum insurance rating of A-VII as found in the current edition of A.M. Best's Key Rating Guide. All required insurance shall be maintained by the contractor in full force and effect during the life of the contractor, and until such a time as all work has been approved and accepted by the County. The Contractor is responsible for all insurance deductibles and Self-Insured relations.

TYPE OF INSURANCE		MINIMUM ACCEPTABLE LIMITS OF LIABILITY
1.	<b>Workers Compensation</b>	Statutory
2.	<b>Employers Liability</b>	
	A. Each Accident	\$ 1,000,000
	B. Each Employee-disease	\$ 1,000,000
	C. Policy Aggregate-disease	\$ 1,000,000
3.	<b>* Commercial General Liability</b>	
	A. Per Occurrence	\$ 2,000,000
	B. General Aggregate	
	1. General Aggregate- Per project	\$ 2,000,000
	2. General Aggregate - Products/ Completed Operations	\$ 2,000,000
4.	Personal and Advertising Injury	\$ 1,000,000
	Each Occurrence	\$ 1,000,000
5.	Fire Legal Liability (any one fire)	\$ 100,000
6.	Medical Expense (any one person)	\$ 5,000
7.	<b>* Umbrella Excess Liability (over primary)</b>	\$ 1,000,000
	Retention for Self-Insured Hazards (each occurrence)	\$ 1,000,000
8.	<b>* Business Auto Liability</b>	\$ 1,000,000

\*In addition to a Certificate of Insurance the following Endorsements are needed:

"Additional Insured" Endorsement,

"Waiver of Subrogation" and

"Insurance is Primary and Non-Contributory to additional Insured" Excess must Follow GL Form

If any policy or coverage is written as "claims made" then coverage must be maintained for 4 years after project completion. At all times during the term of the contract, the Contractor and its independent contractors shall maintain, at their sole expense, insurance coverage for the Contractor, its employees, officers and independent contractors, as follows:

- NOTE:
- A) It is the responsibility of Contractor to provide a copy of this PROPOSAL to their insurance carrier.
  - B) it may also be required that the Contractor's insurer and coverage be approved by County prior to execution of the Contract.
  - C) No work shall be started until receipt of Certificate of Insurance.

The County of DuPage shall be named as additionally insured on all certificates of insurance.

The insurance carrier of the insured is required to notify the County of DuPage of termination of any or all of these coverages, prior to the completion of any contract, at least 30 days prior to expiration.

**CHANGES IN INSURANCE COVERAGE:**

The Contractor will immediately notify the County if any insurance has been cancelled, materially changed, or renewal has been refused and the Contractor shall immediately suspend all work in progress and take the necessary steps to purchase, maintain and provide the required insurance coverage(s) and limits. If suspension of work should occur due to insurance requirements, upon verification by the County of the required insurance the County will notify Contractor when they can proceed with the work. Failure to provide and maintain the required insurance coverage(s) and limits could result in immediate cancellation of the contract and the Contractor shall accept and bear all costs that may result due to the Contractor's failure to provide and maintain the required insurance.

**INSURANCE RATING:**

All of the above-specified types of insurance shall be obtained from companies that have at least an A-VII rating in Best's Guide or the equivalent.

**SURVIVAL OF INDEMNIFICATION:**

The indemnification described above shall not be limited by reason of the enumeration of any insurance coverage herein provided, and indemnification shall survive the termination of the Contract.

**NOTICE OF LAWSUIT:**

Within 5 days of service of process, the County shall notify the Contractor of any lawsuit involving the indemnification provided for above. Failure to provide such notice shall not relieve the Contractor of its obligation to provide indemnification. However, the County shall be responsible for any additional costs of defense incurred due to their failure to provide such notice within 60 days.

**CHOICE OF LEGAL COUNSEL:**

The Contractor shall provide coverage as provided in the contract, if the County, an Employee, or Elected Official is named in a lawsuit then the County retains the right to choose legal counsel subject to the approval of the County and appointment by the State's Attorney of DuPage County.

**RIGHTS RETAINED:**

Notwithstanding the foregoing, nothing contained herein shall be deemed to constitute a waiver of any defenses or immunities otherwise available to the County.

Insurance certificates must reference project name and bid number

The County of DuPage shall be named in "Description of Operations..." section, as additionally insured on all certificates of insurance. Insurance certificates shall also reference PROJECT NAME and BID NUMBER. coverages should be emailed (and hard copy mailed) to

DuPage County Procurement Services Division  
421 N. County Farm Road, 3-400  
Wheaton, IL 60187  
donna.weidman@dupageco.org



**SECTION 7 – REQUIRED FORMS TO BE COMPLETED, SIGNED AND RETURNED WITH BID**

**BID PRICING:**

The Contractor is to provide a unit price per ton. DuPage County will require a 5% bid security to be submitted with the bid, The Awarded Contractor will also be required to furnish a 20% Performance Bond and Certificate of Insurance, within 10 days of the Notice of Award (as outlined in the Special Conditions). Similar conditions will apply to Group 2.

**GROUP 1 – DUPAGE COUNTY**

All Product to be shipped F.O B. Delivered, freight prepaid, 140 N. County Farm Road, Wheaton, IL 60187 or 7900 S. Rt. 53, Woodridge, IL 60517.

**STANDARD DELIVERY** – Bidders are required to provide a unit price for 80% to 130% of the estimated quantity. The DuPage County Division of Transportation agrees to purchase at least 80% of the quantity shown. If DuPage County does not utilize or order the 80%, DuPage County will pay for the 80% and it will be stored at the terminal, for delivery to the County at a later date. This will be handled at no additional charge to the County.

ITEM	UOM	QUANTITY	UNIT PRICE	EXTENDED PRICE
BULK ROCK SALT	TON	15,000	\$81.13	\$1,216,950.00
<b>TOTAL GROUP 1</b>				\$1,216,950.00
<b>UNIT COST PER TON FOR QUANTITIES BETWEEN 130% AND 150% OF PROJECTED USAGE</b>			\$91.13	

**SHIPPING AND BILLING INFORMATION FOR GROUP 1:**

BILL TO ADDRESS:	SHIP TO ADDRESS:
DuPage County Division of Transportation Attn: Kathy Black 421 North County Farm Road Wheaton, IL 60187 TX: (630) 407-6892 DOTFinance@dupageco.org	DuPage County Division of Transportation Attn: Jason Walsh 421 North County Farm Road Wheaton, IL 60187 TX: (630) 407-6925 Jason.Walsh@dupageco.org
Same	DuPage County Public Works Attn: Jason Walsh 7900 S. Rt. 53 Woodridge, IL 60517 TX: (630) 407-6925 Jason.Walsh@dupageco.org

**GROUP 2 – AGENCY/TOWNSHIPS/MUNICIPALITIES**

All Product to be shipped F.O.B. Delivered, freight prepaid, to the locations listed. Each Agency/Township/Municipality will make an independent determination on whether it will enter into this agreement with the Awarded Contractor.

**A – EARLY DELIVERY** – 100% Confirmed quantities. Delivery by November 30, 2020

ITEM	UOM	QTY	UNIT PRICE	EXTENDED PRICE
Bulk Rock Salt	TON	4,000	\$ 85.11	\$ 340,440.00
TOTAL GROUP 2-A				\$ 340,440.00

**B – STANDARD DELIVERY** – Bidders are required to provide a unit price for 80% to 130% of the estimated quantity. If the Agency/Township/Municipality agrees to enter into an agreement with the Awarded Contractor, the Township/Municipality agrees to purchase at least 80% of the quantity shown. If the Agency/Township/ Municipality does not utilize or order the 80%, the Agency/Township/ Municipality will pay for the 80% and it will be stored at the terminal, for delivery to the Agency/Township/ Municipality at a later date. This will be handled at no additional charge to the Contracting Agency/Township/Municipality.

ITEM	UOM	QTY	UNIT PRICE	EXTENDED PRICE
Bulk Rock Salt	TON	55,020	\$ 81.13	\$ 4,463,772.60
TOTAL GROUP 2-B				\$ 4,463,772.60
UNIT COST PER TON FOR QUANTITIES BETWEEN 130% AND 150% OF PROJECTED USAGE			\$ 91.13	

LOCATION	BILL TO	SHIP TO	UNIT OF MEASURE	Group 2A 100% Confirmed Quantities - Delivery is no later than 11/30/2020	Group 2B 80-130% Estimated Quantities - Standard Delivery
Addison Township	411 W. Potter Wood Dale, IL 60191	411 W. Potter Wood Dale, IL 60191	TON	0	500
Addison, Village of	1491 W. Jeffrey Drive Addison, IL 60101-4331	1491 W. Jeffrey Drive Addison, IL 60101-4331	TON	0	2,100
Aurora, City of	44 E. Downer Place Aurora, IL 60507	City of Aurora Central Garage 720 N. Broadway Aurora, IL 60505 or 2112 Montgomery Rd Aurora, IL 60504	TON	0	8,500
Bartlett, Village of	228 S. Main Street Bartlett, IL 60103	1150 Bittersweet Drive Bartlett, IL 60103 or 315 E. Devon Ave. Bartlett, IL 60103	TON	0	1,000
Bensenville, Village of	717 E. Jefferson St. Bensenville, IL 60106	717 E. Jefferson St. Bensenville, IL 60106	TON	0	500
Bloomington Township	6N030 Rosedale Ave. Bloomington, IL 60108	6N030 Rosedale Ave. Bloomington, IL 60108	TON	0	1,500
Bloomington, Village of	201 S. Bloomington Rd Bloomington, IL 60108	305 Glen Eilyn Road Bloomington, IL 60108	TON	0	1,500
Carol Stream, Village of	124 Gerzevske Lane Carol Stream, IL 60188	124 Gerzevske Lane Carol Stream, IL 60188	TON	0	2,300
Clarendon Hills	1 N. Prospect Ave. Clarendon Hills, IL 60514	452 Park Ave. Clarendon Hills, IL 60514	TON	0	500
Darien, City of	1041 S. Frontage Road Darien, IL 60561	1041 S. Frontage Road Darien, IL 60561	TON	300	2,500
Downers Grove Township	4340 Prince St. Downers Grove, IL 60515	318 E. Quincy Westmont, IL 60559	TON	0	1,200
Downers Grove, Village of	5101 Walnut Ave. Downers Grove, IL 60515	5101 Walnut Ave. Downers Grove, IL 60515	TON	2,700	0

DuPage Airport Authority	2700 International Drive Suite 200 West Chicago, IL 60185	2751 Aviation Ave. West Chicago, IL 60185	TON	0	120
Glen Ellyn, Village of	30 S. Lambert Glen Ellyn, IL 60137	30 S. Lambert Glen Ellyn, IL 60137	TON	0	1,500
Hanover Park, Village of	2121 W. Lake St. Hanover Park, IL 60133	2121 W. Lake St. Hanover Park, IL 60133	TON	0	1,800
Hinsdale, Village of	19 E. Chicago Ave. Hinsdale, IL 60523	225 Symonds Drive Hinsdale, IL 60521	TON	0	700
Itasca, Village of	411 N. Prospect Ave. Itasca, IL 60143	411 N. Prospect Ave. Itasca, IL 60143	TON	0	1,200
Lisle Township	4719 Indiana Ave. Lisle, IL 60532	4719 Indiana Ave. Lisle, IL 60532	TON	0	800
Lisle, Village of	925 Burlington Lisle, IL 60532	4905 Yackley Ave. Lisle, IL 60532	TON	0	1,800
Lombard, Village of	255 E. Wilson Ave. Lombard, IL 60148	1135 N. Garfield Lombard, IL 60148	TON	0	2,500
Milton Township	23W040 Poss St. Glen Ellyn, IL 60137	23W040 Poss St. Glen Ellyn, IL 60137	TON	0	1,800
Naperville Township	31W331 North Aurora Rd. Naperville, IL 60563	31W331 North Aurora Rd. Naperville, IL 60563	TON	0	400
Oakbrook, Village of	1200 Oak Brook Road Oak Brook, IL 60523	3003 Jorie Blvd. Oak Brook, IL 60523	TON	0	750
Schaumburg, Village of	101 Schaumburg Ct. Schaumburg, IL 60193	714 S. Plum Grove Road Schaumburg, IL 60193	TON	1,000	4,000
Villa Park, Village of	20 S. Ardmore Ave. Villa Park, IL 60181	729 N. Ardmore Ave. Villa Park, IL 60181	TON	0	600
Warrenville, City of	3S258 Manning Ave. Warrenville, IL 60555	3S346 Mignin Drive Warrenville, IL 60555	TON	0	1,300
Wayne Township	4N230 Klein Road West Chicago, IL 60185	4N230 Klein Road West Chicago, IL 60185	TON	0	250
West Chicago, City of	475 Main St. West Chicago, IL 60185	135 W. Grandlake Blvd. West Chicago, IL 60185 or 1350 W. Hawthorne Lane West Chicago, IL 60185	TON	0	3,000
Westmont, Village of	31 W. Quincy St. Westmont, IL 60559	39 E. Burlington Ave. Westmont, IL 60559	TON	0	800
Wheaton, City of	303 W. Wesley, PO Box 727 Wheaton, IL 60187	820 W. Liberty Drive Wheaton, IL 60189	TON	0	3,300

Willowbrook, Village of	835 Midway Drive Willowbrook, IL 60527	700 Willowbrook Centre Parkway Willowbrook, IL 60527	TON	0	800
Winfield, Village of	27W465 Jewell Road Winfield, IL 60190	0S040 Wynwood Road Winfield, IL 60190	TON	0	600
Winfield Township	30W575 Roosevelt Rd. West Chicago, IL 60185	30W575 Roosevelt Rd. West Chicago, IL 60185	TON	0	800
Wood Dale, City of	720 N. Central Ave. Wood Dale, IL 60191	720 N. Central Ave. Wood Dale, IL 60191	TON	0	800
Woodridge, Village of	One Plaza Drive Woodridge, IL 60517	One Plaza Drive Woodridge, IL 60517 or 7900 IL Rt. 53 Woodridge, IL 60517	TON	0	2,300
York Township	19W475 Roosevelt Road Lombard, IL 60148	19W475 Roosevelt Road Lombard, IL 60148	TON	0	1,000
			GRAND TOTAL	4000	55,020

**BID FORM**

**BID 20-035-DOT BULK ROCK SALT**

(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Name of Bidder	Compass Minerals America Inc
Main Business Address	9900 West 109th Street, Suite 100
City, State, Zip Code	Overland Park, KS 66210
Telephone Number	800-323-1641 Opt 2 (Sales Managr), Opt 1 (Orders, Customer Service)
Fax Number	913-338-7945 (Cust Serv/Sales) or 913-433-9616 (Orders)
Bid Contact Person	Sean Lierz, Senior Sales Manager
Email Address	lierzs@compassminerals.com or highwaygroup@compassminerals.com

TO: The DuPage County Procurement Services

The undersigned certifies that he is:

- the Owner/Sole Proprietor     
  a Member authorized to sign on behalf of the Partnership     
  an Officer of the Corporation     
  a Member of the Joint Venture

Herein after called the Bidder and that the members of the Partnership or Officers of the Corporation are as follows:

<u>Kevin S. Crutchfield, President &amp; CEO</u> (President or Partner)	<u>Jon Schnieders, Vice President, Salt</u> (Vice-President or Partner)
<u>Zoe Vantzog, Secretary</u> (Secretary or Partner)	<u>James D. Standen, CFO &amp; Treasurer</u> (Treasurer or Partner)

Further, the undersigned declares that the only person or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm or corporation; that he has fully examined the proposed forms of agreement and the contract specifications for the above designated purchase, all of which are on file in the office of the Procurement Officer, DuPage County, 421 North County Farm Road, Wheaton, Illinois 60187, and all other documents referred to or mentioned in the contract documents, specifications and attached exhibits, including Addenda No. 1, and \_\_\_\_\_ issued thereto;

Further, the undersigned proposes and agrees, if this bid is accepted, to provide all necessary machinery, tools, apparatus, and other means of construction, including transportation services necessary to furnish all the materials and equipment specified or referred to in the contract documents in the manner and time therein prescribed.

Further, the undersigned certifies and warrants that he is duly authorized to execute this certification/affidavit on behalf of the Bidder and in accordance with the Partnership Agreement or by-laws of the Corporation, and the laws of the State of Illinois and that this Certification is binding upon the Bidder and is true and accurate.

Further, the undersigned certifies that the Bidder is not barred from bidding on this contract as a result of a violation of either 720 Illinois Compiled Statutes 5/33 E-3 or 5/33 E-4, bid rigging or bid-rotating, or as a result of a violation of 820 ILCS 130/1 et seq., the Illinois Prevailing Wage Act.

The undersigned certifies that he has examined and carefully prepared this bid and has checked the same in detail before submitting this bid, and that the statements contained herein are true and correct.

If a Corporation, the undersigned, further certifies that the recitals and resolutions attached hereto and made a part hereof were properly adopted by the Board of Directors of the Corporation at a meeting of said Board of Directors duly called and

held and have not been repealed nor modified, and that the same remain in full force and effect. (Bidder may be requested to provide a copy of the corporate resolution granting the individual executing the contract documents authority to do so.)

Further, the Bidder certifies that he has provided equipment, supplies, or services comparable to the items specified in this contract to the parties listed in the reference section below and authorizes the County to verify references of business and credit at its option.

Finally, the Bidder, if awarded the contract, agrees to do all other things required by the contract documents, and that he will take in full payment therefore the sums set forth in the bidding schedule (subject to unit quantity adjustments based upon actual usage).





**1. IRS FORM W-9**

This form can be found attached, or at the following link: <https://www.irs.gov/pub/irs-pdf/fw9.pdf>

**2. REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT**

This form can be found attached, or at the following link: <https://www.dupageco.org/Finance/Procurement/1316/>

Please see attached.

# W9 FORM

Form **W-9**  
(Rev. November 2017)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line. Do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) in \_\_\_\_\_  
 Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) in \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
 Exempt payee code (if any) \_\_\_\_\_  
 Exemption from FATCA reporting code (if any) \_\_\_\_\_  
 Payee is account holder/ estate (see LHA)

5 Address number, street, and apt. or suite no. (See instructions.)    Requester's name and address (optional)

6 City, state, and ZIP code

7 LHA account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

OR

Employer identification number

--	--	--	--	--	--	--	--	--	--

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**      Signature of U.S. person      Date

**General instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See specific instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line, do not leave this line blank. <b>Compass Minerals America Inc.</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p> <p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC</p> <p><input checked="" type="checkbox"/> C Corporation</p> <p><input type="checkbox"/> S Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>9900 West 109th Street, Suite 100</b></p> <p><b>6</b> City, state, and ZIP code <b>Overland Park, KS 66210</b></p> <p><b>7</b> List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>	<b>Employer identification number</b>																																								
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4	8	-	1	0	4	7	6	3	2																																

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification Instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Mary Wells</i>	Date ▶ <i>3/11/2020</i>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

# VENDOR ETHICS DISCLOSURE



## Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Date:

Bid/Contract/PO # **Bid 20-035-DOT**

Company Name: <b>Compass Minerals America Inc</b>	Company Contact: <b>Sean Lierz, Senior Sales Manager</b>
Contact Phone: <b>913-344-9330 or 800-323-1641 Opt 2</b>	Contact Email: <b>LierzS@compassminerals.com</b>

**The DuPage County Procurement Ordinance requires the following written disclosures prior to award:**

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of \$25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions

**NONE (check here) - If no contributions have been made**

Add Line	Recipient	Donor	Description (e.g. cash, type of item, in-kind services, etc.)	Amount/Value	Date Made
x					
x					

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

**NONE (check here) - If no contacts have been made**

Add Line	Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email
x	<b>Sean Lierz, Senior Sales Manager</b>	<b>913-344-9330</b>	<b>LierzS@compassminerals.com</b>
x	<b>Julia Yates, Sales Support Coordinator</b>	<b>913-344-9117</b>	<b>YatesJ@compassminerals.com</b>

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

**Continuing disclosure is required, and I agree to update this disclosure form as follows:**

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:  
<http://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature

Printed Name

Title

Date

[Signature]

**Joel Gordos**  
**Senior Manager Highway Sales**  
**3/26/2020**

Attach additional sheets if necessary. Sign each sheet and number each page. Page **1/2** of (total number of pages)

**JOINT PURCHASING AGREEMENT**

**JOINT PURCHASING:**

**OTHER TAXING BODIES:** Based on County Board Resolution IR-084-78.

Would your firm be willing to extend your bid to other taxing bodies in DuPage County such as school districts, townships, cities and villages, etc? The approximate quantity usage is unknown.

YES \_\_\_\_\_ NO  X

State any other requirements that they would have to meet beyond that of our Bid invitation and specification.

n/a   
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** The County of DuPage would not be involved in purchasing by any other taxing body other than to receive a copy of their purchase order that would reference the County of DuPage contract number. The invoicing and payments would be entirely between the other taxing bodies and the Contractor. If the County of DuPage accepts this bid, the procedure to handle joint purchases would be developed by the County of DuPage with the Contractor and distributed to the taxing bodies by the County of DuPage.

## REFERENCES

The bidder must list three (3) references, listing firm name, address, telephone number and contact person to whom they have provided similar equipment, material or services for a period of not less than six (6) months.

COMPANY NAME:	IL DOT District 1
ADDRESS:	201 W Center Court
	Schaumburg, IL 60196
CONTACT PERSON:	Michael LaBrcc
TELEPHONE NUMBER:	847-705-4177

COMPANY NAME:	McHenry CHD
ADDRESS:	16111 Nelson Road
	Woodstock, IL 60098
CONTACT PERSON:	Ed Markison
TELEPHONE NUMBER:	815-334-4973

COMPANY NAME:	Illinois Tollway
ADDRESS:	P O Box 3094
	Attn: Contract Admin
	Lisle, IL 60532
CONTACT PERSON:	Kevin Ganzer
TELEPHONE NUMBER:	630-241-6800 ext 4967

COMPANY NAME:	City of Crystal Lake
ADDRESS:	P O Box 597
	Crystal Lake, IL 60039
CONTACT PERSON:	Larry Zurek
TELEPHONE NUMBER:	815-356-3744

**SAMPLE**  
**SECTION 8 - SAMPLE CONTRACT AGREEMENT**  
CONTRACT 20-035-DOT BETWEEN [CONTRACTOR]  
AND THE COUNTY OF DUPAGE

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between the County of DuPage, Illinois a body corporate and politic, located at 421 North County Farm Road, Illinois, 60187-3978 (hereinafter referred to as the COUNTY), and \_\_\_\_\_, licensed to do business in the State of Illinois, located at \_\_\_\_\_ (hereinafter referred to as the CONTRACTOR).

**RECITALS**

WHEREAS, the COUNTY requires the goods and/or services specified in Bid #20-035-DOT for its Department of \_\_\_\_\_, located at the DuPage County Center, 421 North County Farm Road, Wheaton, Illinois 60187; and

WHEREAS, the CONTRACTOR is the vendor selected pursuant to the bid process and is willing to perform under the terms of the Bid and this Contract.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, the parties agree that:

**1.0 CONTRACT DOCUMENTS**

1.1 This Contract includes all of the following component parts, all of which are fully incorporated herein and made a part of the obligations undertaken by the parties:

- 1.1.a Project Information
- 1.1.b Instructions to Bidders
- 1.1.c General Conditions
- 1.1.d Special Conditions
- 1.1.e Insurance/Bonding Requirements and Certificates
- 1.1.f Bid Form (including Certification/Proposal, Signature Affidavit including Proposal Pricing)
- 1.1.g Specifications (including any addenda, interpretations and approved exceptions)
- 1.1.h Exhibits
- 1.1.i County Purchase Order

1.2 All documents are or will be on file in the office of the Procurement Services Division, DuPage Center, 421 North County Farm Road, Room 3-400, Wheaton, Illinois 60187.

1.3 In the event of a conflict between any of the above documents, the document control from top to bottom, i.e., "a" controls over "b".

**2.0 DURATION OF THIS CONTRACT**

2.1 Unless terminated as provided in the Bid Invitation, the term of this Contract shall be a \_\_\_\_ year period beginning on XX/XX/XXXX and continuing through XX/XX/XXXX.

2.2 the Contract term is subject to renewal per the Bid Invitation Specifications. In no event, shall the term plus renewals exceed four (4) years.

**3.0 TERMINATION**

3.1 Except as otherwise set forth in this AGREEMENT, County shall have the right to terminate this AGREEMENT for any cause or without cause thirty (30) days after having served written notice upon the Contractor, except in the event of Contractor's insolvency, bankruptcy or receivership, in which case termination shall be effective immediately upon receipt of notice.

3.2 Upon such termination, the liabilities of the parties to this AGREEMENT shall cease, but they shall not be relieved of the duty to perform their obligations up to the date of termination, or to pay for deliverables tendered prior to termination. There shall be no termination expenses.

3.3 Upon termination of this AGREEMENT, all data, work products, reports and documents produced, because of this AGREEMENT shall become the property of the COUNTY. Further, Vendor shall





**SECTION 9 – OUTSIDE ENVELOPE BID LABEL**

**SEALED BID PROPOSAL**

**INVITATION #:** 20-035-DOT  
**OPENING DATE:** 03/31/2020  
**OPENING TIME:** 3:30 P.M.  
**DESCRIPTION:** BULK ROCK SALT  
**COMPANY NAME:** Compass Minerals America Inc.

**DATED MATERIAL-DELIVER IMMEDIATELY**

PLEASE CUT OUT AND AFFIX THIS BID LABEL (ABOVE)  
TO THE OUTERMOST ENVELOPE OF YOUR PROPOSAL  
TO HELP ENSURE PROPER DELIVERY!



File Number

5535-074-4



**To all to whom these Presents Shall Come, Greeting:**

**I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that**

COMPASS MINERALS AMERICA INC., INCORPORATED IN DELAWARE AND LICENSED TO TRANACT BUSINESS IN THIS STATE ON DECEMBER 30, 1988, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF ILLINOIS.



**In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 23RD day of MARCH A.D. 2020 .**

*Jesse White*

SECRETARY OF STATE

Authentication #: 2008301296 verifiable until 03/23/2021

Authenticate at: <http://www.cyberdriveillinois.com>

# Delaware

PAGE 1

## The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "NORTH AMERICAN SALT COMPANY", CHANGING ITS NAME FROM "NORTH AMERICAN SALT COMPANY" TO "COMPASS MINERALS AMERICA INC.", FILED IN THIS OFFICE ON THE TWENTY-EIGHTH DAY OF JULY, A.D. 2014, AT 4:01 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE FIRST DAY OF AUGUST, A.D. 2014.

2149843 8100

141004732

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 1573508

DATE: 07-28-14

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 04:01 PM 07/28/2014  
FILED 04:01 PM 07/28/2014  
SRV 141004732 - 2149843 FILE

**STATE OF DELAWARE  
CERTIFICATE OF AMENDMENT  
OF SECOND AMENDED AND RESTATED  
CERTIFICATE OF INCORPORATION**

NORTH AMERICAN SALT COMPANY, a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "Corporation"), does hereby certify:

1. That at a meeting of the Board of Directors of North American Salt Company resolutions were duly adopted setting forth a proposed amendment of the Second Amended and Restated Certificate of Incorporation of the Corporation, declaring such amendment to be advisable and calling a meeting of the stockholder of the Corporation for consideration thereof. The resolution setting forth the proposed amendment is as follows:

**RESOLVED**, that the Second Amended and Restated Certificate of Incorporation of the Corporation be amended by changing the Article numbered "**FIRST**" so that, as amended, such Article shall be and read as follows:


**FIRST:** The name of the Corporation is Compass Minerals America Inc. (hereinafter called the "Corporation").

2. That thereafter, pursuant to resolution of its Board of Directors, a special meeting of the stockholders of the Corporation was duly called and held upon notice in accordance with Section 222 of the General Corporation Law of the State of Delaware at which meeting the necessary number of shares as required by statute were voted in favor of the amendment.

3. That the amendment was duly adopted in accordance with the provisions of Section 242 of the General Corporation Law of the State of Delaware.

4. That this amendment shall be effective on the 1<sup>st</sup> day of August, 2014.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed this 28<sup>th</sup> day of July, 2014.

By: 

Rodney L. Underdown  
Chief Financial Officer and Secretary

**UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS  
OF  
COMPASS MINERALS AMERICA INC.**

Effective March 3, 2020

The undersigned, being all of the members of the board of directors of Compass Minerals America Inc., a Delaware corporation (the "Corporation"), hereby consent in writing pursuant to Section 141(f) of the Delaware General Corporation Law to the adoption of the following resolutions without a meeting and waive any notice required in connection therewith.

**Authorized Signatories**

**WHEREAS**, from time to time, it is desirable for individuals to sign documents on behalf of the Corporation in connection with sales transactions relating to the Corporation's Highway Sales Department.

**NOW, THEREFORE, BE IT RESOLVED**, that the following individuals (the "Authorized Signatories") be, and each of them hereby is, authorized, subject to applicable limitations under the Corporation's Delegation of Authority Policy, on behalf of the Corporation, to sign bids, performance bonds and contracts for the sale of sodium chloride and other deicing products, and to sign any other documents which, in his or her opinion, are necessary or desirable in order to effectuate and carry out the foregoing, and all other individuals who were so authorized prior to the date first written above are no longer so authorized:

Kevin S. Crutchfield	President and CEO
James D. Standen	Chief Financial Officer and Treasurer
S. Bradley Griffith	Chief Commercial Officer
Jon Schnieders	Vice President, Salt
Ryan Royer	National Sales Manager
Sean Lierz	Highway Sales Senior Manager
Joel Gerdos	Highway Sales Senior Manager
Douglas Dyer	Highway Sales Manager
Harrison Green	Highway Sales Manager
Matthew Denner	Sales Manager
Teresa Wilde	Sales Manager
Joe Uriell	Director, Sales Industrial
Zoe Vantzios	Secretary


**General**

**RESOLVED**, that the officers of the Corporation are, and each of them is, hereby authorized, for and on behalf of the Corporation, to execute, deliver, file, acknowledge and record any and all such documents and instruments, and to take or cause to be done any and all such other things as they, or any of them, may deem necessary or desirable to effectuate and carry out the resolutions adopted hereby; and

**FURTHER RESOLVED**, that any actions previously taken or caused to be taken by any officer of the Corporation or any Authorized Signatory in connection with the matters contemplated by these resolutions, or in carrying out the terms and intentions of the above resolutions, are hereby acknowledged to be duly authorized acts performed on behalf of the Corporation and are hereby ratified, confirmed and adopted as such.

[Signature Page Follows]

**IN WITNESS WHEREOF**, the undersigned have caused this consent to be duly executed as of the date first written above. This consent may be executed via .pdf, facsimile or other electronic means and in two or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument.



James D. Standen



Zoe A. Vantzios





# Goderich - US Bulk Deicing Salt

## Product Data Sheet

**Production Location**  
Goderich, Ontario - Canada

**Product Description**  
Rock salt obtained by conventional mining methods, crushed, and screened to size.

**Method of Analysis**  
American Society for Testing and Materials Procedures D632 and E534. All other testing is from Compass Minerals internal quality control procedures, which are available upon request.

**Physical Properties**  
Bulk Density - 1220 kg/m<sup>3</sup> (76 lbs/ft<sup>3</sup>), average particle size 0.011"

**Admixture**  
Yellow Prussiate of Soda (YPS) added - If requested by customer

Chemical Analysis Basis Passing 100 Mesh			Typical	Range
Sodium Chloride	NaCl	(%)	96.5	94.1 - 98.9
Calcium Sulfate	CaSO <sub>4</sub>	(%)	2.7	0.9 - 4.5
Calcium Chloride	CaCl <sub>2</sub>	(%)	0.00	0.00 - 0.01
Magnesium Chloride	MgCl <sub>2</sub>	(%)	0.03	0.00 - 0.08
Sodium Sulphate	NaSO <sub>4</sub>	(%)	0.00	0.00 - 0.03
Moisture		(%)	0.3	0.00 - 1.1
Water Insolubles		(%)	0.8	0.1 - 1.5
Calcium	Ca	ppm	7948	2848 - 13247
Magnesium	Mg	ppm	224	0 - 204
Sulphate	SO <sub>4</sub>	ppm	19051	6360 - 31762

### TYPICAL SCREEN ANALYSIS

% Passing (99.7% Confidence)

Mesh	U.S. Sieve	mm	% Passing	Range
0.500	0.500	0.500	99.9	98.9 - 100
3/8	0.371	0.374	97.2	93.9 - 100
4	4	0.187	78.6	65.6 - 89.6
8	8	0.093	47.8	34.3 - 60.8
16	14	0.048	27.3	18.4 - 38.2
30	28	0.023	15.6	9.7 - 21.5

Average Particle Size 0.011 inches (7 25 mesh)

Packaging			
UPC Code	Product Code	New Product Code	Bag Size (Lbs.)
	6615	613544	Bulk

Compass Minerals America Inc.  
9900 West 109th Street - Suite 100  
Overland Park, KS 66210  
Phone 800-323-1641 Fax 800-359-7258

*This information is based on our present state of knowledge and is intended to provide general notes on the product(s) supplied by us and their uses. The information should not be construed as a specific property promise or guarantee of the product(s).*

March 2019

## Product Data Sheet

### Production Location

Cote Blanche, Louisiana-USA

### Product Description

- Rock salt obtained by conventional mining methods, crushed, and screened to size.
- No more than 15% of product passes 30-mesh screen

Manufacture Analysis				
Constituent	Formula		Typical %	Range
Sodium Chloride	NaCl	(%)	98.44	98.2 - 99.2
Calcium Sulfate	CaSO <sub>4</sub>	(%)	1.27	0.38 - 1.7
Calcium Chloride	CaCl <sub>2</sub>	(%)	0.03	0 - 0.24
Magnesium Chloride	MgCl <sub>2</sub>	(%)	0.01	0 - 0.04
Water Insolubles		(%)	0.2	0.00 - 0.77
Calcium	Ca	ppm	3837	880 - 5535
Magnesium	Mg	ppm	35.5	0 - 101
Sulfate	SO <sub>4</sub>	(%)	9265	2371 - 12273
Moisture	H <sub>2</sub> O	(%)	0.19	0 - 1

### Method of Analysis

American Society for Testing and Materials Procedures D632 and E534. All other testing is from Compass Minerals internal quality control procedures, which are available upon request.

### Physical Properties

Bulk Density - (72 lbs/ft<sup>3</sup>)

### Admixture

Yellow Prussiate of Soda (YPS) added to a max of 50 ppm

Sieve Analysis (ASTM D 1585)				
U.S.S. Mesh	Tyler Mesh	Open (Inches)	Typical % Passing	Range % Passing
3/4	0.375	0.375	100	100
1/2	1/2	0.5	99.6	98.1 - 100
0.375	0.375	0.375	95.3	87 - 100
4	4	0.1870	73.4	40 - 100
8	8	0.0937	42.2	5 - 80
16	14	0.0484	19.2	0 - 40
30	28	0.0234	8.5	0 - 20

Average particle size 0.162 inches (5.11 mesh)

Product Codes			
Bag Size	UPC Code	Old Product Code	New SKU
Bulk	0 67588-76080 7	7608	613624



# SAFETY DATA SHEET

## 1. Product and Company Identification

<b>Product Identifier</b>	Salt
<b>Other means of Identification</b>	American Backwoods Animal Nutrition Products Sodium Chloride Sifto Safe Step Standard Salt Sifto Ice Salt Sifto Sodium Chloride Sifto Safe Step EnviroGuard QwikSalt Ice-A-Way IceAway Turbo IceAway Turbo Blue Safe Step 3300 Aspen Aspen Blue Safe Step 4300 Dual Blend Safe Step 4300 Dual Blend Blue EconoBlend 370 Winter Storm Winter Storm Blue Safe Step Pro Series 550 Safe Step Pro Series 570 Safe Step 6300 Enviro Blend Safe Step Pro Series 960 Choice Formula Safe Step Sure Paws Sifto Safe Step Sure Paws American Stockman Animal Nutrition Products Nature's Own water care products Sure Soft water care products Natural Salt water care Pro Soft water care products Salt brine Thawrox Treated salt Commercial bulk rock salt Safe Step Pro Series 950 MaxiFonte Solar salt Canadian Stockman Animal Nutrition products Sifto pool salt Crystal Plus
<b>Recommended use</b>	De-icer, General industrial and water softening/conditioning purposes. Animal Nutrition.
<b>Recommended restrictions</b>	None known.
<b>Manufacturer</b>	Compass Minerals USA Inc. 9900 West 109th Street, Suite 100 Overland Park, KS 66210 US 913-344-9200  CHEMTREC 1-800-424-9300 CANUTEC 1-613-986-8666

## 2. Hazards Identification

<b>Physical hazards</b>	Not classified.
<b>Health hazards</b>	Not classified.
<b>Environmental hazards</b>	Not classified.
<b>OSHA defined hazards</b>	Not classified.
<b>Label elements</b>	
<b>Hazard symbol</b>	None.
<b>Signal word</b>	None.
<b>Hazard statement</b>	The product and/or mixture does not meet the criteria for classification.

<b>Precautionary statement</b>	
<b>Prevention</b>	Observe good industrial hygiene practices.
<b>Response</b>	Wash hands after handling.
<b>Storage</b>	Store away from incompatible materials, i.e. strong oxidizing agents (see Section 10)
<b>Disposal</b>	Dispose of waste and residues in accordance with local authority requirements.
<b>Hazard(s) not otherwise classified (HNOC)</b>	None known.
<b>Supplemental information</b>	Not applicable.

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### 3. Composition/Information on Ingredients

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<b>Mixture</b>	
<b>Composition comments</b>	The criteria for listing components in this section are: Carcinogens, Respiratory Sensitizers, Mutagens, Teratogens and Reproductive toxins are listed when present at 0.1% or greater; components which are otherwise hazardous according to WHMIS/OSHA are listed when present at 1.0% or greater. Non hazardous components are not listed. The products pertaining to this SDS have various proportions of components which do not meet the listing criteria.

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### 4. First Aid Measures

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<b>Inhalation</b>	Avoid breathing dust. If breathing is difficult, remove to fresh air and keep at rest in a position comfortable for breathing. Call a physician if symptoms develop or persist.
<b>Skin contact</b>	Rinse skin with water/shower. Get medical attention if irritation develops and persists.
<b>Eye contact</b>	Rinse with water. Get medical attention if irritation develops and persists.
<b>Ingestion</b>	Rinse mouth. If ingestion of a large amount does occur, seek medical attention.
<b>Most important symptoms/effects, acute and delayed</b>	Direct contact with eyes may cause temporary irritation.
<b>Indication of immediate medical attention and special treatment needed</b>	Treat symptomatically.

---

### 5. Fire Fighting Measures

---

<b>Suitable extinguishing media</b>	Salt and salt mixtures are non-combustible.
<b>Unsuitable extinguishing media</b>	Not applicable.
<b>Specific hazards arising from the chemical</b>	During fire, gases hazardous to health may be formed.
<b>Special protective equipment and precautions for firefighters</b>	Use appropriate firefighting PPE as a general precaution.
<b>Fire-fighting equipment/instructions</b>	Salt is not combustible and is thus not the material of concern for firefighting equipment or methods.
<b>Specific methods</b>	In the event of a fire, equipment and methods that are consistent with the combusting material should be utilized.
<b>General fire hazards</b>	No unusual fire or explosion hazards noted.
<b>Hazardous combustion products</b>	Chlorine. Hydrogen chloride. Oxides of sodium.
<b>Explosion data</b>	
<b>Sensitivity to mechanical impact</b>	Not available.
<b>Sensitivity to static discharge</b>	Not available.

---

### 6. Accidental Release Measures

---

<b>Personal precautions, protective equipment and emergency procedures</b>	Restrict area to facilitate clean up.
<b>Methods and materials for containment and cleaning up</b>	Stop the flow of material, if this is without risk. Prevent direct entry into waterways and sewers. Following product recovery, flush area with water if necessary. For waste disposal, see section 13 of the SDS.
<b>Environmental precautions</b>	Avoid direct release into waterways and sewers.

---

### 7. Handling and Storage

---

<b>Precautions for safe handling</b>	Use care in handling/storage. Avoid breathing dust.
--------------------------------------	---

Conditions for safe storage, including any incompatibilities

Store in original tightly closed container. Store away from incompatible materials, i.e. strong oxidizing agents (see Section 10)

## 8. Exposure Controls/Personal Protection

Occupational exposure limits	No exposure limits noted for ingredient(s).
Biological limit values	No biological exposure limits noted for the ingredient(s).
Appropriate engineering controls	<p>TWA PEL: No specific limits have been established for sodium chloride (a soluble substance). As a guideline, OSHA (United States) has established the following limits which are generally recognized for inert or nuisance dust. Particulates Not Otherwise Regulated (PNOR): 5mg/cu m. Respirable Dust 8-Hour TWA PEL, 15mg/cu m. Total Dust 8-Hour TWA PEL.</p> <p>TWA TLV: No specific limits have been established for sodium chloride (a soluble substance). As a guideline, ACGIH (United States) has established the following limits which are generally recognized for inert or nuisance dust. Particulates (insolubles) Not Otherwise Classified (PNOC): 10mg/cu.m. Inhalable Particulate 8-Hours TWA TLV, 3mg/cu.m. Respirable Particulate TWA TLV.</p> <p>Use process enclosures, local exhaust ventilation, or other engineering controls to control airborne levels below recommended exposure limits.</p>
Individual protection measures, such as personal protective equipment	
Eyeface protection	Safety glasses if eye contact is possible.
Skin protection	
Hand protection	If there is constant skin contact, rubber gloves are recommended.
Other	Wear suitable protective clothing.
Respiratory protection	No personal respiratory protective equipment normally required.
Thermal hazards	Not applicable.
General hygiene considerations	Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment.

## 9. Physical and Chemical Properties

Appearance	Crystalline.
Physical state	Solid.
Form	Solid.
Color	Varies
Odor	Odorless
Odor threshold	Not applicable
pH	6 - 8 (Neutral)
Melting point/freezing point	Not applicable
Initial boiling point and boiling range	Not applicable
Pour point	Not applicable
Specific gravity	Not applicable
Partition coefficient (n-octanol/water)	Not applicable
Flash point	Not applicable
Evaporation rate	Not applicable
Flammability (solid, gas)	Not applicable.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not applicable
Flammability limit - upper (%)	Not applicable
Explosive limit - lower (%)	Not applicable
Explosive limit - upper (%)	Not applicable
Vapor pressure	Not applicable
Vapor density	Not applicable
Relative density	Not applicable
Solubility(ies)	Not available.
Auto-ignition temperature	Not applicable

Decomposition temperature Not applicable  
 Viscosity Not applicable

### 10. Stability and Reactivity

Reactivity None known.  
 Possibility of hazardous reactions No dangerous reaction known under conditions of normal use.  
 Chemical stability Material is stable under normal conditions.  
 Conditions to avoid Contact with incompatible materials, i.e strong oxidizing agents.  
 Incompatible materials Strong oxidizing agents.  
 Hazardous decomposition products Chlorine gas. Hydrogen chloride. Oxides of sodium.

### 11. Toxicological Information

#### Information on likely routes of exposure

Ingestion Expected to be a low ingestion hazard.  
 Inhalation No adverse effects due to inhalation are expected.  
 Skin contact No adverse effects due to skin contact are expected.  
 Eye contact Direct contact with eyes may cause temporary irritation.  
 Symptoms related to the physical, chemical and toxicological characteristics Direct contact with eyes may cause temporary irritation.

#### Information on toxicological effects

Acute toxicity Not classified.

Product	Species	Test Results
---------	---------	--------------

Salt (CAS Mixture)

Acute

Inhalation

LC50

Rat

21 mg/L, estimated

Skin corrosion/irritation Prolonged skin contact may cause temporary irritation.

Exposure minutes Not available.

Erythema value Not available.

Oedema value Not available.

Serious eye damage/eye irritation Direct contact with eyes may cause temporary irritation.

Corneal opacity value Not available.

Iris lesion value Not available.

Conjunctival reddening value Not available.

Conjunctival oedema value Not available.

Recover days Not available.

#### Respiratory or skin sensitization

Respiratory sensitization Not available.

Skin sensitization This product is not expected to cause skin sensitization.

Gen cell mutagenicity No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.

Mutagenicity No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.

Carcinogenicity This product is not considered to be a carcinogen by IARC, ACGIH, NTP, or OSHA.

Reproductive toxicity This product is not expected to cause reproductive or developmental effects.

Teratogenicity Not classified.

Specific target organ toxicity - single exposure Not classified.

Specific target organ toxicity - repeated exposure Not classified.

Aspiration hazard Not classified.

Chronic effects	Not classified.
Further information	This product has no known adverse effect on human health.
Name of Toxicologically Synergistic Products	Not available.

## 12. Ecological Information

Ecotoxicity	The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.
Persistence and degradability	No data is available on the degradability of this product.
Bioaccumulative potential	No data available.
Mobility in soil	No data available.
Mobility in general	Not available.
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.

## 13. Disposal Considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers in accordance with applicable regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Empty containers should be taken to an approved waste handling site for recycling or disposal. Since emptied containers may retain product residue, follow label warnings even after container is emptied.

## 14. Transport Information

U.S. Department of Transportation (DOT)	Not regulated as dangerous goods.
Transportation of Dangerous Goods (TDG - Canada)	Not regulated as dangerous goods.

## 15. Regulatory Information

Canadian federal regulations	This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the SDS contains all the information required by the Controlled Products Regulations.
WHMIS status	Not Controlled
US federal regulations	
TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)	Not regulated.
CERCLA Hazardous Substance List (40 CFR 302.4)	Not listed.
Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)	Not regulated.
Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List	Not regulated.
Superfund Amendments and Reauthorization Act of 1988 (SARA)	
Hazard categories	Immediate Hazard - No Delayed Hazard - No Fire Hazard - No Pressure Hazard - No Reactivity Hazard - No
SARA 302 Extremely hazardous substance	No
SARA 311/312 Hazardous chemical	No
SARA 313 (TRI reporting)	Not regulated.

**Other federal regulations**

**Safe Drinking Water Act (SDWA)** Not regulated.  
**Food and Drug Administration (FDA)** Not regulated.

**US state regulations**

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins.

US - California Proposition 65 - Carcinogens & Reproductive Toxicity (CRT): Listed substance  
 Not listed.  
 US. Massachusetts RTK - Substance List  
 Not regulated.  
 US. Pennsylvania RTK - Hazardous Substances  
 Not regulated.  
 US. Rhode Island RTK  
 Not regulated.

**Inventory status**

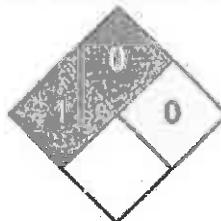
Country(s) or region	Inventory name	On inventory (yes/no)*
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

\*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)

**16. Other information**

LEGEND	
Severe	4
Serious	3
Moderate	2
Slight	1
Minimal	0

HEALTH	/ 1
FLAMMABILITY	0
PHYSICAL HAZARD	0
PERSONAL PROTECTION	X



**Disclaimer**

The information in the sheet was written based on the best knowledge and experience currently available. Information contained herein was obtained from sources considered technically accurate and reliable. While every effort has been made to ensure full disclosure of product hazards, in some cases data is not available and is so stated. Since conditions of actual product use are beyond control of the supplier, it is assumed that users of this material have been fully trained according to the requirements of all applicable legislation and regulatory instruments. No warranty, expressed or implied, is made and supplier will not be liable for any losses, injuries or consequential damages which may result from the use of or reliance on any information contained in this document.

**Issue date**

28-September-2015

**Effective date**

01-August-2014

**Expiry date**

01-August-2017

**Further information**

Not available.

**Prepared by**

Dell Tech Laboratories, Ltd. Phone: (519) 856-5021

**Other information**

This Safety Data Sheet was prepared to comply with the current OSHA Hazard Communication Standard (HCS) adoption of the Globally Harmonized System of Classification and Labeling of Chemicals (GHS).

This SDS conforms to the ANSI Z400.1/Z129.1-2010 Standard.



**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a resolution authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2021/22 Rock Salt Agreement.

**RESOLUTION**

**BACKGROUND/HISTORY**

The Intergovernmental Agreement with the Darien Park District authorizes the City of Darien to provide rock salt to the Darien Park District for their deicing operations. The Park District does not have facilities to accommodate rock salt in bulk and will realize a savings by utilizing the City's bulk pricing and storage facility.

The Park District has estimated that they will require approximately 40 tons for the winter season. The City of Darien would be reimbursed by the Park District at a unit cost of \$81.13 per ton for a total amount of approximately \$3,245.20 pending final quantities.

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN AND THE DARIEN PARK DISTRICT FOR ROCK SALT**

**WHEREAS**, under the Constitution and Statues of the State of Illinois, a municipality is authorized to participate in intergovernmental cooperation; and

**WHEREAS**, an Intergovernmental Agreement has been prepared between the City of Darien and the Darien Park District concerning the purchase of rock salt, a copy of which is attached hereto as "[Exhibit A](#)," and is incorporated herein; and

**WHEREAS**, The Corporate Authorities, for record keeping, desire to authorize the execution of the Intergovernmental Agreement by Resolution.

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

**SECTION 1:** That the Mayor is hereby authorized to execute an Intergovernmental Agreement for the purchase of rock salt, subject to the Darien Park District Intergovernmental Agreement paying for the final quantities.

The obligations of the City of Darien shall be limited to those specifically stated within the terms of the Intergovernmental Agreement.

**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 3<sup>rd</sup> day of May 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**APPROVED BY THE MAYOR FOR THE CITY OF DARIEN, DUPAGE COUNTY,  
ILLINOIS, this 3<sup>rd</sup> day of May 2021.**

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



**INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF DARIEN AND THE DARIEN PARK DISTRICT  
FOR THE PURCHASE OF ROAD SALT**

This agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and the Darien Park District, an Illinois municipal corporation, (hereinafter the “District”) (collectively “the parties”).

WHEREAS, the corporate authorities of the parties possess authority to enter into this intergovernmental agreement pursuant to Article VII, Section 10 of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*;

WHEREAS, the City desires to assist the District by allowing the District to purchase rock salt from the Public Works facility for an estimated cost of \$3,245.20 pending final quantities;

WHEREAS, the parties desire to commit their agreements and understandings to writing;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties hereto agree, as follows:

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2022 as invoiced by the City.

4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:

a. If intended for the City:

City of Darien  
1702 Plainfield Road  
Darien, Illinois 60561  
Attn: Bryon Vana

b. If intended for the Park District:

Darien Park District  
7301 Fairview Avenue  
Darien, Illinois 60561  
Attn: Stephanie Gurgone

5. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois applicable to intergovernmental agreements made and contracts made and to be formed in Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF DARIEN

BY: \_\_\_\_\_  
Joseph Marchese, Mayor

ATTEST: \_\_\_\_\_  
JoAnne E. Ragona, City Clerk

DARIEN PARK DISTRICT

BY: \_\_\_\_\_  
Stephanie Gurgone, Executive Director  
Darien Park District

ATTEST: \_\_\_\_\_  
Secretary, Park District

**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a resolution authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2021/22 Rock Salt Agreement.

**RESOLUTION**

**BACKGROUND/HISTORY**

The Intergovernmental Agreement with Center Cass School District #66 authorizes the City of Darien to provide rock salt to Center Cass School District #66 for their deicing operations. The School District does not have facilities to accommodate rock salt in bulk and will realize a savings by utilizing the City's bulk pricing and storage facility.

The School District has estimated that they will require approximately 8 tons for the winter season. The City of Darien would be reimbursed by the School District at a unit cost of \$81.13 per ton for a total amount of approximately \$649.04 pending final quantities. The proposed salt quantities will not have any impact to the City's contract with the supplier.

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN  
INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF DARIEN AND CENTER CASS SCHOOL DISTRICT #66  
FOR ROCK SALT**

**WHEREAS**, under the Constitution and Statues of the State of Illinois, a municipality is authorized to participate in intergovernmental cooperation; and

**WHEREAS**, an Intergovernmental Agreement has been prepared between the City of Darien and Center Cass School District #66 concerning the purchase of rock salt, a copy of which is attached hereto as "[Exhibit A](#)," and is incorporated herein; and

**WHEREAS**, The Corporate Authorities, for record keeping, desire to authorize the execution of the Intergovernmental Agreement by Resolution.

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

**SECTION 1:** That the Mayor is hereby authorized to execute an Intergovernmental Agreement for the purchase of rock salt, subject to the Center Cass School District #66 Intergovernmental Agreement paying for the final quantities.

The obligations of the City of Darien shall be limited to those specifically stated within the terms of the Intergovernmental Agreement.

**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 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_



**RESOLUTION NO. \_\_\_\_\_**

**APPROVED BY THE MAYOR FOR THE CITY OF DARIEN, DUPAGE COUNTY,  
ILLINOIS, this 3<sup>rd</sup> day of May, 2021.**

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF DARIEN AND CENTER CASS SCHOOL DISTRICT #66  
FOR THE PURCHASE OF ROAD SALT**

This agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and Center Cass School District #66, an Illinois municipal corporation, (hereinafter the “School District”) (collectively “the parties”).

WHEREAS, the corporate authorities of the parties possess authority to enter into this intergovernmental agreement pursuant to Article VII, Section 10 of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*;

WHEREAS, the City desires to assist the School District by allowing the School District to purchase rock salt from the Public Works facility for an estimated cost of \$649.04 pending final quantities;

WHEREAS, the parties desire to commit their agreements and understandings to writing;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties hereto agree, as follows:

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2022 as invoiced by the City.
4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to

whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:

a. If intended for the City:

City of Darien  
1702 Plainfield Road  
Darien, Illinois 60561  
Attn: Bryon Vana

b. If intended for District 66:

Center Cass School District #66  
699 Plainfield Road  
Downers Grove, Illinois 60516  
Attn: Superintendent

5. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois applicable to intergovernmental agreements made and contracts made and to be formed in Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF DARIEN

BY: \_\_\_\_\_  
Joseph Marchese, Mayor

ATTEST: \_\_\_\_\_  
JoAnne E. Ragona, City Clerk

CENTER CASS SCHOOL DISTRICT #66

BY: \_\_\_\_\_

Superintendent  
Center Cass School District #66

ATTEST: \_\_\_\_\_

Secretary, School District

**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a resolution authorizing the mayor to accept a proposal from Core & Main for the purchase of commercial water meters and remote readers in an amount not to exceed \$49,966.52.

**RESOLUTION**

**BACKGROUND/HISTORY**

The following removal and replacement of the commercial meters is the remainder of Phase 1 of a City wide meter replacement program. The majority of the commercial meters were replaced last year and the following is a remainder of the commercial meters. Please recall these meters were in access of 10 years in age and have been identified to be running approximately 5 – 10 % slow. Also, the existing remote readers are obsolete and the remote guns utilized to read them are failing. Please note, the City and the County of DuPage purchased additional guns several years ago for inventory due to the manufacturer discontinuing parts and support.

During the past several years, the City Staff has been engaged with the County and several other municipalities to move towards technology that is referred to as Automated Meter Reading, AMR technology. The AMR system is technology that is supported through a dedicated radio read system. Staff is anticipating on rolling out the residential meter replacement project by summer of 2021. This item will be covered under a separate future agenda. The technology is identical to the current automated meter reading standards of Com Ed and Nicor.

The City Staff has been exclusively utilizing the Sensus water meter brand for the last 8 years and has the capability to be utilized as part of the future AMR system by replacing the remote (outside) reader. All meters regardless of the brand are territory protected and there is no further opportunity for competitive bidding. Core & Main LP is the exclusive Authorized Distributor of Sensus products in the State of Illinois through 2021. See sole source letter as [Attachment A](#). Further, it is recommended that the City maintain one standard and not utilize different meter brand throughout town. Attached as [Exhibit A](#), please find a summary of the pricing for the purchase of the commercial water meters.

The FY21/22 Budget includes funding for the abovementioned items from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 21/22 BUDGET	METERS	TOTAL PROGRAM COST
12-51-4390	Water Depreciation Commercial Water Meter Replacement	\$50,000.00	\$49,966.52	\$33.48

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of the resolution from Core & Main for the purchase of commercial water meters in amount not to exceed \$49,966.52.

**ALTERNATE DECISION**

As directed by City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda or formal consideration.

  
MEMO

December 15, 2020

Re: Sole Source

To Whom It May Concern:

Sensus, a Xylem brand recognizes Core & Main as the Authorized Distributor of Sensus products for the state of Illinois through 2021. Purchasing Sensus products from an authorized distributor in your area ensures that your products will be properly supported and warranted. Please contact Core & Main for all of your Sensus needs.

We look forward to providing your business with quality water products and service in the near future. Please feel free to contact me if you have any questions.

Sincerely,

*Trena Simmons*

Trena Simmons  
Channel Marketing Specialist, Sales Enablement  
Sensus, Xylem Brand

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM CORE & MAIN FOR THE PURCHASE OF COMMERCIAL WATER METERS AND REMOTE READERS IN AN AMOUNT NOT TO EXCEED \$49,966.52**

**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 and City Clerk to accept a proposal from Core & Main for the purchase of commercial water meters and remote readers in an amount not to exceed \$49,966.52, a copy of which is attached hereto 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, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



# Bid Proposal for Copy of OMNI METERS

CUSTOMER

**CITY OF DARIEN**  
1041 SOUTH FRONTAGE ROAD  
DARIEN, IL 60561

**Job**  
Copy of OMNI METERS  
Bid Date: 01/28/2021  
Bid #: 1671718

CONTACT

**Sales Representative**  
Joseph Szerszen  
(M) 630-461-5399  
(T) 630-665-1800  
(F) 630-665-1887  
Joe.Szerszen@coreandmain.com

**Core & Main**  
220 South Westgate Dr  
Carol Stream, IL 60188  
(T) 630-665-1800

NOTES





Bid Proposal for Copy of OMNI METERS

CITY OF DARIEN  
 Bid Date: 01/28/2021  
 Core & Main 1671718

Core & Main  
 220 South Westgate Dr  
 Carol Stream, IL 60188  
 Phone: 630-665-1800  
 Fax: 630-665-1887

Seq#	Qty	Description	Units	Price	Ext Price
10	11	OMNI 1-1/2 C2 1000G 13LL 5WHL C11XXXXG1GAXX	EA	1,159.00	12,749.00
20	11	OMNI 2 C2 1000G 15-1/4LL 4WHL C23XXXXG1MAXX	EA	1,338.00	14,718.00
30	1	OMNI 3 C2 1000G 17LL 5WHL C33XXXXG1GAXX	EA	1,822.00	1,822.00
40	1	OMNI 4 C2 1000G 20LL 6WHL C43XXXXG1DAXX	EA	3,165.00	3,165.00
50	1	OMNI 6 C2 1000G 24LL 6WHL C63XXXXG1DAXX	EA	5,464.00	5,464.00
70	80	510M S/POINT M2 TC SP HR & LD 5396353751201MI	EA	135.00	10,800.00
80	65	ILL 39A TOUCHPAD BLACK 5390720600811	EA	17.00	1,105.00
90	22	1-1/2X1/8 RUB DROP IN MTR GSKT	EA	1.25	27.50
100	22	2X1/8 RUBBER DROP-IN MTR GSKT	EA	1.45	31.90
110	44	5/8X2-1/2 HEX HEAD BOLT ZINC	EA	0.58	25.52
120	44	5/8 HEX NUT ZINC	EA	0.15	6.60
130	2	3 FF RR ACC KIT W/ZINC N&B	EA	6.00	12.00
170	2	4 FF RR ACC KIT W/ZINC N&B	EA	10.00	20.00
210	1	6 FF RR ACC KIT W/ZINC N&B	EA	20.00	20.00
				<b>Sub Total</b>	<b>49,966.52</b>
				<b>Tax</b>	<b>0.00</b>
				<b>Total</b>	<b>49,966.52</b>

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a resolution authorizing the Mayor to execute a contract between the City of Darien and GO Painters Inc. for the 2021 Fire Hydrant Painting Phase 1 in an amount not to exceed \$74,958.00.

**RESOLUTION**

**BACKGROUND**

The FY21-22 Budget includes funding for the sandblasting, priming and painting of approximately 806 of the 1,500 fire hydrants the City owns and operates. This program is considered Phase 1, Year 1 of a 2 year program. Phases 2 will be considered for funding in FY22.

The City partnered with the Village of Lisle and surrounding municipalities for the opportunity to secure better pricing for fire hydrant painting program. The City of Lisle entertained the multi-jurisdictional contract and the awarded vendor is GO Painters Inc. Attached and labeled as [Attachment A](#), are the bid results from the bid opening held on April 23, 2019. The contract called out for the sandblasting, priming and painting of 1,500 fire hydrants over a two year period. The unit cost for the proposed work is \$93.00 per fire hydrant and the Staff plans to complete approximately 806 fire hydrants this year. The contract is contingent on funding and the vendor's performance. Due to the Covid 19 pandemic, the City postponed the program last year and the vendor agreed to extend prices through 2022. See [Attachment B](#).

The proposed expenditure would be from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 21/22 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
12-51-4390	FIRE HYDRANT PAINTING	\$75,000	\$74,958	\$42

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of the proposed contract with GO Painters Inc. for the 2021 Fire Hydrant Painting, Phase 1 in an amount not to exceed \$74,958.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal approval.



**BID TABULATION**

ITB 1287 - HYDRANT SANDBLASTING AND PAINTING PROGRAM

4/23/2019

Municipality	Quantities			Go Painters Inc.						Muscat Painting & Decorating					
				Maywood			IL			East Dundee			IL		
				Unit Price			Extended Price			Unit Price			Extended Price		
	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021
Lisle	325	325	325												
Burr Ridge	60	300	300												
Darien	0	750	750												
Downers Grove	600	800	900												
Glen Ellyn	0	200	200												
Hinsdale	156	71	71												
Lombard	40	0	0												
Roselle	375	0	0												
Willowbrook	650	0	0												
Woodridge	275	275	275												
County of DuPage	350	250	200												
<b>Total</b>	<b>2,831</b>	<b>2,971</b>	<b>3,021</b>												

MEMO

**From:** [G.O Painters](#)  
**To:** Dan Gombac  
**Cc:** Kris Throm; Dennis Cable; Regina Kokkinis  
**Subject:** Re: Fire hydrants painting program 2020  
**Date:** Monday, December 14, 2020 9:11:08 AM

---

Good morning

Yes we can extend the price, we'll see next year thanks Dan.

On Wed, Dec 9, 2020, 11:27 AM Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)> wrote:

Good morning Georgia,

Upon review of the hydrant painting contract are you willing to extend pricing to 2022. I am proposing to do 750 hydrants in 2021 and 750 in 2022.

While the contract expires this year, are you willing to extend prices for 2021 at 93.00 per hydrant and for 2022 at 96.00 per hydrant?

Sub Total Cost \$69,750

\$72,000

Total \$141,750

Sincerely,

*Daniel Gombac*

*Director of Municipal Services*

*630-353-8106*

**To receive important information from the City of Darien sign up for our electronic newsletter:**

**DARIEN DIRECT CONNECT**

**Follow the link and subscribing is simple!**

**<https://darien.il.us/reference-desk/directconnect-enews>**

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**From:** Dan Gombac  
**Sent:** Tuesday, April 21, 2020 9:53 AM  
**To:** 'G.O Painters' <gopainters@gmail.com>; Regina Kokkinis <rkokkinis@darienil.gov>  
**Cc:** Kris Throm <kthrom@darienil.gov>; Dennis Cable <dcable@darienil.gov>  
**Subject:** RE: Fire hydrants painting program 2020

Good morning Georgia,

Unfortunately, due to the current pandemic, our Capital Projects have been put on hold and therefore will be reconsidered for May 2021. Please let me know whether unit prices could be held and forward a confirmation with the unit pricing to be held.

Sincerely,

Regina,

Pls print and file to 21 Budget

*Daniel Gombac*

*Director of Municipal Services*

*630-353-8106*

**To receive important information from the City of Darien sign up for our electronic newsletter:**

**DARIEN DIRECT CONNECT**

**Follow the link and subscribing is simple!**

<http://www.darien.il.us/Reference-Desk/DirectConnect.aspx>

**From:** G.O Painters <gopainters@gmail.com>  
**Sent:** Tuesday, April 21, 2020 8:18 AM  
**To:** Dan Gombac <dgombac@darienil.gov>; Kris Throm <kthrom@darienil.gov>  
**Subject:** Re: Fire hydrants painting program 2020

also we will like to let you know that we are planning to keep the same of last year to all municipalities hoping that help on this times, let us know if there's something else we can do, thank you very much.

On Mon, Apr 20, 2020, 12:07 PM G.O Painters <[gopainters@gmail.com](mailto:gopainters@gmail.com)> wrote:

Good morning

I hope everything is well, I'm starting to make my 2020 schedule for fire hydrants and i would like to ask if you still doing any this year, if so we may be able to start by the 1st of May at any town whoever like to start first,or we can work out a date after any flushing or repairs that you may have scheduled, we are not sure if the municipalities will let us work is only 2 guys per team,2 teams at the moment(1 crew blasting 1 crew painting) and they are not working together let me know and also if you have any questions, thank you very much and stay safe.

--

--

Best Regards.

GEORGE OCEGUERA

GO PAINTERS CEO.

PN: 773-799-6590

FAX: 708-582-7582





RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF DARIEN AND GO PAINTERS INC. FOR THE 2021 FIRE HYDRANT PAINTING PHASE 1 IN AN AMOUNT NOT TO EXCEED \$74,958.00**

**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 execute a contract between the City of Darien and GO Painters Inc. for the 2021 Fire Hydrant Painting Phase 1 in an amount of \$74,958.00, attached hereto 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, DU PAGE COUNTY, ILLINOIS,** this 3<sup>rd</sup> day of May 2021.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS,** this 3<sup>rd</sup> day of May 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



# INVITATION FOR BIDS

## #1287

### BID DOCUMENTS AND SPECIFICATIONS

# HYDRANT SANDBLASTING AND PAINTING PROGRAM

FOR THE MUNICIPALITIES OF:

LISLE ,BURR RIDGE, DARIEN, DOWNERS GROVE, GLEN ELLYN,  
HINSDALE, LOMBARD, ROSELLE, WILLOWBROOK, WOODRIDGE and  
COUNTY OF DUPAGE



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**VILLAGE OF LISLE**  
925 Burlington Avenue  
Lisle, IL 60532  
(630) 271-4100





Village of Lisle Public Works Department  
 925 Burlington Avenue  
 Lisle, IL 60532

**SCHEDULE OF PRICES**

Project: Hydrant Sandblasting and Painting

Company Name: GO PAINTERS INC.  
 Address: 500 N. 6TH AVENUE  
 City, State, Zip Code: MAYWOOD IL 60153

Hydrant Sandblasting and Painting Per the specifications identified herein

Municipality	Quantities			Unit Price			Extended Price			
	2019	2020	2021	2019	2020	2021	2019	2020	2021	
Lisle	325	325	325	Unit Price(s) Extended to all Participating Municipalities	\$90.00	\$93.00	\$96.00	\$254,780.00	\$276,303.00	\$280,016.00
Burr Ridge	60	300	300							
Darien	0	750	750							
Downers Grove	600	800	900							
Glen Ellyn	0	200	200							
Hinsdale	156	71	71							
Lombard	40	0	0							
Roselle	375	0	0							
Willowbrook	650	0	0							
Woodridge	275	275	275							
County of DuPage	350	250	200							
<b>Total</b>	<b>2831</b>	<b>2971</b>	<b>3021</b>							

**ANNUAL DISCOUNT IF ALLOWED TO STORE AT MUNICIPAL FACILITY**

WILL THE CONTRACTOR UTILIZE SPACE AT A MUNICIPAL FACILITY TO STORE EQUIPMENT OVERNIGHT?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Discount extended to Municipalities	2 %	

Any and all exceptions to these specifications MUST be clearly and completely indicated on the bid sheet. Attach additional pages if necessary. **NOTE TO BIDDERS:** Please be advised that any exceptions to these specifications may cause your bid to be disqualified. Submit bids by **SEALED BID ONLY**. Fax and e-mail bids are not acceptable and will not be considered

**SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED**

---

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: \_\_\_\_\_



Company Name: GO PAINTERS INC.

Typed/Printed Name: JORGE E OCEGUERA

Date: 04/22/2019

Title: PRESIDENT

Telephone Number: 773-799-6590

E-mail: gopainters@gmail.com

## GENERAL TERMS AND CONDITIONS

APRIL 2019

### 1. INTENT

It is the intent of the Village of Lisle (LISLE), the Village of Burr Ridge (BURR RIDGE), the City of Darien (DARIEN), the Village of Downers Grove (DOWNERS GROVE), the County of DuPage (DUPAGE), the Village of Glen Ellyn (GLEN ELLYN), the Village of Hinsdale (HINSDALE), the Village of Lombard (LOMBARD), the Village of Roselle (ROSELLE), the Village of Willowbrook (WILLOWBROOK) and the Village of Woodridge (WOODRIDGE) (collectively, the "Municipalities") to jointly bid hydrant painting, and award these services to a single contractor ("Contractor").

Through this joint bid process, the Municipalities are presenting an economy of scale to potential bidders, providing them with opportunities for increased revenues as well as reduced costs, which the bidders will in turn extend to the Municipalities via lower pricing. The Village of Lisle is conducting the bidding process on behalf of the Municipalities. Each City, County, and Village's municipal manager or board of trustees/council as the case may be, will have the right to review and independently approve or reject the bid award and execute the Agreement Acceptance.

All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. and Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01).

### 2. PRE-BID CONFERENCE / QUESTIONS

2.1 There will be no pre-bid conference.

2.2 Any and all questions concerning this bid must be submitted in writing, no later than 5 business days before the bid deadline, to Joe Catalano at [procurement@villageoflisle.org](mailto:procurement@villageoflisle.org) or to the Village of Lisle Village Hall address.

### 3. BID PRICE

The Municipalities of Lisle, Burr Ridge, Darien, Downers Grove, Glen Ellyn, Hinsdale, Lombard, Roselle, Willowbrook, Woodridge, and the County of DuPage request pricing for the base bid of year (1) one and firm/fixed pricing for years (2) two and (3) three for hydrant sandblasting and painting.

Contractor must be able to complete the entire sum of hydrants for all Municipalities within each contract year. Failure may result in non-extension or termination of future contract years.

The Contractor shall identify the discount, which shall be extended to each municipality on percent basis, if equipment staging is allowed at municipal facility(ies).

### 4. SECURITY GUARANTEE

Each bidder shall submit a Bid Bond, Certified or Cashier's Check in the amount of 5% to the Village of Lisle to serve as a guarantee that the bidders shall enter into a contract with the Municipalities to perform the work identified herein, at the price bid. As soon as the bid prices have been compared, the Village of Lisle will return the bonds of all except the three lowest responsible bidders. When the Agreement is executed, the bonds of the two remaining unsuccessful bidders will be returned.

Any bid not complying with the Security requirement will be rejected as non-responsive.

### 5. VOLUME/ESTIMATED QUANTITY

The quantities indicated are estimated quantities only. The Municipalities do not guarantee any specific amount and shall not be held responsible for any deviation. This contract shall cover the Municipality's requirements whether for more or less than the estimated amount.

The Municipalities reserve the right to increase and/or decrease quantities, add or delete locations or municipalities during the term of the Agreement, whatever is deemed to be in the best interest of the Municipalities.

In the event awarded Contractor(s) is unavailable, the Municipalities reserve the right to use whatever Contractor is available to minimize and/or mitigate damages to their Municipality.

### 6. AWARD

Award shall be made to the lowest responsive and responsible bidder who best meets the specifications including

**LEGAL NOTICE**

Official notice is hereby given that sealed bids will be received at the Village of Lisle customer service counter located at 925 Burlington Ave. Lisle, IL 60532 until 11:00 a.m. local time on **TUESDAY, APRIL 23, 2019**, and then publicly opened and read aloud in the Village Hall Board Room for the following:

# 1267

**HYDRANT SANDBLASTING AND PAINTING  
FOR  
THE MUNICIPALITIES OF:**

**LISLE, BURR RIDGE, DARIEN, DOWNERS GROVE, GLEN ELLYN, HINSDALE, LOMBARD, ROSELLE,  
WILLOWBROOK, WOODRIDGE AND COUNTY OF DUPAGE ("MUNICIPALITIES")**

Scope of work includes: sandblasting, priming and all prep work required to paint fire hydrants throughout the Municipalities.

Plans, specifications and bid forms is available for download at [www.villageoflisle.org/bids.aspx](http://www.villageoflisle.org/bids.aspx) or [www.demandstar.com](http://www.demandstar.com).

All bids shall be accompanied by a Bid Bond, Certified or Cashier's Check made payable to the Village of Lisle for not less than five percent (5%) of the bid amount. The successful bidder must furnish a satisfactory performance and payment bond in the full amount of the bid.

All work under this contract shall comply with the Prevailing Wage Rate Act of the State of Illinois, 820 ILCS 130/0.01 *et seq.* and the Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01 *et seq.*).

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Municipalities.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, may be disqualified and returned to the bidder.

The Municipalities reserves the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of the Municipalities.

Joe Catalano  
Procurement Services Manager  
April 2, 2019

financial capacity to perform, experience and qualifications performing similar work, and scheduling based upon the evaluation criteria specified herein.

**Award shall be made based on a Total Extended Price for all Municipalities (year one only) exclusive of any discounts.** The Village reserves the right to award multiple years, to award the bid in part or in whole or not award, and/or reject any or all bids, whatever is deemed to be in the best interest of the Municipalities.

Each year, the individual Municipalities shall award their work to the Contractor independently of the other Municipalities after having secured permission to do so from their respective corporate authorities. Work shall proceed in an individual Municipality per its scheduling with the Contractor regardless of whether all of the Municipalities' corporate authorities have approved their awards to the Contractor for their respective work by the individual Municipality's scheduled start date.

#### **7. TERM**

The term of the contract shall be for one (1) year from date of award for the Base Bid Municipalities identified herein, including Emergency Services. The Municipalities reserve the right to renew this contract for two (2) additional one (1) year periods, subject to acceptable performance by the Contractor. At the end of any contract term, the Municipalities reserve the right to extend this contract for a period of up to sixty (60) days for the purpose of getting a new contract in place.

The Contractor shall begin hydrant sandblasting and painting services for the Municipalities in spring/summer of each year. The completion date each year shall be 60 (sixty) days from the NOTICE TO PROCEED from each Municipality. The completion date may be extended for a Municipality upon mutual written consent by the Municipality and the Contractor.

For any year beyond the initial year, this contract shall be contingent upon the appropriation of sufficient funds; no charges shall be assessed for failure of a municipality to appropriate funds in future contract years.

#### **8. MODIFICATIONS**

Bidders shall be allowed to modify/withdraw their bids prior to opening. Once bids have been received and opened no modifications shall be permitted without the approval of each of the Municipalities.

#### **9. CONTACT WITH MUNICIPAL PERSONNEL**

All bidders are prohibited from making any contact with the respective Municipalities' Presidents, Trustees, or any other official or employee of the Municipalities (collectively, "Municipal Personnel") with regard to the Project, other than in the manner and to the person(s) designated herein. The respective City/Village Manager or Administrator reserves the right to disqualify any bidder found to have contacted Municipal Personnel in any manner with regard to the Project. Additionally, if the Manager or Administrator determines that the contact with Municipal Personnel was in violation of any provision of 720 ILCS 5/33E, the matter will be turned over to the DuPage County State's Attorney for review and prosecution.

#### **10. DOCUMENT OBTAINED FOR OTHER SOURCES**

The Village of Lisle is the only official source for proposal packages and supporting materials. Registration with the Village of Lisle is the only way to ensure bidders receive all addenda and other notices concerning this project. The Village of Lisle cannot ensure that bidders who obtain bid packages from sources other than the Village of Lisle will receive addenda and other notices. All bidders are advised that bids that do not conform to the requirements of this bid package, including compliance with and attachment of all addenda and other notices, may, at the Village of Lisle's discretion, be rejected as non-responsive and/or the bidder disqualified. In such cases, the Village of Lisle will NOT rebid the project absent extraordinary circumstances.

#### **11. JOINT PURCHASING/PURCHASING EXTENSION**

The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by the Municipalities, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, *et seq.* (the "Act"). All purchases and payments made under the Act shall be made directly by and between each Municipality and the successful bidder. The bidder agrees that the Village of Lisle shall not be responsible in any way for purchase orders or payments made by the other Municipalities. The bidder further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to the other Municipalities during the extended term of this Agreement.

Bidder and the other Municipalities may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the successful bidder and the other Municipality.

The bidder shall provide the other Municipalities with all documentation as required in the bid documents, and as otherwise required by the Village of Lisle, including, but not limited to:

- 100% performance and payment bonds for the project(s) awarded by other Municipalities prior to beginning work (if applicable).
- Certificate of insurance naming each additional Municipality as an additional insured
- Certified payrolls to each additional Municipality for work performed

## **12. RESERVATION OF RIGHTS / BONDS**

12.1 Each Municipality reserves the right to accept the Bidder's Proposal that is, in their judgment, the best and most favorable to the interests of the Municipality and the public; to reject the low Price Proposal; to accept any item to any Bidder's Proposal; to reject, and all Bidder's Proposals; to accept and incorporate corrections, clarifications or modifications following the opening of the Bidder's Proposals when to do so would not, in Municipalities opinion, prejudice the bidding process or create any improper advantage to any Bidder; and to waive irregularities and informalities in the bidding process or in any Bidder's Proposal submitted; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defects or informalities, and Bidders should not rely upon, or anticipate, such waivers in submitting the Bidder's Proposals. The enforcement of this Reservation of Rights by one or more of the Municipalities shall not be considered an alteration of the bids.

12.2 Each Municipality reserves the right to, prior to commencing any work, require a Performance Bond and/or a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, the individual Municipality, from a surety company acceptable to the individual Municipality, each in the penal sum of the work authorized by the individual Municipality.

## **13. BIDDER QUALIFICATIONS AND EVALUATION CRITERIA**

The Bidders must be qualified contractors and demonstrate the capability to provide services required in accordance with the bid specifications. This would include:

- A. Bid pricing
- B. Emergency Response Rate and Minimum Call Out Time
- C. Compliance with Specifications
- D. Previous Municipality Experience
- E. Submittal Compliance
- F. References

## **14. SUBCONTRACTORS**

If any Bidder submitting a bid intends on subcontracting out all or any portion of the engagement, that fact, and the name of the proposed subcontracting firm(s) must be clearly disclosed in the bid on the form provided herein (use additional sheets if necessary)

In the event the Contractor requires a change of the subcontractor(s) identified, a written request from the Contractor and a written approval from the Municipalities is required.

Notwithstanding written consent to subcontract approved by the Municipalities, the Contractor shall perform with the Contractor's own organization, work amounting to not less than fifty (50%) percent of the total contract cost, and with materials purchased or produced by the Contractor.

The subcontracting, if any, shall be done by the Contractor in accordance with applicable Article 108.01 of the IDOT Standard Specifications.

Failure to identify subcontractors could result in disqualification.

## **15. SILENCE OF SPECIFICATIONS**

The apparent silence of specifications as to any detail or apparent omission from it as detailed description concerning any portion shall be interpreted as meaning that only the best commercial material or practice shall prevail and that only items of the best material or workmanship to be used.

## **16. ADDITIONAL INFORMATION**

Should the bidder require additional information about this bid, submit questions via email to: [procurement@villageofisle.org](mailto:procurement@villageofisle.org) in accordance with Section 2 of this document.

ANY and ALL changes to these specifications are valid only if they are included by written Addendum from the Village of Isle to All Bidders. No interpretation of the meaning of the plans, specifications or other contract documents will be made orally. Failure of any bidder to receive any such addendum or interpretation shall not relieve the bidder from obligation under this bid as submitted. All addenda so issued shall become part of the bid documents. Failure to request an interpretation constitutes a waiver to later claim that ambiguities or misunderstandings caused a bidder to improperly submit a bid.

The Municipalities recognize that in some cases the information conveyed in this bid document may provide an insufficient basis for performing a complete analysis of the bid requirements. Prospective bidders are, therefore, requested to make the best possible use of the information provided, without the expectation that the Village of Isle will be able to answer every request for further information or that the schedule for receipt and evaluation of proposals will be modified to accommodate such request.

## **17. PROTEST PROCEDURE**

Any bidder wishing to file a protest regarding the proposal process may do so by giving written notice to the Village Procurement Services Manager within seven calendar days of the closing time and date. This notice should include the title of the requirement, the closing date and the nature of the protest.

Any disputes concerning a question of fact under this procurement which is not disposed of by agreement shall be decided by the Procurement Services Manager. The decision of the Procurement Services Manager or his duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, or capricious, or arbitrary, or so grossly erroneous as necessary to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the Contractor shall be afforded an opportunity to be heard and offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the Contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the Procurement Services Manager.

## **18. AFFIDAVITS**

The following affidavits included in these contract documents must be executed and submitted with the bid:

- A) References
- B) Disqualification of Certain Bidders
- C) Affidavit/Anti-collusion
- D) Conflict of Interest Form
- E) Tax Compliance
- F) Identification of Subcontractors
- G) Participation Affidavit

## **19. RESPONSIVE BID**

19.1 A "Responsive Bid" is defined as a "bid which conforms in all material respects to the requirements set forth in the invitation for bids." Bidders are hereby notified that any exceptions to the requirements of this bid may be cause for rejection of the bid.

19.2 Bidders shall promptly notify the Village of any ambiguity, inconsistency or error which they may discover upon examination of the bidding documents. Interpretations, corrections and changes will be made by addendum. Each bidder shall ascertain prior to submitting a bid that all addenda have been received and acknowledged in the bid.

## **20. INSURANCE**

The Contractor shall maintain for the duration of the contract, including warranty period, insurance purchased from a company or companies lawfully authorized to do business in the state of Illinois and having a rating of at least A-minus and a class size of at least X as rated by A.M. Best Ratings. Such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations under the contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

20.1 **Workers' Compensation Insurance** covering all liability of the Contractor arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements. Workers' Compensation Insurance shall include a waiver of subrogation against each Municipality.

20.2 **Employers Liability** covering all liability of contractor as employer, with limits not less than: \$1,000,000 per injury – per occurrence; \$500,000 per disease – per employee; and \$1,000,000 per disease – policy limit.

20.3 **Comprehensive General Liability** in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists: Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Contractor's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the contractor, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement; Railroad exclusions shall be deleted if any part of the project is within 50 feet of any railroad track

General Aggregate Limit	\$ 2,000,000
Each Occurrence Limit	\$ 1,000,000

20.4 **Automobile Liability Insurance** shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit	\$ 1,000,000
-----------------------	--------------

20.5 Contractor agrees that with respect to the above required insurance:

20.5.1 The CGL policy shall be endorsed for the general aggregate to apply on any basis;

20.5.2 To provide separate endorsements: to name each Municipality as additional insured as their interest may appear, and; to provide thirty (30) days notice, in writing, of cancellation or material change.

20.5.3 The Contractor's insurance shall be primary in the event of a claim.

20.5.4 Each Municipality shall be provided with Certificates of insurance and endorsements evidencing the above required insurance, prior to commencement of this Contract and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies

20.5.5 A Certificate of Insurance that states each Municipality has been endorsed as an "additional insured" by the Contractor's insurance carrier. Specifically, this Certificate must include the following language: "The (municipality's name inserted), and their respective elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number on a primary and non contributory basis for general liability and automobile liability coverage for the duration of the contract term."

20.6 **Failure to Comply:** In the event the Contractor fails to obtain or maintain any insurance coverages required under this agreement, each municipality may purchase such insurance coverages and charge the expense thereof to the Contractor.

## 21. HOLD HARMLESS

The Contractor agrees to indemnify, save harmless and defend the Village of Lisle (LISLE), the Village of Burr Ridge (BURR RIDGE), the City of Darien (DARIEN), the Village of Downers Grove (DOWNERS GROVE), the County of DuPage (DUPAGE), the Village of Glen Ellyn (GLEN ELLYN), the Village of Hinsdale (HINSDALE), the Village of Lombard (LOMBARD), the Village of Roselle (ROSELLE), the Village of Willowbrook (WILLOWBROOK) and the Village



of Woodridge (WOODRIDGE) (collectively, "MUNICIPALITIES") which include their representatives, agents, servants, employees, and each of them against and hold it and them harmless from any and all lawsuits, claims, demands, liabilities, losses, and expenses; including court costs and attorney's fees for or on account of any injury to any person, or any death at any time resulting from such injury, or any damage to property, which may arise or which may be alleged to have arisen out of, or in connection with the work covered by this project. The foregoing indemnity shall apply except if such injury is caused directly by the willful and wanton conduct of the Village of Lisle (LISLE), the Village of Burr Ridge (BURR RIDGE), the City of Darien (DARIEN), the Village of Downers Grove (DOWNERS GROVE), the County of DuPage (DUPAGE), the Village of Glen Ellyn (GLEN ELLYN), the Village of Hinsdale (HINSDALE), the Village of Lombard (LOMBARD), the Village of Roselle (ROSELLE), the Village of Willowbrook (WILLOWBROOK) and the Village of Woodridge (WOODRIDGE) (collectively, "MUNICIPALITIES"), its agents, servants, or employees or any other person indemnified hereafter.

## **22. CHANGE IN STATUS**

The Contractor shall notify the Village of Lisle and each Municipality immediately of any change in its status resulting from any of the following: (a) Contractor is acquired by another party; (b) change in greater than 5% ownership interest; (c) Contractor becomes Insolvent; (d) Contractor, voluntarily or by operation law, becomes subject to the provisions of any chapter of the Bankruptcy Act; (e) Contractor Vendor ceases to conduct its operations in normal course of business. The Municipalities shall have the option to terminate its agreement with the Contractor immediately on written notice based on any such change in status.

## **23. CHANGE ORDERS**

The Municipalities believe that the project is fully defined in the Contract Documents and that Change Orders will not be necessary. However, in the event that a Change Order is required, the Contractor shall review the scope of work to be performed under the contract to suggest alternatives that can be implemented to offset the cost increase of any necessary changes without sacrificing the quality and/or scope of the contract specifications. All Change Orders and alternative suggestions must be approved by the Municipality prior to execution.

23.1 Change Orders shall comply with 720 ILCS 5/33E-9.

23.2 In case of an increase in the Contract Sum, there will be an allowance for overhead and profit.

23.3 The allowance for the combined overhead and profit, including premiums for all bonds and insurance, shall be based on the percentage as bid. This same percentage shall apply to both extras and credits and for work performed by the Contractor, a Subcontractor, or Sub-subcontractor.

23.4 Detailed written Requests for Change Orders must be submitted to the Municipality's Representative on the form provided by the Municipality. (Request furnished in any other format or lacking sufficient information will be rejected). In order to facilitate checking of quotations for extras or credits, all requests for change orders shall be accompanied by a complete itemization of costs including labor, materials and Subcontracts. Where major cost items are Subcontracts, they shall also be itemized. Requests will be reviewed by the affected Municipality's Purchasing Manager.

23.5 Each written Request for a Change Order must be accompanied by written suggestions where costs can be reduced to offset the Change Order increase requested or a written certification stating that the Contractor has reviewed the work to be performed and cannot identify areas where costs can be reduced.

23.6 A written Change Order must be issued by the affected Municipality's Purchasing Manager prior to commencing any additional work covered by such order. Work performed without proper authorization shall be the Contractor's sole risk and expense.

## **24. INVOICES, PAYMENTS, AND QUANTITIES**

The Contractor shall submit invoices for each Municipality detailing the services provided directly to the respective Municipality. All services shall be invoiced based on unit pricing and quantities used. The Municipalities shall only pay for quantities used or ordered. Quantities may be adjusted up or down based on the needs of the Municipality. Payment shall be made in accordance with the Local Government Prompt Payment Act.

Invoices shall be delivered to:

Village of Lisle  
Director of Public Works  
925 Burlington Avenue  
Lisle, IL 60532

Village of Burr Ridge  
Director of Public Works  
7660 County Line Road  
Burr Ridge, IL 60527

City of Darien  
Director of Public Works  
1702 Plainfield Road  
Darien IL 60561

Village of Downers Grove  
Director of Public Works  
5101 Walnut Ave.  
Downers Grove, IL 60515

County of DuPage  
Director of Public Works  
421 N. County Farm Rd  
Wheaton, IL 60187

Village of Glen Ellyn  
Director of Public Works  
535 Duane Street  
Glen Ellyn, IL 60137

Village of Hinsdale  
Director of Public Works  
19 E. Chicago Avenue  
Hinsdale, IL 60521

Village of Lombard  
Director of Public Works  
255 E. Wilson Avenue  
Lombard, IL 60148

Village of Roselle  
Director of Public Works  
31 S. Prospect Street  
Roselle, IL 60172

Village of Willowbrook  
Director of Public Works  
835 Midway Drive  
Willowbrook, IL 60527

Village of Woodridge  
Director of Public Works  
5 Plaza Drive  
Woodridge, IL 60517

**25. PRECEDENCE**

Where there appears to be variances or conflicts, the following order of precedence shall prevail: The Village of Lisle Project Specifications; The Village of Lisle General Terms & Conditions, The Village of Lisle Invitation for Bids, General Terms & Specifications and the Contractor's Bid Response.

**26. JURISDICTION, VENUE, CHOICE OF LAW**

This contract shall be governed by and construed according to the laws of the State of Illinois. Jurisdiction and venue shall be exclusively found in the Circuit Court of DuPage County, State of Illinois for the Municipalities whose office is in DuPage County, in the Circuit Court of Will County, State of Illinois for the Municipalities whose office is in Will County and in the Circuit Court of Cook County, Illinois for Municipalities whose office is in Cook County.

**27. NON-ENFORCEMENT BY THE VILLAGE**

The Contractor shall not be excused from complying with any of the requirements of the Contract, because of any failure on the part of the Village or any of the Municipalities, on any one or more occasions, to insist on the Contractor's performance or to seek the Contractor's compliance with any one or more of said terms or conditions.

**28. INDEPENDENT CONTRACTOR**

The Contractor is an independent contractor and no employee or agent of the Contractor shall be deemed for any reason to be an employee or agent of the Village or any of the Municipalities.

**29. TERMINATION**

The Municipalities reserves the right to terminate their respective portion of this contract, or any part thereof, upon thirty (30) days written notice. In case of such termination, the Contractor(s) shall be entitled to receive payment from the terminating Municipalities for work completed to date in accordance with the terms and conditions of this contract. In the event that this Contract is terminated due to Contractor's default, the Municipalities shall be entitled to purchase substitute items and/or services elsewhere and charge the Contractor with any or all losses incurred, including attorney's fees and expenses.

**30. ALTERNATE AND MULTIPLE BIDS**

Unless otherwise indicated in these documents, the bidder may not submit alternate or multiple bids as part of this package. The submission of more than one bid within a single package may be cause for rejection of any or all of the bids of that bidder.

**31. MUNICIPALITY CONTRACTOR'S LICENSE**

The most responsive and responsible bidder, prior to commencing any work, must have a valid Contractor's License on-file with the respective Municipality's Development Department and be in "good standing" with bidder's respective State licensing agency, if applicable.

**32. NON APPROPRIATION**

The Municipalities reserve the right to terminate their respective part of this contract or to reject bids, in the event that sufficient funds to complete the contract are not appropriated by the either Village Board of Trustees or City Council of the affected Municipality.

**33. UNBALANCED BIDS**

Any bid which is materially unbalanced as to prices for the Base Bid and/or Optional Bid Items may be rejected. An unbalanced bid is one which is based on the prices significantly less than the cost for some work and/or prices which are significantly overstated for other work.

The Village of Lisle will review all unit prices submitted by the apparently lowest responsible and responsive bidder and will decide whether any of the unit prices are excessively above or below a reasonable cost analysis value determined by the Municipalities.

In the event any unit prices are determined to be unbalanced and contrary to the interest of the Municipalities, the right is reserved to reject such bid at the discretion of the Village of Lisle.

**34. OMISSIONS/HIDDEN CONDITIONS**

The drawings and specifications are intended to include all work and materials necessary for completion of the work. Any incidental item of material, labor, or detail required for the proper execution and completion of the work and omitted from either the drawings or specifications or both, but obviously required by governing codes, federal or state laws, local regulations, trade practices, operational functions, and good workmanship, shall be provided as a part of the contract work at no additional cost to the owner, even though not specifically detailed or mentioned.

**35. AUDIT/ACCESS TO RECORDS**

- A. The contractor shall maintain books, records, documents and other evidence directly pertinent to performance of the work under this agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards. The contractor shall also maintain the financial information and data used by the contractor in the preparation or support of any cost submissions required under this subsection, (Negotiation of Contract Amendments, Change Orders) and a copy of the cost summary submitted to the Municipality. The Auditor General, the Municipality, any government agency, or any of their duly authorized representatives shall have access to the books, records, documents, and other evidence for purposes of inspection, audit, and copying. The contractor will provide facilities for such access and inspection.
- B. Audits conducted pursuant to this provision shall be consistent with generally accepted auditing standards in accordance with the American Institute of Public Accountants Professional Standards.
- C. The contractor agrees to the disclosure of all information and reports resulting from access to records pursuant to the subsection above. Where the audit concerns the contractor, the auditing agency will afford the contractor an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.
- D. Records under the subsections above shall be maintained and made available during performance of the work under this agreement and until three years from the date of final audit for the project. In addition, those records which relate to any dispute or litigation or the settlement of claims arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the date of resolution of such dispute, appeal, litigation, claim or exception.

**36. WITHDRAWAL OF BID**

Upon written request, bids may be withdrawn at any time prior to the advertised bid opening. Bidders withdrawing their bid prior to the date and time set for the bid opening may still submit another bid if done so in accordance with these instructions. After the bid opening time, no bid shall be withdrawn or canceled for a period of sixty (60) calendar days thereafter. The successful Bidder shall not withdraw or cancel its bid after having been notified that

the respective Villages Board of Trustees or City Council have accepted said bid.

**37. COMPETENCY OF BIDDER**

If requested in writing by a Municipality, the Bidder must present within three (3) working days, satisfactory evidence of its ability and possession of the necessary facilities, experience, financial resources and adequate insurance to comply with the terms of the Contract Documents.

**38. ADMINISTRATIVE PROCEEDINGS / LITIGATION**

If applicable, bidder shall list all administrative proceedings and litigation filed by or against Bidder in the past five (5) years, including the name and case number, name/jurisdiction of the court or administrative agency, and a summary of each claim/case, including current status and if no longer pending, the disposition. List all unsatisfied liens against the Bidder. The foregoing includes but is not limited to information regarding any proceedings and actions taken by any governmental agency to debar or disqualify the Bidder from bidding on public contracts, including the name of the agency initiating the proceeding/action, the nature of the proceeding/action, the claimed basis for the proceeding/action and the current status or disposition of the proceeding/action.

The Village may make such investigation as it deems necessary to determine the ability of the Bidder to perform the Work. The Village reserves the right to require of any Bidder such information as stated above and necessary to verify the Bidder's qualifications and financial status and to withhold formal signing of the Contract until such information is received.

**39. REFERENCES**

Bidders shall provide, at a minimum, five (5) references that indicate the bidder's ability to successfully perform similar work on the form identified herein.

**40. COMPLIANCE WITH FREEDOM OF INFORMATION ACT**

The Village is required by law to comply with the provisions of the Freedom of Information Act, 5 ILCS 140/1 et seq., as amended from time to time ("Act"). The Act requires the Village to provide, if requested to do so by any person, copies of documents that may be in your possession and related to this contract. As a condition of this contract, Contractor agrees to and shall provide to a Municipality, copies of any and all such documents when directed to do so by the Municipality. All such documents shall be delivered to the respective Municipality's Clerk's Office no later than five (5) working days after the date of the Municipality's direction to provide such documents. Failure of the Contractor to provide documents within said five (5) working days as provided above shall result in the assessment of any and all penalties, damages, and/or costs incurred by the Municipality to the Contractor which shall be paid immediately by the Contractor upon demand of the same by the Municipality.

## **LABOR STATUTES, RECORDS AND RATES CONSTRUCTION CONTRACTS for**

### **MUNICIPALITIES - STATE OF ILLINOIS**

All Contractors shall familiarize themselves with all provisions of all Acts referred to herein and in addition shall make an investigation of labor conditions and all negotiated labor agreements which may exist or are contemplated at this time. Nothing in the Acts referred to herein shall be construed to prohibit the payment of more than the prevailing wage scale.

In the employment and use of labor, the Contractor and any subcontractor of the Contractor shall conform to all Illinois Constitutional and statutory requirements including, but not limited to, the following:

- 1.1 Equal Employment Opportunity:
  - 1.2 Illinois Constitution, Article I, Section 17, which provides: "All persons shall have the right to be free from discrimination on the basis of race, color, creed, national ancestry and sex in the hiring and promotion practices of any employer or in the sale or rental of property."
  - 1.3 Illinois Constitution, Article I, Section 18, which provides: "The equal protection of the laws shall not be denied or abridged on account of sex by the state or its units of local government and school districts."
  - 1.4 The Public Works Employment Discrimination Act, 775 ILCS 10/1, provides in substance that no person may be refused or denied employment by reason of unlawful discrimination, nor may any person be subjected to unlawful discrimination in any manner in connection with contracting for or performance of any work or service of "any kind by, for, on behalf of, or for the benefit of the State, or of any department, bureau, commission, board or other political subdivision or agency thereof."
  - 1.5 Contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., as amended and any rules and regulations promulgated in accordance therewith, including, but not limited to the Equal Employment Opportunity Clause, Illinois Administrative Code, Title 44, Part 750 (Appendix A), which is incorporated herein by reference. Furthermore, the Contractor shall comply with the Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended.
- 2.0 The Veterans Preference Act, 330 ILCS 55/1, provides: "In the employment and appointment to fill positions in the construction, addition to, or alteration of all public works undertaken or contracted for by the State, or any of its political subdivisions thereof, preference shall be given to persons who have been members of the Armed Forces of the United States...in times of hostilities with a foreign country..."
- 3.0 The Servicemen's Employment Tenure Act, as amended
- 4.0 The Prevailing Wage Act, 820 ILCS 130/0.01 et seq., provides: "It is the policy of the State of Illinois that a wage of no less than the general prevailing hourly rate as paid for work of a similar character in the locality in which the work is performed, shall be paid to all laborers, workers and mechanics employed by or on behalf of any and all public bodies engaged in public works." The current Schedule of Prevailing Wages for DuPage County must be prominently posted at the project site by the Contractor.
  - 4.1 The Prevailing Wage Act, 820 ILCS 130/4, provides: "All bid specifications shall list the specified rates to all laborers, workers and mechanics in the locality for each craft or type of worker or mechanic needed to execute the contract. If the Department of Labor revises the prevailing rate of hourly wages to be paid by the public body, the revised rate shall apply to such contract, and the public body shall be responsible to notify the Contractor and each subcontractor of the revised rate."
    - 4.1.1 The Village shall notify the Contractor of any revised rates as determined by the Department of Labor and as received by the Village. It shall be the responsibility and liability of the Contractor to promptly notify each and every subcontractor of said revised rates.

4.1.2 Unless otherwise specified in the Contract Documents, the Contractor shall assume all risks and responsibility for any changes to the prevailing hourly wage which may occur during the Contract term(s). A revision to the prevailing rate of hourly wages shall not be cause for any adjustment in the Contract Sum.

4.2 The Prevailing Wage Act, 820 ILCS 130/5 provides that the Contractor and each Sub Contractor shall, "submit monthly, in person, by mail or electronically a certified payroll to the public body in charge of the project."

4.2.1 The Contractor shall submit to the Village by the fifteenth day, monthly, a certified payroll list including all workers, laborers and mechanics employed by the Contractor and each of the Sub Contractors.

4.2.2 The certified payroll records shall include, among other data, each worker's name, address, telephone number, last four digits of the worker's social security number, classification, number of hours worked each day, the hourly wage and starting and ending times each day.

4.2.3 Included with the payroll records, the Contractor and each Sub Contractor shall attest, in writing, to the veracity and accuracy of the records and that the hourly rate paid is not less than the general prevailing wages required.

5.0 The Child Labor Law, as amended, 820 ILCS 205/1, which provides: "No minor under 16 years of age...at any time shall be employed, permitted or suffered to work in any gainful occupation...in any type of construction work within this state."

The Contractor will include verbatim or by reference the provisions contained herein in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. The Contractor will be liable for compliance with these provisions by such subcontractors.

The Contractor and each subcontractor shall keep or cause to be kept an accurate record of names, occupations and actual wages paid to each laborer, workman and mechanic employed by him in connection with the contract. This record shall be open at all reasonable hours for inspection by any representative of the municipality or the Illinois Department of Labor and must be preserved for five (5) years following completion of the contract.

The current Prevailing Wages Rates for DuPage County can be found at:

<https://data.illinois.gov/dataset/dol-2018-prevailing-wage-rates/resource/0c95f063-aed9-4db7-adc3-c224acee8fc2>.

**1. PROGRAM OVERVIEW**

The Municipalities own, maintain, and operate their own water systems. The hydrants to be sandblasted and painted represent a variety of makes from manufacturers such as, Eddy, Mueller, Clow, Waterous and Traverse City.

The contractor shall provide all labor, equipment, and materials to sandblast and paint fire hydrants. If necessary, the Municipality will allow contractor (with prior permission granted) to barricade spaces in public parking areas, such as at the Municipality's train stations, to ensure access to the hydrant for the contractor and minimize or eliminate any potential damage to vehicles.

**2. SCOPE OF WORK**

The contractor shall be responsible for sandblasting and painting selected hydrants. The Municipality will make every effort to identify hydrants for painting that are nearby one another, however the Municipality may require a hydrant outside of the identified area be sandblasted and painted.

**3. TECHNICAL SPECIFICATIONS**

Hydrants shall be sandblasted and painted in accordance with these specifications.

**3.1 Site Preparation and Protection**

The contractor shall place a protective barrier at the base of each hydrant prior to sandblasting. A protective enclosure shall be placed on top of the barrier at the base and around the fire hydrant to contain slag abrasive and prevent overspray. If necessary, the Municipality will allow contractor (with prior permission granted) to barricade spaces in public parking areas, such as at the Municipality's train stations, at the request of the contractor to ensure access to the hydrant for the contractor and minimize any damage to vehicles. The contractor must submit requests to the Municipality 36 hours in advance.

**3.2 Sandblasting**

The contractor shall remove all paint from fire hydrants leaving the entire metal surface of the hydrant exposed via high pressure air blasts using eco-friendly crushed glass media, or approved equal by the Public Works Director. Any paint remaining on the hydrant shall be removed using a wire brush. The hydrant caps are to remain on during the blasting process. Fire hydrants shall be completely free of old paint and grime prior to application of primer or paint. Any hydrants leaking after sandblasting shall be reported to the Municipality immediately.

**3.3 Painting**

*Paint-* All material shall be brought to the job site in the original sealed and labeled containers of the paint manufacturer and shall be subject to inspection by the Municipality. The CONTRACTOR shall submit to the Municipality, immediately upon completion of the job, certification from the paint manufacturer indicating that the quantity of each coating purchase was sufficient to coat all surfaces in accordance with the specifications and manufacturer's recommendations.

*Prime coat-* Immediately after surface preparation is complete; one coat of primer paint shall be applied to all exposed metal surfaces of the hydrant. All peaks in the surface profile shall be thoroughly coated. Choice of primer will be determined by each individual Municipality. The Municipality shall choose one of the following primers: Sherwin Williams Kem Bond HS white or gray, or Tnemec Series 37H Chem Prime HS Gray. The primer shall be applied per the manufacturer's specifications for complete coverage.

*Top coat-* After the primer coat has thoroughly dried; the CONTRACTOR shall apply a top coat to all surfaces to achieve a wet film thickness recommended by the manufacturer. Choice of top coat will be determined by each individual Municipality. The Municipality shall choose one of the following paints for the top coat: Sherwin Williams Industrial Urethane Alkyd Enamel, Sherwin Williams Steel-Master 9500, or Tnemec Series 82HS-02SF Versatone. Hydrant colors will be specified by each individual Municipality.

*2nd Top coat -* Apply a second top coat after the manufacturer's recommended drying time to provide complete coverage.

Primer and paint thickness shall be applied according to manufacturer's minimum spreading rate per coat plus 1.0 mils. Wet film thickness shall be measured in accordance with current ATSM D4415-95 "Standard Practice for Measurement of Wet Film Thickness by Notched Gages". Dry film thickness shall be measured in accordance with current SSPC PA2, "Dry Paint Thickness with Magnetic Gauges". If the specified thickness is not obtained, an additional coat(s) of paint shall be applied.

Paint and primer shall be applied evenly to prevent drips. If paint or primer is applied using a spray method, the CONTRACTOR shall not spray hydrants on days when wind exceeds twenty (20) M.P.H., unless a protective enclosure is used.

The CONTRACTOR shall apply paint in strict accordance with the applicable manufacturer's printed data sheet and container label outlining minimum and maximum surface and air temperatures required for application. Paint shall not be applied to wet damp surfaces and shall not be applied in the rain, snow, fog or mist or when the relative humidity exceeds 85%.

No paint shall be applied when it is expected that the relative humidity will exceed 85% and/or the air temperature will drop below recommended levels within 12 hours after paint application. Dew or moisture condensation should be anticipated, and if such conditions are prevalent, painting shall be delayed until certain that the surfaces are dry.

Hydrants shall not be left unprimed for any period of time after sandblasting. After application of the primer coat and/or top coat of paint, the contractor shall place signage on or around the hydrant indicating that there is wet paint. After the primer coat, top coat, or 2nd top coat of paint is dry to the touch, the signage may be removed. Wet paint signage shall be approved by the Municipality before use.

#### **3.4 Site Clean-Up**

The contractor shall remove all trash, excess materials, barriers, enclosures, wrappers, and debris and return the site to its original condition at the end of the day or after painting has been completed.

#### **3.5 Damage to Parkway**

Damage to the parkway caused by the contractor shall be repaired by the contractor to its original state prior to the final invoice being paid. Damage to the parkway shall include, but not be limited to, cracking of concrete, damage to brick paver driveways, paint spills, and tire ruts in the ground.

### **4. SCHEDULING OF WORK**

The contractor shall schedule all work with the Public Works Director or his/her designee. The sandblasting and painting of most fire hydrants will be done during regular business hours, 7 am to 3 pm. All hydrants identified by the Municipality shall be sandblasted and painted within 60 (sixty) days of NOTICE TO PROCEED

### **5. WORKZONE SAFETY AND PROPERTY PROTECTION**

The contractor shall be responsible for all work zone safety including proper traffic control when necessary. The contractor shall also be responsible for ensuring private property is not damaged while performing the work.

### **6. DAMAGE TO PRIVATE PROPERTY**

The contractor shall take all necessary precautions to prevent damage to trees, grounds, driveways, curbs, sidewalks, structures, or other private property on or adjacent to the work site. Any damage shall be reported in writing to the property owner and the Public Works Department on the day of occurrence. Any damages shall be repaired at the contractor's expense within ten (10) days of the occurrence (unless demonstrable reason for a delay can be shown with the consent of the Municipality).

### **7. WARRANTY**

The Contractor shall provide, at a minimum, a one (1) year warranty against all workmanship beginning on the date of acceptance of the final invoice by each Municipality. Warranty items shall include, but are not limited to: chipping, fading, peeling, and improper thickness pursuant to the manufacturer's specifications.

If it is determined by a Municipality that the workmanship is not sufficient to the Municipality's standards, the Contractor shall return and repair to the satisfaction of the Municipality at no additional cost to the Municipality.

Each Municipality shall be the sole determiner of what constitutes satisfactory workmanship for their Municipality.



## CONTRACTOR REFERENCES

Please list below five (5) references for which your firm has performed similar work for municipalities as identified in Bidder Qualifications.

Municipality: Village of Lombard  
Address: 255 E. Wilson Avenue  
City, State, Zip Code: Lombard, IL 60148  
Contact Person/  
Telephone Number: BRIAN M. JACK 630-620-5708  
Dates of Service/Award  
Amount: SUMMER 2016 & 2017. \$30,000.00 \$32,000.00

Municipality: Village of Roselle  
Address: 31 S. Prospect Street  
City, State, Zip Code: Roselle, IL 60172

Contact Person/Telephone  
Number: Mike Schulz 630-547-5517  
Dates of Service/Award  
Amount: SUMMER 207 & 2018 \$31,000.00 \$31,500.00

Agency: V ILLAGE OF DOWNERS GROVE IL.  
Address: 5101 Walnut Avenue  
City, State, Zip Code: Downers Grove, IL 60515  
Contact Person/  
Telephone Number: DAVID MOODY (630)434-5495  
Dates of Service/Award  
Amount: SUMMER 2016, 2017 & 2018 \$31,000.00 \$31,500.00 \$51,200.00

Agency: VILLAGE OF LISLE  
Address: 925 BURLINGTON AVE.  
City, State, Zip Code: LISLE IL. 60532  
Contact Person/  
Telephone Number: JOE CATALANO 630-271-4134  
Dates of Service/Award  
Amount: SUMMER 2017 & 2018, \$19,500.00 \$23,360.00

Agency: VILLAGE OF RIVER FOREST  
Address: 400 Park Avenue  
City, State, Zip Code: River Forest IL 60305  
Contact Person/  
Telephone Number: Mark Janopolous, 708-205-2085  
Dates of Service/Award  
Amount: SUMMER 2016 & 2017. \$18,000.00 \$20,000.00

**DISQUALIFICATION OF CERTAIN BIDDERS**

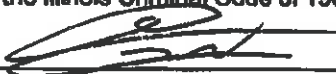
**PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION**

No person or business entity shall be awarded a contract or subcontract, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity,

- (A) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer's or employee's official capacity;
- (B) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;
- (C) has been convicted of bid rigging or attempting to rig bids under the laws of the State of Illinois, or any state in the United States;
- (D) has been convicted of bid rotating or attempting to rotate bids under the laws of the State of Illinois, or any state in the United States;
- (E) has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et seq.;
- (F) has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;
- (G) has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;
- (H) has made an admission of guilt of such conduct as set forth in subsections (A) through (G) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;
- (I) has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (G) above.

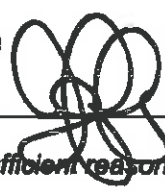
Business entity, as used herein, means a corporation, partnership, limited liability company trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

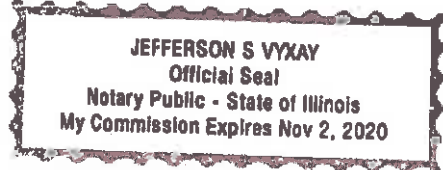
  
 \_\_\_\_\_  
 (Signature of Offeror if the Offeror is an Individual)  
 (Signature of Partner if the Offeror is a Partnership)  
 (Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this 23<sup>rd</sup> day of April, 2019

  
 \_\_\_\_\_  
 Notary Public

*Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.*



**ANTI-COLLUSION AFFIDAVIT AND CONTRACTOR'S CERTIFICATION**

Jorge Ocegvera, being first duly sworn,

deposes and says that he/she is OWNER  
(Partner, Officer, Owner, Etc.)

of go Painters INC.  
(Contractor)

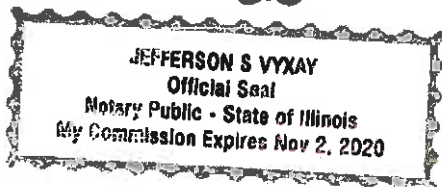
By submission of the bid, each bidder and, in the case of a joint bid, each party to the joint bid, certifies as to his or her own organization, that, in connection with the bid:

- a) The prices in the bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to the prices with any other bidder or with any competitor;
- b) Unless otherwise required by law, the prices quoted in the bid have not knowingly been directly or indirectly disclosed to any other bidder or to any competitor prior to opening; and
- c) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or withhold a bid for the purpose of restricting competition. Also, each bidder shall submit a certification regarding compliance with Article 33 E-11 of the Illinois Criminal Code of 1961 [720 ILCS 5/33E-11]; and

Each person signing the bid shall certify that he or she is the person in the bidder's organization responsible for the decision as to the prices being bid or

Jorge Ocegvera  
(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a Partnership)  
(Name of Officer if the Bidder is a Corporation)

The above statements must be subscribed a sworn to before a notary public.  
Subscribed and Sworn to this 31st day of April, 2019



[Signature]  
Notary Public

*Failure to complete and return this form may be considered sufficient reason for rejection of the bid.*

**CONFLICT OF INTEREST**

GO Painters Inc. Jorge Acguera, hereby certifies that

it has conducted an investigation into whether an actual or potential conflict of interest exists between the bidder, its owners and employees and any official or employee of a Municipality identified herein.

Bidder further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if bidder has not disclosed any actual or potential conflict of interest, the Village of Lisle may disqualify the bid or the affected the Municipality may void any award and acceptance that the Municipality has made.

Jorge Acguera  
(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a Partnership)  
(Name of Officer if the Bidder is a Corporation)

The above statements must be subscribed a sworn to before a notary public.  
Subscribed and Sworn to this 20 day of April, 2019



[Signature]  
Notary Public

*Failure to complete and return this form may be considered sufficient reason for rejection of the bid.*

**TAX COMPLIANCE AFFIDAVIT**

Jorge Ocegvera, being first duly sworn,

deposes and says that he is owner

(Partner, Officer, Owner, Etc.)

of go Painters Inc.  
(Contractor)

The individual or entity making the foregoing proposal or bid certifies that he is not barred from contracting with any of the Municipalities because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act., or entity making the proposal or bid understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the contract and allows the Municipality to recover all amounts paid to the individual or entity under the contract in a civil action.

Jorge Ocegvera

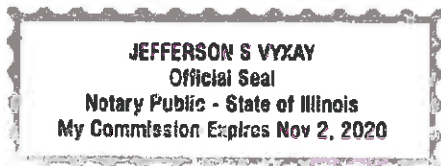
(Name of Bidder if the Bidder is an Individual)

(Name of Partner if the Bidder is a Partnership)

(Name of Officer if the Bidder is a Corporation)

The above statements must be subscribed and sworn to before a notary public.

Subscribed and Sworn to this 23rd day of April, 2019



[Signature]  
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the bid.

**PARTICIPATION AFFIDAVIT**

Jorge Oleguera, being first duly sworn,

deposes and says, under penalties as provided in Section -109 of the Illinois Code of Civil Procedures, 735 ILCS 5/1-

109, that he/she is Owner  
(Partner, Officer, Owner, Etc.)  
of 90 Painters Inc  
(Contractor)

The individual or entity making the foregoing proposal or bid certifies that the Contractor or Subcontractor, respectively, is not barred from being awarded a contract or subcontract pursuant to 30 ILCS 500/50-10. Additionally, the Contractor or Subcontractor, respectively, certifies he/she is not suspended from doing business with any State, Federal or Local Agency.

Jorge Oleguera  
(Name of Bidder if the Bidder is an Individual)  
(Name of Partner if the Bidder is a Partnership)  
(Name of Officer if the Bidder is a Corporation)

The above statements must be subscribed and sworn to before a notary public.

Subscribed and Sworn to this 23<sup>rd</sup> day of April, 2019



[Signature]  
Notary Public

Failure to complete and return this form will be considered sufficient reason for rejection of the bid.

**SUB-CONTRACTOR INFORMATION**

**(ATTACH ADDITIONAL PAGES AS NEEDED)**

**Name:** \_\_\_\_\_ **# Years in Business:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **# Years used by Contractor:** \_\_\_\_\_

**Services provided by Sub-Contractor:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

.....

**Name:** \_\_\_\_\_ **# Years in Business:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **# Years used by Contractor:** \_\_\_\_\_

**Services provided by Sub-Contractor:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

.....

**Name:** \_\_\_\_\_ **# Years in Business:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **# Years used by Contractor:** \_\_\_\_\_

**Services provided by Sub-Contractor:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**APPENDIX A  
AGREEMENT ACCEPTANCE**

**HYDRANT SANDBLASTING AND PAINTING PROGRAM**

**ACCEPTANCE**

The Contract/Proposal attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of **City of Darien** ("Owner") this 3rd day of May, 2021 .

This Acceptance, together with the Contract/Proposal attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefore and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract/Proposal. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Owner without further notice of objection and shall be of no effect nor in any circumstances binding upon Owner unless accepted by Owner in a written document plainly labeled "Amendment to Contract/Proposal." Acceptance or rejection by Owner or any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

By: \_\_\_\_\_

Title: MAYOR



# PHILADELPHIA INDEMNITY INSURANCE COMPANY

## Bid Bond

Bond No. \_\_\_\_\_ BID \_\_\_\_\_

**CONTRACTOR:**  
(Name, legal status and address)

GO Painters, Inc.  
500 North 6th Avenue  
Maywood, IL 60153

**SURETY:** Philadelphia Indemnity Insurance Company: Pennsylvania Corporation  
(Name, legal status and principal place of business)

One Bala Plaza  
Suite 100  
Bala Cynwyd, PA 19004-1403

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**OWNER:**  
(Name, legal status and address)

Village of Lisle  
925 Burlington Avenue  
Lisle, IL 60532

**BOND AMOUNT:** 5% of Bid Amount

**PROJECT:**  
(Name, location or address, and Project number, if any)

#1287 - Hydrant Sandblasting and Painting Program

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of April, 2019

(Witness)



(Witness)

GO Painters, Inc.

(Principal)

(Seal)

(Title)

Philadelphia Indemnity Insurance Company

(Surety)

(Title)



John D. Weisbrodt, Attorney-in-Fact

(Seal)

Printed in cooperation with the American Institute of Architects (AIA).

The language in this document conforms to the language used in AIA Document A310 - Bid Bond - 2010 Edition.



**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JOHN D. WEIDENROF, PATRICIA A. TRISMAN, MELISSA L. MCMADE OR STEVEN M. YARGA its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$75,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November, 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27<sup>TH</sup> DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO  
Philadelphia Indemnity Insurance Company

On this 27<sup>th</sup> day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

Morgan Knapp

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27<sup>th</sup> day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 23<sup>rd</sup> day of April, 2019.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY



**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

**Statutory Statements of Admitted Assets, Liabilities and Capital and Surplus  
(In thousands, except par value and share amounts)**

**Admitted Assets**

	As of December 31,	
	2017	2016
Bonds (fair value \$6,911,411 and \$6,366,973)	\$ 6,768,174	\$ 6,256,540
Preferred stocks (fair value \$50,134 and \$61,596)	48,537	60,425
Common stocks (cost \$31,965 and \$73,723)	33,817	71,273
Mortgage loans	460,590	358,530
Real estate	3,294	3,518
Other invested assets (cost \$234,382 and \$210,393)	240,475	216,318
Receivables for securities	399	2,527
Cash, cash equivalents and short-term investments	<u>140,468</u>	<u>44,778</u>
Cash and invested assets	7,575,754	7,013,909
Premiums receivable, agents' balances and other receivables	831,770	781,505
Reinsurance receivable on paid losses	33,955	23,669
Accrued investment income	86,998	77,957
Receivable from affiliates	6,611	5,883
Federal income taxes receivable	4,869	
Net deferred tax asset	113,125	177,984
Other assets	<u>59</u>	<u>53</u>
Total admitted assets	<u>\$ 8,653,171</u>	<u>\$ 8,081,000</u>

**Liabilities and Capital and Surplus**

**Liabilities:**

Net unpaid losses and loss adjustment expenses	\$ 4,263,696	\$ 3,856,578
Net unearned premiums	1,533,201	1,449,732
Reinsurance payable on paid loss and loss adjustment expenses	23,933	13,357
Ceded reinsurance premiums payable	80,592	72,331
Commissions payable, contingent commissions and other similar charges	225,361	249,225
Federal income taxes payable	-	13,273
Accrued expenses and other liabilities	117,799	92,865
Payable to affiliates	10,761	12,467
Provision for reinsurance	1	642
Payable for purchased securities	<u>81,438</u>	<u>49,033</u>
Total liabilities	<u>\$ 6,336,802</u>	<u>\$ 5,809,503</u>

**Capital:**

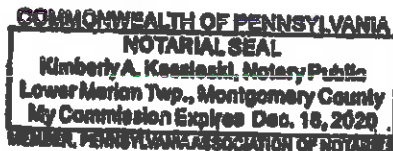
Common stock, par value of \$10 per share; 1,000,000 shares authorized, 450,000 shares issued and outstanding	4,500	4,500
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**Surplus:**

Gross paid-in and contributed surplus	386,071	386,071
Unassigned surplus	<u>1,925,798</u>	<u>1,880,926</u>
Total surplus	2,311,869	2,266,997
Total capital and surplus	<u>2,316,369</u>	<u>2,271,497</u>
Total liabilities and capital and surplus	<u>\$ 8,653,171</u>	<u>\$ 8,081,000</u>

The undersigned, being duly sworn, says: That she is the Executive Vice President and Chief Financial Officer of Philadelphia Indemnity Insurance Company; that said Company is a corporation duly organized in the state of Pennsylvania, and licensed and engaged in the State of Pennsylvania and has duly complied with all the requirements of the laws of the said State applicable of the said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress. And that to the best of her knowledge and belief the above statement is a full, true and correct statement of

Attest:



  
Karen Glimmer-Paucello, EVP & CFO

  
Kimberly Keszleski, Notary

Sworn to before me this 6th day of June 2018.

**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a [resolution](#) authorizing the purchase of one (1) new 2021 Peterbilt Model 348 cab and chassis, to replace unit 408, from JX Truck Center, in an amount not to exceed \$111,058.70

AND

Approval of a [resolution](#) accepting a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2021 Peterbilt Model 348, in an amount not to exceed \$80,066.00.

**BACKGROUND/HISTORY**

The vehicle up for replacement is a 2009 Sterling 9-ton dump truck that received an 80.23 rating with approximately 46,000 miles, see [Attachment A](#). The truck continues to experience mechanical issues with the turbo that was replaced and it has issues getting to full power. Please recall the Sterling line is no longer manufactured and parts are becoming obsolete. The department has been utilizing the Peterbilt line for the last three years and has provided very reliable performance.

The cab and chassis will be purchased from JX Truck Center, delivered to Monroe Truck Equipment for the dump body, pneumatic and hydraulic controls, snowplow equipment package and safety lighting. Both the cab & chassis as well as the body and snowplow equipment would be purchased through the Sourcewell Purchasing Cooperative, formerly National Joint Purchase Alliance Program (NJPA) P, under Contract No 081716-PMC. See [Attachment B](#).

The FY21/22 Budget includes funding for the abovementioned items from the following accounts:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 21/22 BUDGET	EXPENDITURE	BALANCE
12-51-4815	Capital Purchases Truck Replace Unit 408 Cab & Chassis	\$ 206,000.00	\$ 111,058.70	\$ 94,941.30
12-51-4815	Capital Purchases Truck Replace Unit 408 Dump & Snow Plowing Equipment	N/A	\$ 80,066.00	\$ 14,875.30
12-51-4815	Capital Purchases Utility Truck Unit 408 Striping	N/A	\$ 1,107.22	\$ 13,768.08

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of a resolution authorizing the purchase of one (1) new 2021 Peterbilt Model 348 Cab and Chassis, to replace unit 408, from JX Truck Center in an amount not to exceed \$111,058.70

AND

Approval of a resolution accepting a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2021 Peterbilt Model 348, in an amount not to exceed \$80,066.00.

2021 Peterbilt and Equipment

May 3, 2021

Page 2

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021, City Council agenda for formal consideration.

4-1-20

MEMO

## CRITERIA FOR REPLACING CITY VEHICLES AND EQUIPMENT

UNIT NO	408	DEPARTMENT	Water	DATE	
MODEL YEAR	2009	MODEL	LT7500		10-17-20
CURRENT MILEAGE	46,125	CURRENT HOURS			
				MAXIMUM POINTS	VEHICLE SCORE
<b>AGE</b>					
	Department		Water		
	Life Expectancy		12		
	Age as of Report Date		11		
	AGE: Meets Requirements			20	20
<b>USAGE</b>					
	MILES		46,125		
	HOURS				
	ATTACHMENT C OF THE VEHICLE REPLACEMENT POLICY				
	USAGE: Meets Requirements			20	9.23
<b>TYPE OF SERVICE</b>					
	1-LIGHT DUTY				
	10-CRITICAL DUTY				
	SERVICE: Meets Requirements			15	15
<b>RELIABILITY</b>					
	RELIABILITY: Frequency or Visits for Service				
	RELIABILITY: Meets Requirements			15	14
<b>MAINTENANCE AND REPAIR COSTS</b>					
	REPAIRS: Cost per Mile/Hours Exceeds Vehicle in Class				
	ORIGINAL PURCHASE PRICE		116,273.00		
	LIFE TO DATE REPAIR COST		11,658.92		
	PERCENTAGE OF REPAIRS TO PURCHASE PRICE		10.03%		

UNIT NO	408	DEPARTMENT		DATE	
MODEL YEAR		MODEL			
CURRENT MILEAGE		CURRENT HOURS			
			MAXIMUM POINTS	VEHICLE SCORE	
PERCENTAGES OF REPAIR POINTS	POINTS				
1 THROUGH 20	2				
21 THROUGH 40	4				
41 THROUGH 60	6				
61 THROUGH 80	8				
81 THROUGH 100	10				
	REPAIRS: Meets Requirements		10	3	
CONDITION:					
	CONDITION OF ENGINE COMPONENTS (MAJOR REPAIRS NEEDED OR ANTICIPATED), BODY (BODY SHEET METAL RUSTED, STRUCTURAL COMPONENTS)				
	CONDITION: Meets Requirements		15	4	
TECHNOLOGICAL ADVANCEMENTS	FUEL EMISSIONS, SAFETY FEATURES, ERGONOMICS		3	5	
TOTAL POINTS			100	80.23	

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(s)	Labor Cost	Hours
408: 2009 STERLING LT7500 2FZHATBS89AAM2519										
	0000028346	170	/01							
	01-PME: PREV. MAINT.			04/28/09	08/01	002		\$30.00	\$7.50	0.50
	0000028568	2080	/01							
	01-PME: PREV. MAINT.			10/13/09	08/01	002		\$44.50	\$7.50	0.50
	0000028733	3698	01/01							
	01-PMA: PREV. MAINT.			02/17/10	08/01	002		\$82.41	\$22.50	1.50
	0000028803	4128	01/01							
	01-PME: PREV. MAINT.			04/20/10	08/01	001		\$0.00	\$0.00	0.00
	0000029035	6037	01/01							
	01-PME: PREV. MAINT.			10/04/10	08/01			\$0.00	\$0.00	0.00
	0000029183	8141	01/01							
	01-PMA: PREV. MAINT.			03/11/11	08/01	002		\$77.12	\$30.00	2.00
	0000029241	8564	01/01							
	01-PME: PREV. MAINT.			04/27/11	08/03			\$0.00	\$44.50	0.00
	0000029471	11283	01/01							
	01-PME: PREV. MAINT.			10/26/11	08/03			\$0.00	\$44.50	0.00
	0000029643	12411	01/01							
	01-PMA: PREV. MAINT.			03/01/12	08/01	002		\$95.41	\$67.50	4.50
	07-41: AIR INTAKE SYS			03/01/12	08/01	002		\$63.69	\$3.00	0.20
	0000029705	12751	01/01							
	01-PME: PREV. MAINT.			04/12/12	08/03			\$0.00	\$44.50	0.00
	0000029838	13658	01/03							
	05-22: AXEL REAR			08/01/12	01/01	002		\$4.94	\$30.00	2.00
	0000029921	14328	01/03							
	03-07: INTERIOR			10/12/12	04/01	002		\$1,508.86	\$90.00	6.00
	04-13: BRAKES			10/12/12	04/01	002		\$1,515.77	\$120.00	8.00
	04-12: AXEL REAR			10/12/12	04/01	002		\$12.38	\$7.50	0.50



Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acct	Part \$	Labor Cost	Hours
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408: 2009 STERLING LT7500 2FZHATBS89AAM2519

0000029921	14328	01/03	10/12/12	04/01	002		\$36.49	\$7.50	0.50
03-02: HEATER-VENT									
0000029923	14328	01/01	10/16/12	08/01	002		\$96.00	\$15.00	1.00
03-07: INTERIOR			10/16/12	08/01	002		\$41.88	\$30.00	2.00
07-44: FUEL SYS									
0000029935	14461	01/03	10/30/12	01/01	002		\$351.10	\$7.50	0.50
06-35: BATTERY									
0000029944	14272	01/01	10/30/12	08/03			\$0.00	\$44.50	0.00
01-PME: PREV. MAINT.									
0000030137	15790	01/01	04/29/13	08/03			\$0.00	\$45.00	0.00
01-PME: PREV. MAINT.									
0000030169	16719	01/03	05/14/13	01/01	002		\$0.00	\$30.00	2.00
02-17: TIRES,TUBES,ETC									
0000030238	18290	01/03	07/25/13	01/01	002		\$26.69	\$7.50	0.50
07-41: AIR INTAKE SYS									
0000030247	17801	01/03	06/24/13	01/01	002		\$20.00	\$15.00	1.00
04-13: BRAKES									
0000030335	19473	01/03	10/30/13	01/01	002		\$55.22	\$15.00	1.00
06-40: TURN SIGNALS									
0000030339	19036	01/01	10/31/13	08/03			\$0.00	\$44.50	0.00
01-PME: PREV. MAINT.									
0000030381	20148	01/01	12/18/13	08/01			\$0.00	\$0.00	0.00
01-PMA: PREV. MAINT.									
0000030489	20816	01/01	04/30/14	08/03			\$0.00	\$44.50	0.00
01-PME: PREV. MAINT.									
0000030605	24496	01/03							

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(\$)	Labor Cost	Hours
408: 2009 STERLING LT7500 2FZHATBS89AAM2519										
	0000030605	24496	01/03							
	02-17: TIRES,TUBES,ETC			08/07/14	01/01	002		\$1,015.06	\$30.00	2.00
	0000030612	24630	01/03							
	07-46: BELTS			08/18/14	01/01	002		\$75.00	\$15.00	1.00
	04-13: BRAKES			08/18/14	01/01	002		\$0.00	\$7.50	0.50
	0000030688	26687	01/03							
	07-42: COOLING SYS			10/15/14	01/01	002		\$25.42	\$7.50	0.50
	0000030690	26715	01/03							
	02-17: TIRES,TUBES,ETC			10/16/14	01/01	002		\$30.60	\$15.00	1.00
	0000030700	26968	01/03							
	03-03: SHEET METAL			10/27/14	01/01	002		\$21.20	\$7.50	0.50
	0000030713	25989	01/01							
	01-PME: PREV. MAINT.			10/28/14	08/03			\$0.00	\$44.50	0.00
	0000030752	27840	01/01							
	01-PMA: PREV. MAINT.			12/11/14	08/01	002		\$109.85	\$75.00	5.00
	07-41: AIR INTAKE SYS			12/11/14	08/01	002		\$56.00	\$3.75	0.25
	01-PMB: PREV. MAINT.			12/11/14	08/01	002		\$0.00	\$7.50	0.50
	01-PMC: PREV. MAINT.			12/11/14	08/01	002		\$63.99	\$18.75	1.25
	0000030871	28380	01/01							
	01-PME: PREV. MAINT.			04/29/15	08/03			\$0.00	\$44.50	0.00
	0000030910	29295	01/03							
	04-13: BRAKES			06/04/15	01/01	002		\$203.58	\$45.00	3.00
	0000030987	30307	01/03							
	03-05: GLASS REPAIR			10/28/15	01/01	002		\$569.98	\$60.00	4.00
	0000031005	30204	01/01							
	01-PME: PREV. MAINT.			10/16/15	08/03			\$0.00	\$44.50	0.00
	0000031097	31666	01/01							

Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(S)	Labor	
								Cost	Hours
408: 2009 STERLING LT7500 2FZHATBS89AAM2519									
0000031097	31666	01/01							
01-PME: PREV. MAINT.			04/29/16	08/03			\$0.00	\$44.50	0.00
0000031137	33469	01/03							
03-02: HEATER-VENT			08/05/16	01/01	002		\$541.00	\$270.00	18.00
0000031192	33808	70/01							
01-PME: PREV. MAINT.			10/28/16	08/03			\$0.00	\$44.50	0.00
0000031251	35642	01/03							
07-43: EXHAUST SYS			02/22/17	01/01			\$337.50	\$0.00	0.00
0000031256	37661	01/03							
07-42: COOLING SYS			03/03/17	01/01	002		\$1,960.88	\$210.00	14.00
01-PMA: PREV. MAINT.			03/03/17	01/01	002		\$66.25	\$15.00	1.00
0000031326	35707	01/01							
01-PME: PREV. MAINT.			04/30/17	08/03			\$44.50	\$0.00	0.00
0000031414	36950	01/01							
01-PMB: PREV. MAINT.			06/22/17	08/01	002		\$0.00	\$15.00	1.00
0000031523	38000	01/01							
01-PME: PREV. MAINT.			10/04/17	08/03			\$0.00	\$44.50	0.00
0000031608	39831	01/03							
03-07: INTERIOR			03/02/18	01/01	002		\$655.31	\$30.00	2.00
0000031643	40106	01/03							
03-06: DOORS			04/18/18	01/01	002		\$155.74	\$15.00	1.00
0000031661	40018	01/01							
01-PME: PREV. MAINT.			04/04/18	08/03			\$0.00	\$44.50	0.00
0000031675	40164	01/01							
03-07: INTERIOR			05/02/18	08/01	002		\$325.00	\$0.00	0.00
05-27: XMISSION AUTO			05/02/18	08/01	002		\$119.85	\$7.50	0.50
04-18: HUB/BEARNG/SEAL			05/02/18	08/01	002		\$409.12	\$60.00	4.00

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(\$)	Labor		
Group-System									Cost	Hours	
408: 2009 STERLING LT7500 2FZHATBS89AAM2519											
0000031675		40164	01/01								
09-57: HYDRAULIC SYS				05/02/18	08/01	002		\$1,372.93	\$172.50	11.50	
0000031823		41018	01/01								
01-PME: PREV. MAINT.				10/01/18	08/03			\$0.00	\$44.50	0.00	
0000031883		41872	01/03								
06-40: TURN SIGNALS				03/01/19	01/01	TOM		\$0.00	\$61.95	1.50	
0000032009		44349	01/01								
01-PMA: PREV. MAINT.				08/27/19	08/01	TOM		\$126.25	\$82.60	2.00	
0000032035		44675	01/01								
01-PME: PREV. MAINT.				10/01/19	08/03			\$0.00	\$60.50	0.00	
0000032070		45296	01/01								
06-36: MARS & STROBE				11/26/19	01/01	TOM		\$51.73	\$41.30	1.00	
0000032182		46125	01/01								
01-PME: PREV. MAINT.				04/01/20	08/03			\$0.00	\$44.50	0.00	
							Equipment -	408	Total		
								\$12,399.20	\$2,559.35	111.20	
								<b>Grand Total</b>	<b>\$12,399.20</b>	<b>\$2,559.35</b>	<b>111.20</b>

*\$ 11,658.92*

MEMO



Sourcewell   
Formerly NJPA

NJPA CONTRACT 081716-PMC

Date: 1/6/2021

To: CITY OF DARIEN  
1041 S FRONTAGE ROAD  
DARIEN, IL 60561  
Kris Throm



Dear Kris,

JX Peterbilt - is pleased to present a price quotation for (1) New 2021 Peterbilt Model 348 cab and chassis with the enclosed specifications.

### Peterbilt Cab & Chassis

#### All as per attached specifications

2020 List price-----\$165,478.00  
Sourcewell Discount 35%-----\$57,917.30  
JX return customer discount-----\$1500.00  
**Total chassis price -----\$106,060.70**

2021 Peterbilt 348 <b>tandem</b> axle with enclose specs	\$108,018.70
Title fees/Doc Fees/Floorplan	Included
Heated Winshield	\$750.00
Warranty: Engine & Aftertreatment 5 year/100k miles	\$2,290.00
<b>Total</b>	<b>\$111,058.70</b>

\*\*Quote Valid for 60 days\*\*

#### Options:

**-Early chassis payoff: Deduction of \$1500.00 from chassis price per unit**

Sincerely,

**Tor Michael William Larkin** | Fleet Account Manager

JX Truck Center - Bolingbrook | Elmhurst | Wadsworth

Office: 630-516-3560 ext 3434 Cell: 224-200-2483

535 E. South Frontage Rd, Bolingbrook, IL 60440

Business 708-889-4686 Fax 708-889-4670

Visit us at  
[www.JXE.com](http://www.JXE.com)



Peterbilt Illinois-Joliet (P128)  
 535 East S. Frontage Rd  
 Bolingbrook, Illinois 60440

Phone:  
 Email:

## Vehicle Summary

		Unit	Chassis	
Model:		Model 348	Fr Axle Load (lbs):	20000
Type:		Full Truck	Rr Axle Load (lbs):	48000
Description 1:		VO DARIEN	G.C.W. (lbs):	66000
Description 2:	TANDEM AXLE	348 EXT CAB		
	<b>Application</b>		<b>Road Conditions:</b>	
Intended Serv.:		Snowplow	Class A (Highway)	100
Commodity:		Other Commodity	Class B (Hwy/Mtn)	0
			Class C (Off-Hwy)	0
			Class D (Off-Road)	0
	<b>Body</b>		<b>Maximum Grade:</b>	6
Type:		End Dump	<b>Wheelbase (in):</b>	182
Length (ft):		13	<b>Overhang (in):</b>	74.9
Height (ft):		11	<b>Fr Axle to BOC (in):</b>	69.8
Max Lader Weight (lbs):		3200		
			<b>Cab to Axle (in):</b>	112.2
	<b>Trailer</b>		<b>Cab to EOF (in):</b>	187.1
No. of Trailer Axles:		0	<b>Overall Comb. Length (in):</b>	295.1
Type:				
Length (ft):		0		
Height (ft):		0		
Kingpin Inset (in):		0		
Corner Radius (in):		0		
	<b>Restrictions</b>			
Length (ft):		40		
Width (in):		102		
Height (ft):		13.5		

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Note: All sales are F.O.B. designated plant of manufacture.



Sales Code	Std/Opt	Description	Weight
<b>Base Model</b>			
0003481	S	<b>Model 348</b> The Model 348 was designed to exceed the rigid demands of Class 7 and Class 8 specialty application markets that require rugged durability and a wide range of optional content. The Model 348 represents a multi-dimensional performer with a GVW from 33,000 to 66,000 lbs. and optional capacity ratings to suit almost any vocation. The 348 is also available in a specifically designed all-wheel-drive configuration. From construction and crane service to utility and delivery services in both Class 7 and Class 8 markets, the 348 is in a class by itself.	10,610
0091200	O	<b>Other Commodity</b>	0
0093150	O	<b>Snowplow</b> Truck which is configured for mounting a snowplow to the front. May also have dump or other body.	0
0095170	O	<b>End Dump</b>	0
0098170	S	<b>United States Registry</b> Canadian Registry Package Requires Air Conditioning Excise Tax Canada, Speedometer to be KPH ipso MPH, Daytime Running Lights and Rubber Battery Pad in Bottom of Battery Box.	0
<b>Configuration</b>			
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0
<b>Frame &amp; Equipment</b>			
0519180	O	<b>11-5/8" Steel Rails to 444"</b> 11.625 x 3.874 x .375 Dimension, 2,568,000 RBM; Yield Strength: 120,000 psi Section Modulus: 21.4 cubic inches. Weight: 1.91 lbs/irch pair	553
0612230	O	<b>Custom Wheelbase or Overhang</b> Engineering approval may be required.	0
0613090	S	<b>Three-Piece Crossmembers</b>	0
0620580	O	<b>27.8in Bumper Extension without Adapter</b> Includes Stationary Grille. Requires FEPTO Bumper.	75
0644090	S	<b>EOF Square without Crossmember</b> For use with body builder installed crossmember.	0
0651090	S	<b>Omit Rear Mudflaps and Hangers</b>	0
<b>Front Axle &amp; Equipment</b>			
1011360	O	<b>Dana Spicer D2000F 20,000 lb, 3.5 in. Drop</b> Factory front axle alignment to improve handling & reduce tire wear. Zerk fittings on tie rod ends, king pins, & draglink ball joints for ease of maintenance & help extend service life of components. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance	144

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Sales Code	Std/ Opt	Description	Weight
		intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.	
1114030	O	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	119
1243050	O	<b>Power Steering Sheppard HD94 Dual</b> For use with 16,000 to 20,000 lb axle ratings.	80
1250250	O	<b>Power Steering Reservoir Frame Mounted w/Cooler</b> A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	2
1354855	O	<b>PHP10 Iron PreSet Hubs-Air Disc</b>	0
1380290	O	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	30
1391480	O	<b>Pad Dust Shields for Air Disc Brakes; Front Axle</b> Pad dust shields for air disc brakes can increase brake life. Brake dust shields reduce the buildup of road grime, extend brake system life and prevent premature failure.	2
<b>Rear Axle &amp; Equipment</b>			
1523440	O	<b>Dana Spicer D46-172 46,000 LBS</b> Dana Spicer D46-172 46,000 lbs tandem drive axles offer efficiency improvement, axle weight reduction and reduced lube quantity.	2,450
1616370	S	<b>PHP10 Iron PreSet Hubs</b>	0
1632650	S	<b>Long Stroke Parking Brakes, Drive Axle(s)</b>	0
1660000	O	<b>Dust Shields For Cam Brakes, Drive Axle(s)</b>	15
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
1680950	S	<b>Stability System Not Selected Or Not Available</b>	0
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6 Includes air braking system.	0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0

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Sales Code	Std/Opt	Description	Weight
1687040	O	Air Disc Rear Brakes, Tandem Drive Axle Includes Automatic Slack Adjusters	0
1687348	O	Tandem Drive Axle (Model 348)	0
1706140	O	Ratio 6.14 Rear Axle	0
1821860	O	Peterbilt Air Trac 46,000 lbs, 52in Axle Spacing Light Weight	712
1911330	O	Steel Suspension Insert To EOF 10-3/4x3/8 For use with 11-5/8in frame rail	490
1920385	O	Air Springs, Internal Bumpers Air Trac / Air Leaf suspensions	0
1922260	O	Dash Mtd Dump Switch with Indicator Light Dash mounted dump switch with indicator light for suspension	2

### Engine & Equipment

2074405	O	<b>PACCAR PX-9 330@2000 GOV@2200 1000@1400</b> Productivity (2017 Emissions) Includes alum flywheel housing, cruise control, and J1939 provisions (provides an interface point for the Electronic Service Analysis-ESA and other PACCAR approved diagnostic tools). Chevron Deic LE SAE 10W30 engine oil is specially formulated for new low emissions engines. Magnetic engine oil drain plug captures and holds any metal fragments in engine oil to extend service life. N21320 N205 120...Standard Maximum Speed Limit N21470 P062 NO...Cruise Control Auto Resume (N21480 P068 NO...Auto Engine Brake in Cruise N21450 P026 NO...Gear Down Protection (P026) N21440 P015 NO...Engine Protection Shutdown (N21350 P001 64...Maximum Accelerator Pedal Ve N21370 P059 64...Maximum Cruise Speed (P059) N21590 P230 YES...Enable Hot Ambient Automatic N21530 P233 YES...Enable Impending Shutdown Wa N21540 P234 60...Timer For Impending Shutdown N21460 P046 1400 Max PTO Speed (P046) N21520 P030 5...Timer Setting (P030) N21570 P031 NO...Idle Shutdown Manual Overrul N21610 P172 40...Low Ambient Temperature Thre N21630 P171 80...High Ambient Temperature Thr N21510 P520 YES...Enable Idle Shutdown Park Br N21430 N201 0...Reserve Speed Limit Offset (N21410 N202 0...Maximum Cycle Distance (N202 N21400 N203 252...Reserve Speed Function Reset N21420 N206 10...Maximum Active Distance (N20 N21340 P112 120...Hard Maximum Speed Limit (P1 N21550 P516 35...Engine Load Threshold (P516) N21620 P173 60...Intermediate Ambient Tempera N21330 N207 0...Expiration Distance (N207) N21500 N209 0...Expiration Distance (N209)	0
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Sales Code	Std/Opt	Description	Weight
2091310	O	Engine Idle Shutdown Timer Disabled	0
2091315	O	Enable EIST Ambient Temp Override	0
2091372		Eff EIST NA Expiration Miles	0
2091640		Effective VSL Setting NA	0
2092013	O	Typical Operating Speed 60 MPH	0
2092032	O	Powertrain Optimized for Performance Best analysis for vehicles used in vocational applications or with heavy GCWRs	0
2140010	O	Belly Pan	35
2140200	S	CARB Engine Idling Compliance PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	0
2513060	S	PACCAR 160 Amp Alternator, Brushed PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0
2521090	O	Immersion Type Block Heater 110-120V Standard location for 2.1M and 1.9M models is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	2
2522110	S	PACCAR 12V Starter, N/A PACCAR MX Engines PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded	0
2538040	O	3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	62
2539410	O	Battery Jumper Terminal Mounted Under Hood LH Frame Rail. Not available with PX-7 engines.	4
2539490	O	Batteries In RH BOC Box	0
2539740	O	Kissling Battery Disconnect Switch, 300 amp Mounted on battery box	3
2621000	O	2-Speed Fan Clutch For Frequent Start/Stops A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	0
2723210	S	18.7 CFM Air Compressor N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0

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Sales Code	Std/ Opt	Description	Weight
2921160	S	Spin-On Fuel/Water Separator	0
2921210	S	No Fluid Heat Option for Fuel Filter	0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	0
3114270	S	<b>High Efficiency Cooling System</b> Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. ClimaTech extended life coolant extends maintenance intervals which reduces maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 579/367 FEPTO: 1325 sq in, 567/365/367: 1440 sq in, 365 FEPTO: 1184 sq in. 399/367 HH: 1669 sq in, 348: 1000 sq in, 520: 1242 sq in.	0
3211120	S	<b>Radial Seal, Dry Type Air Cleaner, Frontal Air Intake.</b> Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	0
3365270	O	<b>Exhaust Single RH Side of Cab</b> DPF/SCR right-hand Under Cab (2017).	29
3391770	O	<b>Curved Tip Standpipe(s)</b>	0
3387610	O	<b>18" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)</b>	-2
<b>Transmission &amp; Equipment</b>			
4052110	O	<b>Allison 3000 RDS-P Transmission, Gen 5</b> Rugged Duty Series. Includes Rear Transmission Support except on MX engines, Mobil Delvac Automatic Transmission Fluid, and Water-Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. Suited for vehicles operating on/off highway and/or requiring PTO operation. Forward ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65. Reverse ratios: DR-(5.03).	195
4210080	S	<b>1710 HD Driveline, 1 Midship Bearing</b>	0
4250650	O	<b>LH PTO Access Dipstick Tube Routing, Allison Trans</b>	0
4252890	O	<b>Allison FuelSense 2.0 Not Desired</b>	0
4252950	O	<b>Omit Allison Neutral At Stop</b>	0

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Sales Code	Std/Opt	Description	Weight
4256590	O	Seat Mounted Push Button Shifter	0
4256640	O	Allison 6-Speed Configuration, Close Ratio Gears 3000 Series Transmissions.	0
<b>Air &amp; Trailer Equipment</b>			
4510320	S	<b>Bendix AD-1S Air Dryer, Heater</b> Bendix Air Treatment Oil Coalescing filter, extended purge. Collects and removes solid, liquid and vapor contaminants before they enter the air brake system.	0
4520420	O	Pull Cords All Air Tanks	0
4540420	S	Nylon Chassis Hose	0
4543320	S	<b>Steel Painted Air Tanks</b> All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	0
4611730	O	7-Way Electric Harness, Socket Mounted EOF	11
4611930	O	<b>Body Connections 5' BOC</b> Junction box: contains light and power circuits for body connections located 5' from back-of-cab	4
<b>Tires &amp; Wheels</b>			
5033410	O	<b>FF: GY 20Ply 315/80R22.5 Endurance WHA</b> Diameter= 43.1 inches; SLR= 20.0 inches	54
5130430	O	<b>RR: GY 16ply 11R24.5 G182 RSD</b> Diameter = 44.1 inches; SLR = 20.8 inches	216
5190008	O	Code-rear Tire Qty 08	0
5220520	O	<b>FF: Alcoa 89U637 22.5X9.00 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-36
5320540	O	<b>RR: Alcoa 98U637 24.5X8.25 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-120
5390008	O	Code-rear Rim Qty 08	0
<b>Fuel Tanks</b>			
5554100	O	<b>26" Aluminum 70 Gallon Fuel Tank LH U/C</b> Includes steps for cab access. Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.	11

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Sales Code	Std/Opt	Description	Weight
5602070	O	Location LH U/C 70 Gallon	0
5652890	S	DEF Tank Mounted LH BOC Models 220 and 520 mounted left hand cab fender	0
5652990	S	Standard DEF to Fuel Ratio 2:1 Or Greater	0
5655019	S	DEF Tank Small	0
<b>Battery Box &amp; Bumper</b>			
6010780	O	Aluminum Space Saver Battery Box RH BOC Battery access from side	-84
6040550	S	Aftertreatment Aluminum Non-Slip Cab Entry Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	0
6121060	O	Steel Bumper Swept Back Painted Black, With FEPTO Two tow pin holes and step plates on top of bumper	90
<b>Cab &amp; Equipment</b>			
6510110	S	Alum Cab 108in BBC Metton Hood w/Bright Crown Includes view window RH door and convex mirror over RH door.	0
6540120	O	Severe Service Cab Package #1 Includes Aluminum side skins, aluminum rear skin, steel windshield mask, steel firewall, and steel front floor sheet on all cabs, and additional reinforcement structure on the back wall of the day cab.	39
6540160	O	Thermal Insulation Package in Cab Includes thick, closed-cell foam in floor, special mylar-faced foam in walls and roof structure.	2
6540720	O	10" Extension for Ultra Day Cab Add additional 10" to the loadspace dimension-- refer to the horizontal dimension workscreen.	163
6800360	O	Rubber Fender Lips 2" Wide	8
6911710	O	Peterbilt Premium UltraRide Driver Seat	4
6921700	S	Peterbilt UltraRide Passenger Seat	0
6930060	O	Driver Seat Heated Includes heating elements in the lower cushion and backrest. Temperature is preset for optimum comfort and controlled by a high/low switch and an on/off switch next to the adjustment valves on the seat. Available w/Peterbilt, Ultraride and Sears seats.	4
6930500	O	Drivers Armrest - RH Only	2
6930800	O	Black Seat Color IPO Standard Color	0
6939400	S	Air Ride Driver	0

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Sales Code	Std/Opt	Description	Weight
6939420	S	High Back Driver	0
6939470	S	Vinyl Driver	0
6939510	S	Non-Air Ride Passenger	0
6939520	S	High Back Passenger	0
6939570	S	Vinyl Passenger	0
7001520	O	Adjustable Steering Column - Tilt/Telescope	11
7001620	S	Steering Wheel With Peterbilt Logo Steering Wheel with embossed Peterbilt logo over horn button.	0
7036120	S	Interior Gray/Black Includes rugged charcoal instrument panels, glare-resistant gray dash, black bezels on gauges, (2) power ports, monochromatic molded door pads with durable in-mold color, gray molded back wall, 15 inch 4-spoke soft-touch steering wheel, soft-touch steering column cover, power lift passenger window, extruded rubber floor covering, header-mounted dome light, foot well lighting, integrated "dead pedal", (4) inside entry grab handles, (2) inside sunvisors, (2) coat hooks, (2) cup holders and map bin in dash.	0
7210540	S	Day Cab Rear Window Day cab rear window flush to back of cab.	0
7230060	S	1-Piece Curved Windshield	0
7322010	S	Combo Fresh Air Heater/Air Conditioner With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0
7322130	O	Cup Holder (Floor Mounted) Includes two standard-size drink holders and one extra-large jugholder, coin tray, and clipboard-size storage area.	4
7410040	O	Outside Sunvisor - Stainless Steel Not available with 2.1M high roof sleeper.	4
7561180	O	Aero Mirrors Ea Side Htd & Mtrzd 4-Way Adjustable Bright Finish with Convex	4
7564110	S	Power Package Includes power door locks and power windows.	0
7610020	O	(1) Air Horn 15" Painted Mounted under cab.	8
7725710	O	Standard Speaker Package For Cab (2) Speakers	4
7725715	O	ConcertClass Without CD, Includes BT Phone and Audio, AM/FM, WB, USB and MP3.	10
7748140	O	CB Terminals/Wiring Mounted Under Header	0
7788140	O	Radio Antenna Mounted on LH Mirror Bracket	0

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Sales Code	Std/ Opt	Description	Weight
7850210	O	Plug-In Auto Reset Circuit Breaker in place of fuses in junction box	0
7851480	S	Peterbilt Electric Windshield Wipers With Intermittent Feature	0
7901130	O	Backup Alarm (107 DB)	3
8011400	O	Main Transmission Oil Temperature Gauge Located in Driver Information Display	0
8021380	S	Air Restriction Indicator Mounted on air cleaner, intake piping, or firewall	0
8071510	O	(1) Additional Electric Switch Without Wiring	0
8071870	S	Main Instrumentation Panel, Graphics Display Includes speedometer with trip odometer, tachometer with hourmeter and outside air temperature display, voltmeter, engine oil pressure, engine coolant temperature, fuel level, primary and secondary air pressure gauges. Includes standard warning light package: high water temperature, low oil pressure, and low air pressure warning lights with audible alarms, high beam, turn signal, low fuel, parking brake, and ice warning indicators; seat belt reminder; rocker switches with long-life LED indicators; multi-function turn stalk with flash-to-pass feature (night mode flashes headlights and marker lights; day mode flashes headlights only), intermittent windshield wiper and headlamp beam control. Hydraulic braked trucks do not include air pressure gauges.	0
8072370	O	(1) Additional Air Rocker, Guard Indicator light, plumbed to firewall (occupies the space of one gauge), blank label	0
8111110	S	Headlights Composite Fender Mounted Integral park, turn, and side marker	0
8120980	S	(5) Marker Lights, Aero LED	0
8133450	O	(2) Brackets F/O Beacon/Strobe, Roof Mounted (2) brackets for furnished by owner beacon / strobe lights roof mounted. Located above each door toward rear, includes switch and wiring.	4
8134070	O	(2) Additional Dome/Reading Lights, Ceiling Mtd	0
8140080	O	LED Stop/Turn/Tail/Backup Bracket mounted left-hand / right-hand end of frame	-7
8140850	O	Moveable EOF Crossmember For Mounting Tail Lights Square end of frame with or without end of frame crossmember	1
<b>Paint</b>			
8500710	S	Standard Paint Color Selection	0
8530770	S	(1) Color Axalta Two Stage - Cab/Hood Base Coat/Clear Coat N85020 A- L0006EY WHITE N85500 CAB ROOF L0006EY WHITE	0

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Sales Code	Std/ Opt	Description	Weight
		N85300 FENDER L0006EY WHITE	
		N85200 FRAME L0001EA BLACK	
		N85400 HOOD TOP L0006EY WHITE	

**Shipping Destination**

8999989	O	Shipping Destination To Dealership	0
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**Options Not Subject To Discount**

9400091	S	Peterbilt Class 7 Standard Coverage 1 year/Unlimited Miles/km	0
9400094	S	PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0

**Miscellaneous**

9409800	S	2017 EPA Emissions Engine Warranty Only	0
9409869	O	Presentation Created With SmartSpec	0
9409960	O	Presentation Created Using Featured Spec For Model	0

**Promotions****Order Comments**

Total Weight

16,027

**Prices and Specifications Subject to Change Without Notice.**

Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

**PRICING DISCLAIMER**

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can

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*occur, therefor we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information*



812 Draper Avenue  
 Joliet, IL 60432  
 Sales Rep: Tom Markel  
 Ph: (331) 229-0744  
 www.MonroeTruck.com

**J.O. #**

Quotation ID: 4BD0004748-1

Date: 2/25/2021

Valid thru: 3/27/2021

Terms: NET 30

Quoted by: Bob Drews

Ph/Fax: 815-280-4237 / 815-727-5429

**Quoted to:**

DARIEN PUBLIC WORKS (IL) (ATTN: KRIS THROM)

1041 S FRONTAGE RD

DARIEN, IL 60561

Ph: 630-887-0008 / Fax: 630-887-0091

**Email:**

WATER DEPARTMENT

**Chassis Information**

Year: 2021	Make: PETERBILT	Model: 348	Chassis Color:	Cab Type:
Single/Dual: DRW	CA:	CT:	Wheelbase:	Engine: DIESEL
			F.O. Number #:	Vin:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
<b>SOURCEWELL (NJPA) DUMP BODY PATROL TRUCK PACKAGE (SKU# 9TRR000706)</b>	

DUMP BODY - 13', 9-12 YARD CAPACITY, CRYSTEEL SELECT

- SIDES: 36", 7GA 201 STAINLESS STEEL
- FRONT: 52", 7GA 201 STAINLESS STEEL
- REAR : 48", 7GA 201 STAINLESS STEEL
- FLOOR: 1/4" AR450
- WESTERN UNDERSTRUCTURE
- 2.5" SAFETY STEP WALK RAIL BOTH SIDES
- AIR TAILGATE
- VIBRATOR
- PULL-OUT 3 STEP LADDER AND GRAB HANDLES DRIVER'S SIDE OF BODY
- REFLECTIVE TAPE ACROSS THE BACK OF THE CAB AND SIDES OF BODY
- SELF ADJUSTABLE 87-107 DB BACKUP ALARM
- RUBBER REAR FLAPS
- STAINLESS QUARTER FENDERS IN FRONT OF REAR WHEELS
- SPRING LOADED SHOVEL HOLDER ON BOTH SIDES OF BODY
- PAINTED WOOD SIDEBOARDS
- UNDERCOATED

CRYSTEEL M63117 MARATHON INVERTED TELESCOPIC HOIST

- 32 TON CAPACITY
- 2000 P.S.I.
- DOUBLE ACTING

ILL DOT CABSHIELD - STAINLESS STEEL

PINTLE HOOK - W/MOUNTING, 50 TON, TANDEM AXLE

- EXTEND AIR LINES TO REAR
- 7 WAY RV STYLE TRAILER PLUG
- ELECTRIC BRAKE CONTROLLER
- LICENSE PLATE MOUNT AND LIGHT

PULLTARP BRAND TARP ASSEMBLY

- GALVANIZED STEEL HOUSING
- ASPHALT TARP WITH SIDE FLAPS
- FULLY RETRACTABLE W/O ARMS

LIGHTS - WHELEN, JUSTICE SUPER LED ILL STROBE SYSTEMS, 72" LIGHT BAR

- 72" JUSTICE LED LIGHT BAR MOUNTED ON ROOF W/ TAKE-DOWN LAMPS
- LED S/T/T MOUNTED IN REAR POST, PINTLE PLATE AND ON TOP OF CAB SHIELD
- LED BACK UP LIGHT MOUNTED IN REAR CORNER POST
- 2 AMBER AND 1 CLEAR STROBE INSTALLED OUTSIDE THE CORNER POST ON EACH SIDE
- (2) LED SPREADER LIGHTS

PLOW HITCH:

- MC7082 QUICK HITCH W/FLAT FOLD CAPABILITY



**Description**

**Amount**

- 4" X 10" DOUBLE ACTING LIFT CYLINDER
- REINSTALL FACTORY BUMPER
- HEATED LED PLOW LIGHTS MOUNTED ON STAINLESS STEEL BRACKETS

MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW  
STANDARD EQUIPMENT:

- 45" HIGH X 11' LENGTH
- (10) 1/2" ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP ANGLE
- 4" X 4" X 3/4" BOTTOM ANGLE
- (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
- CARBIDE CUTTING EDGE W/ COVER BLADE
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- HEAVY DUTY PUSHFRAME WITH 2" MOUNTING PLATE AND 2" BOLT HOLE
- RIGHT HAND MAILBOX TRIM PER OPTIMUM DIMENSION AT FULL REVERSE ANGLE
- (2) DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
- MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
- MOLDBOARD POWDER COATED ORANGE
- PUSH FRAME POWDER COATED BLACK
- MTE QUICK HITCH PLOW SIDE ATTACHMENT
- RUBBER SNOW DEFLECTOR
- FLOURESCENT ORANGE MARKERS
- WINTER CARBIDE CURB SHOES ON BOTH SIDES

MONROE UNDER-TAILGATE, DIRECT DRIVE SPREADER (MS966-RF-DD)

- CLOSED LOOP
- 201 STAINLESS STEEL
- 6" DIA. AUGER W/ REVERSE FLIGHTING FOR LEFT OF CENTER DISCHARGE
- 7 GA., 96" TROUGH W/ 1/4" END PLATES
- ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
- HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
- QUICK DETACH MOUNTING BRACKETS
- TAILGATE SHIELDS
- S.S. SPINNER ASSEMBLY WITH POLY DISC
- INSTALLED

MANUAL/ELECTRIC HYDRAULICS PACKAGE

STANDARD EQUIPMENT:

- CLOSED LOOP
- HOIST: 4WAY/3POS, W/500 PSI A PORT RELIEF, 40 GPM
- MANUAL LOAD SENSE MID-INLET SECTION, 2500 PSI MAIN RELIEF
- PLOW LIFT: 4 WAY/3POS, 20 GPM, MANUAL
- PLOW ANGLE: 4 WAY/3POS, 20 GPM, MANUAL
- AUGER: 2 WAY, 14 GPM
- SPINNER: 2 WAY, 7 GPM
- 30 GALLON CAPACITY FILTER STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER
- FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
- 60 P.S.I. CONDITION INDICATOR
- STAINLESS STEEL LINES TO REAR
- STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
- HYDRAULIC ENCLOSURE WILL BE MOUNTED ON FRAME RAIL
- MANUAL LEVER CONTROLS
- PLOW LEVER WITH BLAST/PASS BUTTONS
- LUCHBOX SYTLE CONTROL STAND
- FORCE 5100EX-3F GROUND BASED SPREADER CONTROL
- 8 BANK SWITCH PANEL
- ROAD WATCH PAVEMENT MONITOR WITH LCD DISPLAY
- INSTALLED

BRIGADE DASH-MOUNTED BACKUP CAMERA SYSTEM

- LOW-LIGHT CAMERA W/ INTEGRAL SUNSHIELD & BUILT-IN MICROPHONE
- MONITOR W/ 7" ANTI-GLARE, COLOR SCREEN, BUILT-IN SPEAKER, CLIP-IN SUNSHIELD & 3 CAMERA INPUTS (ONLY 1 CAMERA INCLUDED)
- WASH/DRY FOR CAMERA LENS

Quote Total: \$80,066.00

**Additional Options:**

**Description**

UPGRADE 5100 CONTROLLER TO 6100

**Amount:**

\$6,839.00

**Add to quote?**

Yes / No



**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units):	<input type="checkbox"/> Fleet	<input type="checkbox"/> Retail	Customer P.O. Number:	Dealer Code:	Sourcewell Member Number:
MSO/MCO (ONLY check if legally required):	<input type="checkbox"/> MCO	<input type="checkbox"/> MSO			110530
Customer Signature:				Date of Acceptance:	



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) NEW 2021 PETERBILT  
MODEL 348 CAB AND CHASSIS, TO REPLACE UNIT 408, FROM JX TRUCK  
CENTER IN AN AMOUNT NOT TO EXCEED \$111,058.70**

**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 purchase of one (1) new 2021 Peterbilt Model 348 Cab and Chassis, to replace unit 408, from JX Truck Center in an amount not to exceed \$111,058.70, a copy of which is attached hereto 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, DU PAGE  
COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



**NJPA CONTRACT 081716-PMC**

Date: 1/6/2021

To: CITY OF DARIEN  
 1041 S FRONTAGE ROAD  
 DARIEN, IL 60561  
 Kris Throm



Dear Kris,

JX Peterbilt - is pleased to present a price quotation for (1) New 2021 Peterbilt Model 348 cab and chassis with the enclosed specifications.

**Peterbilt Cab & Chassis**

**All as per attached specifications**

2020 List price-----\$165,478.00  
 Sourcewell Discount 35%-----\$57,917.30  
 JX return customer discount-----\$1500.00  
**Total chassis price -----\$106,060.70**

2021 Peterbilt 348 <i>tandem</i> axle with enclose specs	<b>\$108,018.70</b>
Title fees/Doc Fees/Floorplan	<i>Included</i>
Heated Winshield	<b>\$750.00</b>
Warranty: Engine & Aftertreatment 5 year/100k miles	<b>\$2,290.00</b>
<b>Total</b>	<b>\$111,058.70</b>

**\*\*Quote Valid for 60 days\*\***

**Options:**

**-Early chassis payoff: Deduction of \$1500.00 from chassis price per unit**

Sincerely,

**Tor Michael William Larkin** | Fleet Account Manager

JX Truck Center - Bolingbrook | Elmhurst | Wadsworth

Office: 630-516-3560 ext 3434 Cell: 224-200-2483

535 E. South Frontage Rd, Bolingbrook, IL 60440

Business 708-889-4686 Fax 708-889-4670

Visit us at  
[www.JXE.com](http://www.JXE.com)



Peterbilt Illinois-Joliet (P128)  
 535 East S. Frontage Rd  
 Bolingbrook, Illinois 60440

Phone:  
 Email:

## Vehicle Summary

		Unit		Chassis	
Model:		Model 348	Fr Axle Load (lbs):		20000
Type:		Full Truck	Rr Axle Load (lbs):		46000
Description 1:		VO DARIEN	G.C.W. (lbs):		66000
Description 2:	TANDEM AXLE 348 EXT CAB				
Intended Serv:	Application		Road Conditions:		
Commodity:		Snowplow	Class A (Highway)		100
		Other Commodity	Class B (Hwy/Mtn)		0
			Class C (Off-Hwy)		0
			Class D (Off-Road)		0
Type:	Body	End Dump	Maximum Grade:		6
Length (ft):		13	Wheelbase (in):		182
Height (ft):		11	Overhang (in):		74.9
Max Laden Weight (lbs):		3200	Fr Axle to BOC (in):		69.8
			Cab to Axle (in):		112.2
			Cab to EOF (in):		187.1
No. of Trailer Axles:	Trailer	0	Overall Comb. Length (in):		295.1
Type:				Special Req.	
Length (ft):		0			
Height (ft):		0			
Kingpin Inset (in):		0			
Corner Radius (in):		0			
	Restrictions				
Length (ft):		40			
Width (in):		102			
Height (ft):		13.5			

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Note: All sales are F.O.B. designated plant of manufacture.



Sales Code	Std/Opt	Description	Weight
<b>Base Model</b>			
0003481	S	<b>Model 348</b> The Model 348 was designed to exceed the rigid demands of Class 7 and Class 8 specialty application markets that require rugged durability and a wide range of optional content. The Model 348 represents a multi-dimensional performer with a GVW from 33,000 to 66,000 lbs. and optional capacity ratings to suit almost any vocation. The 348 is also available in a specifically designed all-wheel-drive configuration. From construction and crane service to utility and delivery services in both Class 7 and Class 8 markets, the 348 is in a class by itself.	10,610
0091200	O	<b>Other Commodity</b>	0
0093150	O	<b>Snowplow</b> Truck which is configured for mounting a snowplow to the front. May also have dump or other body.	0
0095170	O	<b>End Dump</b>	0
0098170	S	<b>United States Registry</b> Canadian Registry Package Requires Air Conditioning Excise Tax Canada, Speedometer to be KPH ipso MPH, Daytime Running Lights and Rubber Battery Pad in Bottom of Battery Box.	0
<b>Configuration</b>			
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0
<b>Frame &amp; Equipment</b>			
0519180	O	<b>11-5/8" Steel Rails to 444"</b> 11 625 x 3.874 x .375 Dimension, 2,568,000 RBM, Yield Strength: 120,000 psi Section Modulus: 21.4 cubic inches. Weight: 1.91 lbs/inch pair	553
0612230	O	<b>Custom Wheelbase or Overhang</b> Engineering approval may be required.	0
0613090	S	<b>Three-Piece Crossmembers</b>	0
0620580	O	<b>27.8in Bumper Extension without Adapter</b> Includes Stationary Grille. Requires FEPTO Bumper.	75
0644090	S	<b>EOF Square without Crossmember</b> For use with body builder installed crossmember.	0
0651090	S	<b>Omit Rear Mudflaps and Hangers</b>	0
<b>Front Axle &amp; Equipment</b>			
1011360	O	<b>Dana Spicer D2000F 20,000 lb, 3.5 in. Drop</b> Factory front axle alignment to improve handling & reduce tire wear. Zerk fittings on tie rod ends, king pins, & draglink ball joints for ease of maintenance & help extend service life of components. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance	144

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Sales Code	Std/ Opt	Description	Weight
		intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.	
1114030	O	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	119
1243050	O	<b>Power Steering Sheppard HD94 Dual</b> For use with 16,000 to 20,000 lb. axle ratings.	80
1250250	O	<b>Power Steering Reservoir Frame Mounted w/Cooler</b> A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	2
1354855	O	<b>PHP10 Iron PreSet Hubs-Air Disc</b>	0
1380290	O	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	30
1391480	O	<b>Pad Dust Shields for Air Disc Brakes; Front Axle</b> Pad dust shields for air disc brakes can increase brake life. Brake dust shields reduce the buildup of road grime, extend brake system life and prevent premature failure.	2
<b>Rear Axle &amp; Equipment</b>			
1523440	O	<b>Dana Spicer D46-172 46,000 LBS</b> Dana Spicer D46-172 46,000 lbs tandem drive axles offer efficiency improvement, axle weight reduction and reduced lube quantity.	2,450
1616370	S	<b>PHP10 Iron PreSet Hubs</b>	0
1632650	S	<b>Long Stroke Parking Brakes, Drive Axle(s)</b>	0
1660000	O	<b>Dust Shields For Cam Brakes, Drive Axle(s)</b>	15
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
1680950	S	<b>Stability System Not Selected Or Not Available</b>	0
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6. Includes air braking system.	0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0

Price Level: January 1, 2020

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Quote Number: QU0-540022-K3B8D1



Sales Code	Std/ Opt	Description	Weight
1687040	O	Air Disc Rear Brakes, Tandem Drive Axle Includes Automatic Slack Adjusters	0
1687348	O	Tandem Drive Axle (Model 348)	0
1706140	O	Ratio 6.14 Rear Axle	0
1821860	O	Peterbilt Air Trac 46,000 lbs, 52in Axle Spacing Light Weight	712
1911330	O	Steel Suspension Insert To EOF 10-3/4x3/8 For use with 11-5/8in frame rail	490
1920385	O	Air Springs, Internal Bumpers Air Trac / Air Leaf suspensions	0
1922260	O	Dash Mtd Dump Switch with Indicator Light Dash mounted dump switch with indicator light for suspension.	2

### Engine & Equipment

2074405	O	<b>PACCAR PX-9 330@2000 GOV@2200 1000@1400</b> Productivity (2017 Emissions) Includes alum flywheel housing, cruise control, and J1939 provisions (provides an interface point for the Electronic Service Analysis-ESA and other PACCAR approved diagnostic tools). Chevron Delo LE SAE 10W30 engine oil is specially formulated for new low emissions engines. Magnetic engine oil drain plug captures and holds any metal fragments in engine oil to extend service life. N21320 N205 120...Standard Maximum Speed Limit N21470 P062 NO...Cruise Control Auto Resume ( N21480 P068 NO...Auto Engine Brake in Cruise N21450 P026 NO...Gear Down Protection (P026) N21440 P015 NO...Engine Protection Shutdown ( N21350 P001 64...Maximum Accelerator Pedal Ve N21370 P059 64...Maximum Cruise Speed (P059) N21590 P230 YES...Enable Hot Ambient Automatic N21530 P233 YES...Enable Impending Shutdown Wa N21540 P234 60...Timer For Impending Shutdown N21460 P046 1400...Max PTO Speed (P046) N21520 P030 5...Timer Setting (P030) N21570 P031 NO...Idle Shutdown Manual Overrul N21610 P172 40...Low Ambient Temperature Thre N21630 P171 80...High Ambient Temperature Thr N21510 P520 YES...Enable Idle Shutdown Park Br N21430 N201 0...Reserve Speed Limit Offset ( N21410 N202 0...Maximum Cycle Distance (N202 N21400 N203 252...Reserve Speed Function Reset N21420 N206 10...Maximum Active Distance (N20 N21340 P112 120...Hard Maximum Speed Limit (P1 N21550 P516 35...Engine Load Threshold (P516) N21620 P173 60...Intermediate Ambient Tempera N21330 N207 0...Expiration Distance (N207) N21500 N209 0...Expiration Distance (N209)	0
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Sales Code	Std/ Opt	Description	Weight
2091310	O	Engine Idle Shutdown Timer Disabled	0
2091315	O	Enable EIST Ambient Temp Overrule	0
2091372		Eff EIST NA Expiration Miles	0
2091640		Effective VSL Setting NA	0
2092013	O	Typical Operating Speed 60 MPH	0
2092032	O	Powertrain Optimized for Performance Best analysis for vehicles used in vocational applications or with heavy GCWRs.	0
2140010	O	Belly Pan	35
2140200	S	CARB Engine Idling Compliance PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	0
2513060	S	PACCAR 160 Amp Alternator, Brushed PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0
2521090	O	Immersion Type Block Heater 110-120V Standard location for 2.1M and 1.9M models is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	2
2522110	S	PACCAR 12V Starter, N/A PACCAR MX Engines PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	0
2538040	O	3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	62
2539410	O	Battery Jumper Terminal Mounted Under Hood LH Frame Rail. Not available with PX-7 engines.	4
2539490	O	Batteries In RH BOC Box	0
2539740	O	Kissling Battery Disconnect Switch, 300 amp Mounted on battery box	3
2621000	O	2-Speed Fan Clutch For Frequent Start/Stops A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	0
2723210	S	18.7 CFM Air Compressor N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0

Price Level: January 1, 2020

Deal: VO DARIEN

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Sales Code	Std/ Opt	Description	Weight
2921160	S	Spin-On Fuel/Water Separator	0
2921210	S	No Fluid Heat Option for Fuel Filter	0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	0
3114270	S	<b>High Efficiency Cooling System</b> Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. ClimaTech extended life coolant extends maintenance intervals which reduces maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 579/367 FEPTO 1325 sq in, 567/365/367: 1440 sq in, 365 FEPTO: 1184 sq in, 369/367 HH: 1669 sq in, 348: 1000 sq in, 520: 1242 sq in.	0
3211120	S	<b>Radial Seal, Dry Type Air Cleaner, Frontal</b> Air Intake. Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	0
3365270	O	<b>Exhaust Single RH Side of Cab</b> DPF/SCR right-hand Under Cab (2017).	29
3381770	O	<b>Curved Tip Standpipe(s)</b>	0
3387610	O	<b>18" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)</b>	-2

### Transmission & Equipment

4052110	O	<b>Allison 3000 RDS-P Transmission, Gen 5</b> Rugged Duty Series. Includes Rear Transmission Support except on MX engines, Mobil Delvac Automatic Transmission Fluid, and Water-Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. Suited for vehicles operating on/off highway and/or requiring PTO operation. Forward ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65. Reverse ratios: DR-(5.03).	195
4210080	S	<b>1710 HD Driveline, 1 Midship Bearing</b>	0
4250650	O	<b>LH PTO Access Dipstick Tube Routing, Allison Trans</b>	0
4252890	O	<b>Allison FuelSense 2.0 Not Desired</b>	0
4252950	O	<b>Omit Allison Neutral At Stop</b>	0

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Sales Code	Std/ Opt	Description	Weight
4256590	O	Seat Mounted Push Button Shifter	0
4256640	O	Allison 6-Speed Configuration, Close Ratio Gears 3000 Series Transmissions.	0
<b>Air &amp; Trailer Equipment</b>			
4510320	S	<b>Bendix AD-IS Air Dryer, Heater</b> Bendix Air Treatment Oil Coalescing filter, extended purge. Collects and removes solid, liquid and vapor contaminants before they enter the air brake system.	0
4520420	O	Pull Cords All Air Tanks	0
4540420	S	Nylon Chassis Hose	0
4543320	S	<b>Steel Painted Air Tanks</b> All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	0
4611730	O	7-Way Electric Harness, Socket Mounted EOF	11
4611930	O	<b>Body Connections 5' BOC</b> Junction box contains light and power circuits for body connections located 5' from back-of-cab	4
<b>Tires &amp; Wheels</b>			
5033410	O	<b>FF: GY 20Ply 315/80R22.5 Endurance WHA</b> Diameter= 43.1 inches; SLR= 20.0 inches	54
5130490	O	<b>RR: GY 16ply 11R24.5 G182 RSD</b> Diameter = 44.1 inches; SLR = 20.8 inches	216
5190008	O	Code-rear Tire Qty 08	0
5220520	O	<b>FF: Alcoa 89U637 22.5X9.00 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-36
5320540	O	<b>RR: Alcoa 98U637 24.5X8.25 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-120
5390008	O	Code-rear Rim Qty 08	0
<b>Fuel Tanks</b>			
5554100	O	<b>26" Aluminum 70 Gallon Fuel Tank LH U/C</b> Includes steps for cab access. Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.	11

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Sales Code	Std/ Opt	Description	Weight
5602070	O	Location LH U/C 70 Gallon	0
5652890	S	DEF Tank Mounted LH BOC Models 220 and 520 mounted left-hand cab fender	0
5652990	S	Standard DEF to Fuel Ratio 2:1 Or Greater	0
5655019	S	DEF Tank Small	0
<b>Battery Box &amp; Bumper</b>			
6010780	O	Aluminum Space Saver Battery Box RH BOC Battery access from side	-84
6040550	S	Aftertreatment Aluminum Non-Slip Cab Entry Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	0
6121060	O	Steel Bumper Swept Back Painted Black, With FEPTO Two tow pin holes and step plates on top of bumper	90
<b>Cab &amp; Equipment</b>			
6510110	S	Alum Cab 108in BBC Metton Hood w/Bright Crown Includes view window RH door and convex mirror over RH door.	0
6540120	O	Severe Service Cab Package #1 Includes Aluminum side skins, aluminum rear skin, steel windshield mask, steel firewall, and steel front floor sheet on all cabs, and additional reinforcement structure on the back wall of the day cab.	39
6540160	O	Thermal Insulation Package in Cab Includes thick, closed-cell foam in floor, special mylar-faced foam in walls and roof structure.	2
6540720	O	10" Extension for Ultra Day Cab Add additional 10" to the loadspace dimension— refer to the horizontal dimension workscreen.	163
6800360	O	Rubber Fender Lips 2" Wide	8
6911710	O	Peterbilt Premium UltraRide Driver Seat	4
6921700	S	Peterbilt UltraRide Passenger Seat	0
6930060	O	Driver Seat Heated Includes heating elements in the lower cushion and backrest. Temperature is preset for optimum comfort and controlled by a high/low switch and an on/off switch next to the adjustment valves on the seat. Available w/Peterbilt, Ultraride and Sears seats.	4
6930500	O	Drivers Armrest - RH Only	2
6930800	O	Black Seat Color IPO Standard Color	0
6939400	S	Air Ride Driver	0

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Sales Code	Std/Opt	Description	Weight
6939420	S	High Back Driver	0
6939470	S	Vinyl Driver	0
6939510	S	Non-Air Ride Passenger	0
6939520	S	High Back Passenger	0
6939570	S	Vinyl Passenger	0
7001520	O	Adjustable Steering Column - Tilt/Telescope	11
7001620	S	Steering Wheel With Peterbilt Logo Steering Wheel with embossed Peterbilt logo over horn button.	0
7036120	S	Interior Gray/Black Includes rugged charcoal instrument panels, glare-resistant gray dash, black bezels on gauges, (2) power ports, monochromatic molded door pads with durable in-mold color, gray molded back wall, 18 inch 4-spoke soft-touch steering wheel, soft-touch steering column cover, power lift passenger window, extruded rubber floor covering, header-mounted dome light, foot well lighting, integrated "dead pedal", (4) inside entry grab handles, (2) inside sunvisors, (2) coat hooks, (2) cup holders and map bin in dash.	0
7210540	S	Day Cab Rear Window Day cab rear window flush to back of cab.	0
7230060	S	1-Piece Curved Windshield	0
7322010	S	Combo Fresh Air Heater/Air Conditioner With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0
7322130	O	Cup Holder (Floor Mounted) Includes two standard-size drink holders and one extra-large jugholder, coin tray, and clipboard-size storage area.	4
7410040	O	Outside Sunvisor - Stainless Steel Not available with 2.1M high roof sleeper.	4
7561180	O	Aero Mirrors Ea Side Htd & Mtrzd 4-Way Adjustable Bright Finish with Convex	4
7564110	S	Power Package Includes power door locks and power windows.	0
7610020	O	(1) Air Horn 15" Painted Mounted under cab.	8
7725710	O	Standard Speaker Package For Cab (2) Speakers	4
7725715	O	ConcertClass Without CD, Includes BT Phone and Audio, AM/FM, WB, USB and MP3.	10
7748140	O	CB Terminals/Wiring Mounted Under Header	0
7788140	O	Radio Antenna Mounted on LH Mirror Bracket	0

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Sales Code	Std/ Opt	Description	Weight
7850210	O	Plug-In Auto Reset Circuit Breaker in place of fuses in junction box.	0
7851480	S	Peterbilt Electric Windshield Wipers With Intermittent Feature	0
7901130	O	Backup Alarm (107 DB)	3
8011400	O	Main Transmission Oil Temperature Gauge Located in Driver Information Display	0
8021380	S	Air Restriction Indicator Mounted on air cleaner, intake piping, or firewall	0
8071510	O	(1) Additional Electric Switch Without Wiring	0
8071870	S	<b>Main Instrumentation Panel, Graphics Display</b> Includes speedometer with trip odometer, tachometer with hourmeter and outside air temperature display, voltmeter, engine oil pressure, engine coolant temperature, fuel level, primary and secondary air pressure gauges. Includes standard warning light package: high water temperature, low oil pressure, and low air pressure warning lights with audible alarms, high beam, turn signal, low fuel, parking brake, and ice warning indicators; seat belt reminder; rocker switches with long-life LED indicators; multi-function turn stalk with flash-to-pass feature (night mode flashes headlights and marker lights; day mode flashes headlights only), intermittent windshield wiper and headlamp beam control. Hydraulic braked trucks do not include air pressure gauges.	0
8072370	O	(1) Additional Air Rocker, Guard Indicator light, plumbed to firewall (occupies the space of one gauge), blank label	0
8111110	S	Headlights Composite Fender Mounted Integral park, turn, and side marker	0
8120980	S	(5) Marker Lights, Aero LED	0
8133450	O	(2) Brackets F/O Beacon/Strobe, Roof Mounted (2) brackets for furnished by owner beacon / strobe lights roof mounted Located above each door toward rear, includes switch and wiring.	4
8134070	O	(2) Additional Dome/Reading Lights, Ceiling Mtd	0
8140080	O	LED Stop/Turn/Tail/Backup Bracket mounted left-hand / right-hand end of frame	-7
8140850	O	Moveable EOF Crossmember For Mounting Tail Lights Square end of frame with or without end of frame crossmember	1
<b>Paint</b>			
8500710	S	<b>Standard Paint Color Selection</b>	0
8530770	S	(1) Color Axalta Two Stage - Cab/Hood Base Coat/Clear Coat N85020 A - L0006EY WHITE N85500 CAB ROOF L0006EY WHITE	0

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Sales Code	Std/Opt	Description	Weight
N85300		FENDER L0006EY WHITE	
N85200		FRAME L0001EA BLACK	
N85400		HOOD TOP L0006EY WHITE	

**Shipping Destination**

8999989	O	Shipping Destination To Dealership	0
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**Options Not Subject To Discount**

9400091	S	Peterbilt Class 7 Standard Coverage 1 year/Unlimited Miles/km	0
9400094	S	PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0

**Miscellaneous**

9409800	S	2017 EPA Emissions Engine Warranty Only	0
9409869	O	Presentation Created With SmartSpec	0
9409960	O	Presentation Created Using Featured Spec For Model	0

**Promotions****Order Comments**

Total Weight 16,027

**Prices and Specifications Subject to Change Without Notice.**

Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

**PRICING DISCLAIMER**

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can

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*occur, therefor we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information*



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ACCEPTING A PROPOSAL FROM MONROE TRUCK EQUIPMENT FOR THE PURCHASE OF A DUMP BODY AND SNOW PLOW EQUIPMENT PACKAGE, LIGHTING ACCESSORIES, AND HYDRAULIC CONTROLS, FOR THE 2021 PETERBILT MODEL 348, IN AN AMOUNT NOT TO EXCEED \$80,066.00**

**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 acceptance of a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2021 Peterbilt Model 348, in an amount not to exceed \$80,066.00, copy of which is attached hereto 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, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



812 Draper Avenue  
 Joliet, IL 60432  
 Sales Rep: Tom Markel  
 Ph: (331) 229-0744  
 www.MonroeTruck.com

J.O. #

Quotation ID: 4BD0004748-1

Date: 2/25/2021

Valid thru: 3/27/2021

Terms: NET 30

Quoted by: Bob Drews

Ph/Fax: 815-280-4237 / 815-727-5429

**Quoted to:**

DARIEN PUBLIC WORKS (IL) (ATTN: KRIS THROM)  
 1041 S FRONTAGE RD  
 DARIEN, IL 60561  
 Ph: 630-887-0008 / Fax: 630-887-0091

Email: WATER DEPARTMENT

**Chassis Information**

Year: 2021	Make: PETERBILT	Model: 348	Chassis Color:	Cab Type:
Single/Dual: DRW	CA:	CT:	Wheelbase:	Engine: DIESEL
			F.O. Number #:	Vin:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
<b>SOURCEWELL (NIPA) DUMP BODY PATROL TRUCK PACKAGE (SKU# 9TRR000706)</b>	

- DUMP BODY - 13', 9-12 YARD CAPACITY, CRYSTEEL SELECT
- SIDES: 36", 7GA 201 STAINLESS STEEL
- FRONT: 52", 7GA 201 STAINLESS STEEL
- REAR : 48", 7GA 201 STAINLESS STEEL
- FLOOR: 1/4" AR450
- WESTERN UNDERSTRUCTURE
- 2.5" SAFETY STEP WALK RAIL BOTH SIDES
- AIR TAILGATE
- VIBRATOR
- PULL-OUT 3 STEP LADDER AND GRAB HANDLES DRIVER'S SIDE OF BODY
- REFLECTIVE TAPE ACROSS THE BACK OF THE CAB AND SIDES OF BODY
- SELF ADJUSTABLE 87-107 DB BACKUP ALARM
- RUBBER REAR FLAPS
- STAINLESS QUARTER FENDERS IN FRONT OF REAR WHEELS
- SPRING LOADED SHOVEL HOLDER ON BOTH SIDES OF BODY
- PAINTED WOOD SIDEBOARDS
- UNDERCOATED

- CRYSTEEL M63117 MARATHON INVERTED TELESCOPIC HOIST
- 32 TON CAPACITY
- 2000 P.S.I.
- DOUBLE ACTING

ILL DOT CABSHIELD - STAINLESS STEEL

- PINTLE HOOK - W/MOUNTING, 50 TON, TANDEM AXLE
- EXTEND AIR LINES TO REAR
- 7 WAY RV STYLE TRAILER PLUG
- ELECTRIC BRAKE CONTROLLER
- LICENSE PLATE MOUNT AND LIGHT

- PULLTARP BRAND TARP ASSEMBLY
- GALVANIZED STEEL HOUSING
- ASPHALT TARP WITH SIDE FLAPS
- FULLY RETRACTABLE W/O ARMS

- LIGHTS - WHELEN, JUSTICE SUPER LED ILL STROBE SYSTEMS, 72" LIGHT BAR
- 72" JUSTICE LED LIGHT BAR MOUNTED ON ROOF W/ TAKE-DOWN LAMPS
- LED S/T/T MOUNTED IN REAR POST, PINTLE PLATE AND ON TOP OF CAB SHIELD
- LED BACK UP LIGHT MOUNTED IN REAR CORNER POST
- 2 AMBER AND 1 CLEAR STROBE INSTALLED OUTSIDE THE CORNER POST ON EACH SIDE
- (2) LED SPREADER LIGHTS

- PLOW HITCH:
- MC7082 QUICK HITCH W/FLAT FOLD CAPABILITY



Description	Amount
- 4" X 10" DOUBLE ACTING LIFT CYLINDER	
- REINSTALL FACTORY BUMPER	
- HEATED LED PLOW LIGHTS MOUNTED ON STAINLESS STEEL BRACKETS	

- MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW  
STANDARD EQUIPMENT:
- 45" HIGH X 11' LENGTH
  - (10) 1/2" ONE-PIECE FLAME CUT RIBS
  - 2" X 3" X 3/8" TOP ANGLE
  - 4" X 4" X 3/4" BOTTOM ANGLE
  - (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
  - CARBIDE CUTTING EDGE W/ COVER BLADE
  - 4" X 4" X 3/8" CROSS-TUBE SUPPORT
  - HEAVY DUTY PUSHFRAME WITH 2" MOUNTING PLATE AND 2" BOLT HOLE
  - RIGHT HAND MAILBOX TRIM PER OPTIMUM DIMENSION AT FULL REVERSE ANGLE
  - (2) DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
  - MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
  - MOLDBOARD POWDER COATED ORANGE
  - PUSH FRAME POWDER COATED BLACK
  - MTE QUICK HITCH PLOW SIDE ATTACHMENT
  - RUBBER SNOW DEFLECTOR
  - FLOURESCENT ORANGE MARKERS
  - WINTER CARBIDE CURB SHOES ON BOTH SIDES

- MONROE UNDER-TAILGATE, DIRECT DRIVE SPREADER (MS966-RF-DD)
- CLOSED LOOP
  - 201 STAINLESS STEEL
  - 6" DIA. AUGER W/ REVERSE FLIGHTING FOR LEFT OF CENTER DISCHARGE
  - 7 GA., 96" TROUGH W/ 1/4" END PLATES
  - ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
  - HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
  - QUICK DETACH MOUNTING BRACKETS
  - TAILGATE SHIELDS
  - S.S. SPINNER ASSEMBLY WITH POLY DISC
  - INSTALLED

- MANUAL/ELECTRIC HYDRAULICS PACKAGE  
STANDARD EQUIPMENT:
- CLOSED LOOP
  - HOIST: 4WAY/3POS, W/500 PSI A PORT RELIEF, 40 GPM
  - MANUAL LOAD SENSE MID-INLET SECTION, 2500 PSI MAIN RELIEF
  - PLOW LIFT: 4 WAY/3POS, 20 GPM, MANUAL
  - PLOW ANGLE: 4 WAY/3POS, 20 GPM, MANUAL
  - AUGER: 2 WAY, 14 GPM
  - SPINNER: 2 WAY, 7 GPM
  - 30 GALLON CAPACITY FILTER STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER
  - FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
  - 60 P.S.I. CONDITION INDICATOR
  - STAINLESS STEEL LINES TO REAR
  - STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
  - HYDRAULIC ENCLOSURE WILL BE MOUNTED ON FRAME RAIL
  - MANUAL LEVER CONTROLS
  - PLOW LEVER WITH BLAST/PASS BUTTONS
  - LUCHBOX SYTLE CONTROL STAND
  - FORCE 5100EX-3F GROUND BASED SPREADER CONTROL
  - 8 BANK SWITCH PANEL
  - ROAD WATCH PAVEMENT MONITOR WITH LCD DISPLAY
  - INSTALLED

- BRIGADE DASH-MOUNTED BACKUP CAMERA SYSTEM
- LOW-LIGHT CAMERA W/ INTEGRAL SUNSHIELD & BUILT-IN MICROPHONE
  - MONITOR W/ 7" ANTI-GLARE, COLOR SCREEN, BUILT-IN SPEAKER, CLIP-IN SUNSHIELD & 3 CAMERA INPUTS (ONLY 1 CAMERA INCLUDED)
  - WASH/DRY FOR CAMERA LENS

Quote Total: \$80,066.00

**Additional Options:**

Description	Amount	Add to quote?
UPGRADE 5100 CONTROLLER TO 6100	\$6,839.00	Yes / No



**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units):	<input type="checkbox"/> Fleet	<input type="checkbox"/> Retail	Customer P.O. Number:	Dealer Code:	Sourcewell Member Number:
MSO/MCO (ONLY check if legally required):	<input type="checkbox"/> MCO	<input type="checkbox"/> MSO			110530
Customer Signature:				Date of Acceptance:	



**AGENDA MEMO**  
**City Council**  
**May 3, 2021**

**ISSUE STATEMENT**

Approval of a [resolution](#) authorizing the purchase of one (1) new 2021 Peterbilt Model 348 cab and chassis, to replace unit 109, from JX Truck Center, an amount not to exceed \$98,554.65.

AND

Approval of a [resolution](#) accepting a proposal from Monroe Truck Equipment for the purchase of a dump body, snow plow equipment package, lighting accessories, and hydraulic controls, for the 2021 Peterbilt Model 348, in an amount not to exceed \$122,373.00.

**BACKGROUND/HISTORY**

The vehicle up for replacement is a 2010 International MaxxForce that received a 76.29 rating with approximately 52,000 miles, and is starting to experience issues with the diesel particulate filter, EGR cooler and multiple turbo issues. The unit has served its useful life and requires replacement. See [Attachment A](#). The department has been utilizing the Peterbilt line for the last two years and has provided very reliable performance.

The cab and chassis will be purchased from JX Truck Center, delivered to Monroe Truck Equipment for the dump body, pneumatic and hydraulic controls, snowplow equipment package and safety lighting. Both the cab & chassis as well as the body and snowplow equipment would be purchased through the Sourcewell Purchasing Cooperative, formerly National Joint Purchase Alliance Program (NJPA), under Contract No 081716-PMC. See [Attachment B](#).

The FY21/22 Budget includes funding for the abovementioned items from the following accounts:

<b>ACCOUNT NUMBER</b>	<b>ACCOUNT DESCRIPTION</b>	<b>FY 21/22 BUDGET</b>	<b>EXPENDITURE</b>	<b>BALANCE</b>
01-30-4815	Capital Purchases Truck Replace Unit 109 Cab & Chassis	\$ 225,000.00	\$ 98,554.65	\$ 126,445.35
01-30-4815	Capital Purchases Truck Replace Unit 109 Dump & Snow Plowing Equipment	N/A	\$ 122,373.00	\$ 4,072.35
01-30-4815	Capital Purchases Utility Truck Unit 109 Striping	N/A	\$ 1,107.22	\$ 2,965.13

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of a resolution authorizing the purchase of one (1) new 2021 Peterbilt Model 348 Cab and Chassis, to replace unit 109, from JX Truck Center in an amount not to exceed \$98,554.65

AND

Approval of a resolution accepting a proposal from Monroe Truck Equipment for the purchase of a dump body and snow plow equipment package, lighting accessories, and hydraulic controls, for the 2020 Peterbilt Model 348, in an amount not to exceed \$122,373.00.

2021 Peterbilt and Equipment

May 3, 2021

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**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021, City Council agenda for formal consideration.



MEMO

## CRITERIA FOR REPLACING CITY VEHICLES AND EQUIPMENT

UNIT NO	109	DEPARTMENT	Street	DATE	
MODEL YEAR	2010	MODEL	maxx force		10-20-20
CURRENT MILEAGE	51,434	CURRENT HOURS			
				MAXIMUM POINTS	VEHICLE SCORE
<b>AGE</b>					
	Department	Street			
	Life Expectancy	12			
	Age as of Report Date	10			
	AGE: Meets Requirements			20	20
<b>USAGE</b>					
	MILES	51,434			
	HOURS				
	ATTACHMENT C OF THE VEHICLE REPLACEMENT POLICY				
	USAGE: Meets Requirements			20	10-29
<b>TYPE OF SERVICE</b>					
	1-LIGHT DUTY				
	10-CRITICAL DUTY				
	SERVICE: Meets Requirements			15	15
<b>RELIABILITY</b>					
	RELIABILITY: Frequency or Visits for Service				
	RELIABILITY: Meets Requirements			15	11
<b>MAINTENANCE AND REPAIR COSTS</b>					
	REPAIRS: Cost per Mile/Hours Exceeds Vehicle in Class				
	ORIGINAL PURCHASE PRICE	1100,000.00			
	LIFE TO DATE REPAIR COST	25,295.03			
	PERCENTAGE OF REPAIRS TO PURCHASE PRICE	15.819%			

UNIT NO	109	DEPARTMENT		DATE	
MODEL YEAR		MODEL			
CURRENT MILEAGE		CURRENT HOURS			
				MAXIMUM POINTS	VEHICLE SCORE
PERCENTAGES OF REPAIR POINTS	POINTS				
1 THROUGH 20	2				
21 THROUGH 40	4				
41 THROUGH 60	6				
61 THROUGH 80	8				
81 THROUGH 100	10				
	REPAIRS: Meets Requirements			10	3
CONDITION:					
	CONDITION OF ENGINE COMPONENTS (MAJOR REPAIRS NEEDED OR ANTICIPATED), BODY (BODY SHEET METAL RUSTED, STRUCTURAL COMPONENTS)				
	CONDITION: Meets Requirements			15	12
TECHNOLOGICAL ADVANCEMENTS	FUEL EMISSIONS, SAFETY FEATURES, ERGONOMICS			5	5
TOTAL POINTS				100	76.29

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Mendor	Work Acc	Part(\$)	Labor Cost	Hours
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109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077

0000028982		2775	01/01							
01-PMA: PREV. MAINT.				09/21/10	08/01	001		\$75.45	\$56.00	2.00
05-21: AXEL FRONT				09/21/10	08/01	001		\$45.36	\$28.00	1.00
0000028993		3110	01/02							
03-07: INTERIOR				10/05/10	01/01	001		\$59.36	\$28.00	1.00
02-19: WHEELS/RIMS				10/05/10	01/01	001		\$52.36	\$84.00	3.00
0000029027		3125	01/01							
01-PME: PREV. MAINT.				10/04/10	08/01			\$0.00	\$0.00	0.00
0000029147		6156	01/02							
03-07: INTERIOR				02/15/11	01/01	001		\$32.77	\$14.00	0.50
03-07: INTERIOR				02/15/11	01/01	002		\$0.00	\$7.50	0.50
0000029163		6300	01/02							
03-07: INTERIOR				02/25/11	01/01	001		\$87.47	\$28.00	1.00
0000029236		6465	01/01							
01-PME: PREV. MAINT.				04/27/11	08/03			\$0.00	\$30.00	0.00
0000029472		8648	01/01							
01-PME: PREV. MAINT.				10/26/11	08/03			\$0.00	\$30.00	0.00
0000029709		11495	01/01							
01-PME: PREV. MAINT.				04/10/12	08/03			\$0.00	\$30.00	0.00
0000029893		13063	01/03							
04-18: HUB/BEARNG/SEAL				09/25/12	01/01	002		\$12.92	\$22.50	1.50
0000029936		13296	01/03							
06-35: BATTERY				10/30/12	01/01	002		\$526.65	\$15.00	1.00
0000029946		13202	01/01							
01-PME: PREV. MAINT.				10/30/12	08/03			\$0.00	\$30.00	0.00
0000030079		15668	01/03							
09-64: AUGERS & V-BOXS				03/11/13	01/01	002		\$0.00	\$15.00	1.00

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(\$)	Labor Cost	Hours
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109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077

0000030118	06-34: LIGHTING SYS	15281	01/03	04/11/13	01/01	002		\$5.46	\$15.00	1.00
0000030148	01-PME: PREV. MAINT.	15168	01/01	04/29/13	08/03			\$0.00	\$30.00	0.00
0000030234	07-42: COOLING SYS	17209	01/03	07/24/13	01/01	002		\$5.22	\$7.50	0.50
0000030252	07-41: AIR INTAKE SYS	17260	01/01	08/01/13	08/01	002		\$48.48	\$7.50	0.50
0000030278	01-PMA: PREV. MAINT.	17359	01/02	08/22/13	01/01	002		\$0.00	\$0.00	0.00
0000030304	06-34: LIGHTING SYS	17361	01/01	09/26/13	01/01	002		\$19.90	\$15.00	1.00
0000030309	03-03: SHEET METAL	17733	01/03	10/05/13	01/01	002		\$0.76	\$105.00	7.00
0000030312	03-03: SHEET METAL	17794	01/03	10/11/13	01/01	002		\$606.14	\$60.00	4.00
0000030350	01-PME: PREV. MAINT.	17450	01/01	10/31/13	08/03			\$0.00	\$30.00	0.00
0000030452	06-34: LIGHTING SYS	22905	01/02	03/25/14	01/01	002		\$0.00	\$22.50	1.50
0000030487	01-PME: PREV. MAINT.	22910	01/01	04/30/14	08/03			\$0.00	\$30.00	0.00
0000030664	11-83: AIR COMPRESSOR	25262	01/03	09/22/14	01/01	002		\$0.00	\$22.50	1.50
0000030681		25610	01/03							

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vender	Work Acc	Part(\$)	Labor Cost	Hours
109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077										
	0000030681	25610	01/03							
	06-34: LIGHTING SYS			10/10/14	01/01	002		\$12.03	\$7.50	0.50
	0000030687	25799	01/01							
	03-10: WIPERS/WASHERS			10/15/14	01/01	002		\$29.22	\$3.75	0.25
	0000030701	26966	01/01							
	01-PMA: PREV. MAINT.			10/27/14	08/01	002		\$137.04	\$52.50	3.50
	07-41: AIR INTAKE SYS			10/27/14	08/01	002		\$71.50	\$3.75	0.25
	07-44: FUEL SYS			10/27/14	08/01	002		\$64.95	\$7.50	0.50
	0000030704	25491	01/01							
	01-PME: PREV. MAINT.			10/28/14	08/03			\$0.00	\$30.00	0.00
	0000030844	28479	01/03							
	04-13: BRAKES			04/17/15	01/01	002		\$160.32	\$60.00	4.00
	0000030861	28423	01/01							
	01-PME: PREV. MAINT.			04/29/15	08/03			\$0.00	\$30.00	0.00
	0000031008	29928	01/01							
	01-PME: PREV. MAINT.			10/16/15	08/03			\$0.00	\$30.00	0.00
	0000031088	31687	01/01							
	01-PME: PREV. MAINT.			04/29/16	08/03			\$0.00	\$30.00	0.00
	0000031139	32862	01/03							
	03-07: INTERIOR			08/16/16	01/01	002		\$794.42	\$90.00	6.00
	01-PMA: PREV. MAINT.			08/16/16	01/01	002		\$143.99	\$15.00	1.00
	0000031182	33391	01/01							
	01-PME: PREV. MAINT.			10/28/16	08/03			\$0.00	\$30.00	0.00
	0000031237	34769	01/03							
	05-27: XMISSION AUTO			02/03/17	01/01	002		\$404.46	\$97.50	6.50
	0000031318	34889	01/01							
	01-PME: PREV. MAINT.			04/30/17	08/03			\$30.00	\$0.00	0.00

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(s)	Labor	
Group-System									Cost	Hours

109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077

0000031474	02-17: TIRES,TUBES,ETC	37039	01/03	09/12/17	01/01	002		\$1,453.22	\$15.00	1.00
0000031517	01-PME: PREV. MAINT.	37222	01/01	10/04/17	08/03			\$0.00	\$30.00	0.00
0000031571	07-41: AIR INTAKE SYS	38290	01/03	01/31/18	01/03			\$11,422.74	\$0.00	0.00
0000031576	03-10: WIPERS/WASHERS	38375	01/03	01/24/18	01/01	002		\$44.20	\$7.50	0.50
0000031666	01-PME: PREV. MAINT.	39769	01/01	04/04/18	08/03			\$0.00	\$30.00	0.00
0000031715	06-32: CRANKING SYS	40567	01/01	06/18/18	08/01	002		\$580.00	\$150.00	10.00
	04-13: BRAKES			06/18/18	08/01	002		\$75.99	\$30.00	2.00
0000031736	09-63: HOSES & FITTING	40661	01/01	07/19/18	08/01	002		\$0.00	\$75.00	5.00
0000031770	04-13: BRAKES	41109	01/03	09/12/18	01/01	002		\$556.80	\$120.00	8.00
0000031776	01-PMB: PREV. MAINT.	41182	01/03	09/19/18	01/01	002		\$503.44	\$120.00	8.00
0000031793	09-63: HOSES & FITTING	42408	01/01	10/19/18	08/01	002		\$60.95	\$60.00	4.00
0000031815	01-PME: PREV. MAINT.	41269	01/01	10/01/18	08/03			\$0.00	\$30.00	0.00
0000031879	04-16: SUSPENSION	44073	01/01	02/15/19	01/03			\$1,889.71	\$0.00	0.00

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vendor	Work Acc	Part(\$)	Labor Cost	Hours
109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077										
	0000031908	44394	01/01							
	06-34: LIGHTING SYS			03/27/19	01/01	TOM		\$43.77	\$10.33	0.25
	0000031924	44403	01/01							
	06-34: LIGHTING SYS			04/10/19	01/01	TOM		\$25.00	\$20.65	0.50
	0000031945	44797	01/01							
	09-63: HOSES & FITTING			05/24/19	01/01	TOM		\$201.60	\$82.60	2.00
	0000031983	41269	01/01							
	06-34: LIGHTING SYS			07/26/19	01/01	TOM		\$22.09	\$10.33	0.25
	0000032020	46517	01/01							
	06-34: LIGHTING SYS			10/01/19	01/01	TOM		\$74.90	\$20.65	0.50
	0000032024	41269	01/01							
	01-PME: PREV. MAINT.			10/01/19	08/03			\$0.00	\$40.50	0.00
	0000032083	47077	01/01							
	03-07: INTERIOR			12/27/19	01/03			\$4,461.90	\$2,000.00	0.00
	0000032134	48839	01/01							
	01-PMA: PREV. MAINT.			03/23/20	08/01	TOM		\$105.45	\$123.90	3.00
	07-42: COOLING SYS			03/23/20	08/01	TOM		\$10.40	\$41.30	1.00
	0000032137	48848	01/01							
	04-11: AXEL FRONT			04/01/20	01/01	TOM		\$890.83	\$702.10	17.00
	0000032170	49225	01/01							
	06-39: HORN & SIREN			05/12/20	01/01	TOM		\$65.00	\$20.65	0.50
	0000032180	49002	01/01							
	01-PME: PREV. MAINT.			04/01/20	08/03			\$0.00	\$44.50	0.00
	0000032207	50019	01/01							
	04-13: BRAKES			07/06/20	01/01	TOM		\$302.70	\$82.60	2.00
	0000032208	50038	01/01							

Equipment	Repair Order	Meter_01	Shop Loc/ Rep Class	Repair Date	Rep Reason/ Rep Site	Mechanic/Vender	Work Acc	Part(\$)	Labor Cost	Hours
109: 2010 INTERNATIO MAXXFORCE DT 1HTWDAAR1AJ281077										
0000032208	01-PMB: PREV. MAINT.	50038	01/01	07/06/20	08/01	TOM		\$215.00	\$61.95	1.50
0000032217	03-06: DOORS	50060	01/01	07/14/20	01/01	TOM		\$0.00	\$41.30	1.00
	01-PME: PREV. MAINT.			07/14/20	08/01	TOM		\$0.00	\$10.33	0.25
0000032224	07-42: COOLING SYS	50129	01/01	07/20/20	01/01	TOM		\$3.58	\$165.20	4.00
0000032263	07-46: BELTS	51434	01/01	09/21/20	01/01	TOM		\$69.90	\$82.60	2.00
Equipment - 109 Total								<u>\$26,505.40</u>	<u>\$5,479.49</u>	<u>126.25</u>
Grand Total								<u><u>\$26,505.40</u></u>	<u><u>\$5,479.49</u></u>	<u><u>126.25</u></u>

*\$25,295.03*



MEMO



NJPA CONTRACT 081716-PMC

Date: 1/6/2021

To: CITY OF DARIEN  
1041 S FRONTAGE ROAD  
DARIEN, IL 60561  
Kris Throm



Dear Kris,

JX Peterbilt - is pleased to present a price quotation for (1) New 2021 Peterbilt Model 348 cab and chassis with the enclosed specifications.

### Peterbilt Cab & Chassis

#### All as per attached specifications

2020 List price-----\$146,241.00  
Sourcewell Discount 35%-----\$51,184.35  
JX return customer discount-----\$1500.00  
**Total chassis price -----\$93,556.65**

2021 Peterbilt 348 <b>tandem</b> axle with enclose specs	\$95,514.65
Title fees/Doc Fees/Floorplan	Included
Heated Winshield	\$750.00
Warranty: Engine & Aftertreatment 5 year/100k miles	\$2,290.00
<b>Total</b>	<b>\$98,554.65</b>

\*\*Quote Valid for 60 days\*\*

#### Options:

**-Early chassis payoff: Deduction of \$1500.00 from chassis price per unit**

Sincerely,

**Tor Michael William Larkin** | Fleet Account Manager

JX Truck Center - Bolingbrook | Elmhurst | Wadsworth

Office: 630-516-3560 ext 3434 Cell: 224-200-2483

535 E. South Frontage Rd, Bolingbrook, IL 60440

Business 708-889-4686 Fax 708-889-4670

Visit us at  
[www.JXE.com](http://www.JXE.com)



Peterbilt Illinois-Joliet (P128)  
 535 East S. Frontage Rd  
 Bolingbrook, Illinois 60440

## Vehicle Summary

	Unit		Chassis	
Model:	Model 348	Fr Axle Load (lbs):		20000
Type:	Full Truck	Rr Axle Load (lbs):		23000
Description 1:	VO DARIEN	G.C.W. (lbs):		43000
Description 2:	SINGLE AXLE EXT CAB 348			
	<b>Application</b>	Road Conditions:		
Intended Serv.:	Snowplow	Class A (Highway)		100
Commodity:	Other Commodity	Class B (Hwy/Mtn)		0
		Class C (Off-Hwy)		0
		Class D (Off-Road)		0
	<b>Body</b>	Maximum Grade:		6
Type:	End Dump	Wheelbase (in):		192
Length (ft):	13	Overhang (in):		74.9
Height (ft):	11	Fr Axle to BOC (in):		69.8
Max Laden Weight (lbs):	3200			
		Cab to Axle (in):		122.2
		Cab to EOF (in):		197.1
		Overall Comb. Length (in):		305.1
	<b>Trailer</b>			
No. of Trailer Axles:	0			
Type:				
Length (ft):	0			
Height (ft):	0			
Kingpin Inset (in):	0			
Corner Radius (in):	0			
	<b>Restrictions</b>			
Length (ft):	40			
Width (in):	102			
Height (ft):	13.5			

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Note: All sales are F.O.B. designated plant of manufacture.



Sales Code	Std/ Opt	Description	Weight
<b>Base Model</b>			
0003481	S	<b>Model 348</b> The Model 348 was designed to exceed the rigid demands of Class 7 and Class 8 specialty application markets that require rugged durability and a wide range of optional content. The Model 348 represents a multi-dimensional performer with a GVW from 33,000 to 66,000 lbs. and optional capacity ratings to suit almost any vocation. The 348 is also available in a specifically designed all-wheel-drive configuration. From construction and crane service to utility and delivery services in both Class 7 and Class 8 markets, the 348 is in a class by itself.	10,610
0091200	S	<b>Other Commodity</b>	0
0093150	O	<b>Snowplow</b> Truck which is configured for mounting a snowplow to the front. May also have dump or other body.	0
0095170	O	<b>End Dump</b>	0
0098170	S	<b>United States Registry</b>	0
<b>Configuration</b>			
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0
<b>Frame &amp; Equipment</b>			
0514000	O	<b>10-3/4" Steel Rails To 354"</b> 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	478
0612230	O	<b>Custom Wheelbase or Overhang</b> Engineering approval may be required.	0
0613090	S	<b>Three-Piece Crossmembers</b>	0
0620580	O	<b>27.8in Bumper Extension without Adapter</b> Includes Stationary Grille. Requires FEPTO Bumper.	75
0644090	S	<b>EOF Square without Crossmember</b> End-of-frame square without crossmember. For use with body builder installed crossmember.	0
0651090	S	<b>Omit Rear Mudflaps and Hangers</b>	0
<b>Front Axle &amp; Equipment</b>			
1011360	O	<b>Dana Spicer D2000F 20,000 lb, 3.5 in. Drop</b> Factory front axle alignment to improve handling & reduce tire wear. Zerk fittings on tie rod ends, king pins, & draglink ball joints for ease of maintenance & help extend service life of components. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.	144

Price Valid: July 1, 2020

Deal: VO DARIEN

Printed On: 1/5/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: 000-757844-BAM/RO



Sales Code	Std/ Opt	Description	Weight
1114030	O	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	119
1243050	O	<b>Power Steering Sheppard HD94 Dual</b> For use with 16,000 to 20,000 lb. axle ratings.	80
1250250	O	<b>Power Steering Reservoir Frame Mounted w/Cooler</b> A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	2
1354855	O	<b>PHP10 Iron PreSet Hubs-Air Disc</b>	0
1380290	O	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	30
1391480	O	<b>Pad Dust Shields for Air Disc Brakes; Front Axle</b> Pad dust shields for air disc brakes can increase brake life. Brake dust shields reduce the buildup of road grime, extend brake system life and prevent premature failure.	2
<b>Rear Axle &amp; Equipment</b>			
1513280	S	<b>Dana Spicer S23-172, 23,000lb</b>	0
1616370	S	<b>PHP10 Iron PreSet Hubs</b>	0
1660000	O	<b>Dust Shields For Cam Brakes, Drive Axle(s)</b>	15
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
1680950	S	<b>Stability System Not Selected Or Not Available</b>	0
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6. Includes air braking system.	0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0
1686348	S	<b>Single Drive Axle (Model 348)</b>	0
1687080	O	<b>Air Disc Rear Brakes, Single Drive Axle</b>	0
1706140	O	<b>Ratio 6.14 Rear Axle</b>	0

Price Level: July 1, 2020

Deal: VO DARIEN

Printed On: 1/8/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: QU01-757944-B3M7R0



Sales Code	Std/Opt	Description	Weight
1811210	S	Peterbilt Air Trac 23,000 lb Light Weight	0
1911010	O	Steel Suspension Insert Up To 77" Overhang	123
1920385	O	Air Springs, Internal Bumpers Air Trac / Air Leaf suspensions	0
1922260	O	Dash Mtd Dump Switch with Indicator Light Dash mounted dump switch with indicator light for suspension.	2
<b>Engine &amp; Equipment</b>			
2074407	O	PACCAR PX-9 330@2000 GOV@2200 1000@1200 Productivity (2021 Emissions)	0
		N21350 C121 64....Maximum Accelerator Pedal Ve	
		N21370 C128 64....Maximum Cruise Speed (P059)	
		N21460 C132 1400..Max PTO Speed (P046)	
		N21520 C133 5.....Timer Setting (P030)	
		N21610 C188 39....Low Ambient Temperature Thre	
		N21630 C190 80....High Ambient Temperature Thr	
		N21510 C225 YES...Enable Idle Shutdown Park Br	
		N21450 C231 NO....Gear Down Protection (P026)	
		N21570 C233 NO....Idle Shutdown Manual Overrul	
		N21440 C234 NO....Engine Protection Shutdown (	
		N21480 C238 NO....Auto Engine Brake in Cruise	
		N21470 C239 NO....Cruise Control Auto Resume (	
		N21590 C382 YES...Enable Hot Ambient Automatic	
		N21530 C396 YES...Enable Impending Shutdown Wa	
		N21540 C397 60....Timer For Impending Shutdown	
		N21620 C189 60....Intermediate Ambient Tempera	
		N21550 C206 100...Engine Load Threshold (P516)	
		N21340 C209 120...Hard Maximum Speed Limit (P1	
		N21430 C333 0.....Reserve Speed Limit Offset (	
		N21410 C334 0.....Maximum Cycle Distance (N202	
		N21500 C395 0.....Expiration Distance (N209)	
		N21320 C399 120...Standard Maximum Speed Limit	
		N21400 C400 252...Reserve Speed Function Reset	
		N21420 C401 10....Maximum Active Distance (N20	
		N21330 C402 0.....Expiration Distance (N207)	
2091305	O	Engine Idle Shutdown Timer Enabled	0
2091315	O	Enable EIST Ambient Temp Overrule	0
2091372		Eff EIST NA Expiration Miles	0
2091640		Effective VSL Setting NA	0
2092013	O	Typical Operating Speed 60 MPH	0

Price Level: July 1, 2020

Dept: VD DARIEN

Printed On: 1/8/2021 10:32:52 AM

Date: January 08, 2021

Quote Number: QUD-757944-83M7R0



Sales Code	Std/ Opt	Description	Weight
2092032	O	<b>Powertrain Optimized for Performance</b> Best analysis for vehicles used in vocational applications or with heavy GCWRs.	0
2140010	O	<b>Belly Pan</b>	35
2140200	S	<b>CARB Engine Idling Compliance</b> PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	0
2513060	S	<b>PACCAR 160 Amp Alternator, Brushed</b> PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0
2521090	O	<b>Immersion Type Block Heater 110-120V</b> Standard location for 2.1M and 1.9M models is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	2
2522110	S	<b>PACCAR 12V Starter, N/A PACCAR MX Engines</b> PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	0
2538040	O	<b>3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA</b> Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	62
2539410	O	<b>Battery Jumper Terminal Mounted Under Hood</b> LH Frame Rail. Not available with PX-7 engines.	4
2539490	O	<b>Batteries In RH BOC Box</b>	0
2539740	O	<b>Kissling Battery Disconnect Switch, 300 amp</b> Mounted on battery box	3
2621000	O	<b>2-Speed Fan Clutch For Frequent Start/Stops</b> A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	0
2723210	S	<b>18.7 CFM Air Compressor</b> N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0
2921160	S	<b>Spin-On Fuel/Water Separator</b>	0
2921210	S	<b>No Fluid Heat Option for Fuel Filter</b>	0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	0
3114270	S	<b>High Efficiency Cooling System</b>	0

Price Level: July 1, 2020

Dept: MD DARIEN

Printed On: 1/6/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: QUO-757944-23M7R0



Sales Code	Std/ Opt	Description	Weight
		Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 579/367 FEPTO 1325 sq in, 567/365/367: 1440 sq in, 365 FEPTO: 1184 sq in, 389/367 HH: 1669 sq in, 348: 1000 sq in, 520: 1242 sq in.	
3211120	S	<b>Radial Seal, Dry Type Air Cleaner, Frontal</b> Air Intake. Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	0
3365270	O	<b>Exhaust Single RH Side of Cab</b> DPF/SCR right-hand Under Cab.	29
3381770	O	<b>Curved Tip Standpipe(s)</b>	0
3387610	O	<b>18" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)</b>	-2
<b>Transmission &amp; Equipment</b>			
4052110	O	<b>Allison 3000 RDS-P Transmission, Gen 5</b> Rugged Duty Series. Includes Rear Transmission Support except on MX engines, Mobil Delvac Automatic Transmission Fluid, and Water-Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. Suited for vehicles operating on/off highway and/or requiring PTO operation. Forward ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65. Reverse ratios: DR-(5.03).	195
4210080	S	<b>1710 HD Driveline, 1 Midship Bearing</b>	0
4250650	O	<b>LH PTO Access Dipstick Tube Routing, Allison Trans</b>	0
4252890	O	<b>Allison FuelSense 2.0 Not Desired</b>	0
4252950	O	<b>Omit Allison Neutral At Stop</b>	0
4256590	O	<b>Seat Mounted Push Button Shifter</b>	0
4256640	O	<b>Allison 6-Speed Configuration, Close Ratio Gears</b> 3000 Series Transmissions.	0
<b>Air &amp; Trailer Equipment</b>			
4510190	S	<b>Bendix AD-HF Air Dryer, Heater</b> Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil coalescing technology in the the air	0

Price Level: July 1, 2020

Deal: VO DARIEN

Printed On: 1/6/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: Q100-757944-B3MTR0



Sales Code	Std/ Opt	Description	Weight
		dryer cartridge. This oil coalescing filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.	
4520420	O	<b>Pull Cords All Air Tanks</b>	0
4540420	S	<b>Nylon Chassis Hose</b>	0
4543320	S	<b>Steel Painted Air Tanks</b> All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	0
4611730	O	<b>7-Way Electric Harness, Socket Mounted EOF</b>	11
4611930	O	<b>Body Connections 5' BOC</b> Junction box contains light and power circuits for body connections located 5' from back-of-cab	4
<b>Tires &amp; Wheels</b>			
5033410	O	<b>FF: GY 20Ply 315/80R22.5 Endurance WHA</b> Efficiency Rating: Poor Goodyear's Best Waste Haul All-position Tire For Long Miles To Removal. Diameter= 43.1 inches; SLR= 20.0 inches.	54
5130490	O	<b>RR: GY 16ply 11R24.5 G182 RSD</b> Efficiency Rating: Poor Diameter = 44.1 inches; SLR = 20.8 inches	108
5190004	O	<b>Code-rear Tire Qty 04</b>	0
5220520	O	<b>FF: Alcoa 89U637 22.5 X 9.00 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy that saves more than 50 lbs. versus a comparable steel wheel. Built for refuse, logging, mining and other heavy haul applications that demand a tough wheel. Each wheel offers a 10,000 lbs. load rating.	-36
5320540	O	<b>RR: Alcoa 98U637 24.5X8.25 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-60
5390004	O	<b>Code-rear Rim Qty 04</b>	0
<b>Fuel Tanks</b>			
5554100	O	<b>26" Aluminum 70 Gallon Fuel Tank LH U/C</b> Includes steps for cab access. Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.	11
5602070	O	<b>Location LH U/C 70 Gallon</b>	0

Price List: July 1, 2020

Dist: VG DARIEN

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Quote Number: QUO-757944-B3M7R0





Sales Code	Std/Opt	Description	Weight
5652890	S	<b>DEF Tank Mounted LH BOC</b> Models 220 and 520 mounted left hand back-of-cab.	0
5652990	S	<b>DEF To Fuel Ratio 2:1 Or Greater</b>	0
5655019	S	<b>DEF Tank Small</b> 11.1 Gallon Capacity	0
<b>Battery Box &amp; Bumper</b>			
6010780	O	<b>Aluminum Space Saver Battery Box RH BOC</b> Battery access from side	-84
6040550	S	<b>Aftertreatment Aluminum Non-Slip Cab Entry</b> Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	0
6121060	O	<b>Steel Bumper Swept Back Painted Black, With FEPTO</b> Two tow pin holes and step plates on top of bumper	90
<b>Cab &amp; Equipment</b>			
6510110	S	<b>Alum Cab 108in BBC Metton Hood w/Bright Crown</b> Includes view window RH door and convex mirror over RH door.	0
6540120	O	<b>Severe Service Cab Package #1</b> Includes Aluminum side skins, aluminum rear skin, steel windshield mask, steel firewall, and steel front floor sheet on all cabs, and additional reinforcement structure on the back wall of the day cab.	39
6540160	O	<b>Thermal Insulation Package in Cab</b> Includes thick, closed-cell foam in floor, special mylar-faced foam in walls and roof structure.	2
6540720	O	<b>10" Extension for Ultra Day Cab</b> Add additional 10" to the loadspace dimension-- refer to the horizontal dimension workscreen.	163
6800360	O	<b>Rubber Fender Lips 2" Wide</b>	8
6911710	O	<b>National Premium Driver Seat</b> Increased comfort with more foam in critical areas, better lumbar support, improved adjustability and suspension with toggle link design.	4
6921700	S	<b>National Passenger Seat</b> Increased comfort with more foam in critical areas, better lumbar support, improved adjustability and suspension with toggle link design.	0
6930060	O	<b>Driver Seat Heated</b> Includes heating elements in the lower cushion and backrest. Temperature is preset for optimum comfort and controlled by a high/low switch and an on/off switch next to the adjustment valves on the seat.	4
6930500	O	<b>Drivers Armrest - RH Only</b>	2
6930800	O	<b>Black Seat Color IPO Standard Color</b>	0
6939400	S	<b>Air Ride Driver</b>	0

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Sales Code	Std/Opt	Description	Weight
6939420	S	High Back Driver	0
6939470	S	Vinyl Driver	0
6939510	S	Non-Air Ride Passenger	0
6939520	S	High Back Passenger	0
6939570	S	Vinyl Passenger	0
7001520	O	Adjustable Steering Column - Tilt/Telescope	11
7001620	S	<b>Steering Wheel With Peterbilt Logo</b> Steering Wheel with embossed Peterbilt logo over horn button.	0
7036120	S	<b>Interior Gray/Black</b> Includes rugged charcoal instrument panels, glare-resistant gray dash, black bezels on gauges, (2) power ports, monochromatic molded door pads with durable in-mold color, gray molded back wall, 18 inch 4-spoke soft-touch steering wheel, soft-touch steering column cover, power lift passenger window, extruded rubber floor covering, header-mounted dome light, foot well lighting, integrated "dead pedal", (4) inside entry grab handles, (2) inside sunvisors, (2) coat hooks, (2) cup holders and map bin in dash.	0
7210540	S	<b>Day Cab Rear Window</b> Day cab rear window flush to back of cab.	0
7230060	S	<b>1-Piece Curved Windshield</b>	0
7322010	S	<b>Combo Fresh Air Heater/Air Conditioner</b> With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0
7322130	O	<b>Cup Holder (Floor Mounted)</b> Includes two standard-size drink holders and one extra-large jugholder, coin tray, and clipboard-size storage area.	4
7410040	O	<b>Outside Sunvisor - Stainless Steel</b> Not available with 2.1M high roof sleeper.	4
7561180	O	<b>Aero Mirrors Ea Side Htd &amp; Mtrzd 4-Way Adjustable</b> Bright Finish with Convex	4
7564110	S	<b>Power Package</b> Includes power door locks and power windows.	0
7610020	O	<b>(1) Air Horn 15" Painted</b> Mounted under cab.	8
7722120	O	<b>ConcertClass, AM/FM, Weatherband, 3.5 Aux</b>	10
7725710	O	<b>Standard Speaker Package For Cab</b> (2) Speakers	4
7728040	O	<b>Bluetooth Phone and Audio</b>	0
7728050	O	<b>USB Port</b>	0

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Dear VO DARIEN

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Date: January 06, 2021

Quote Number: Q110-757944-B3M7R0



Sales Code	Std/ Opt	Description	Weight
7748140	O	CB Terminals/Wiring Mounted Under Header	0
7788140	O	Radio Antenna Mounted on LH Mirror Bracket	0
7850210	O	Plug-In Auto Reset Circuit Breaker in place of fuses in junction box.	0
7851480	S	Peterbilt Electric Windshield Wipers With Intermittent Feature.	0
7901130	O	Backup Alarm (107 DB)	3
8011400	O	Main Transmission Oil Temperature Gauge Located in Driver Information Display	0
8021380	S	Air Restriction Indicator Mounted on air cleaner, intake piping, or firewall	0
8071510	O	(1) Additional Electric Switch Without Wiring	0
8071870	S	Main Instrumentation Panel, Graphics Display Includes speedometer with trip odometer, tachometer with hourmeter and outside air temperature display, voltmeter, engine oil pressure, engine coolant temperature, fuel level, primary and secondary air pressure gauges. Includes standard warning light package: high water temperature, low oil pressure, and low air pressure warning lights with audible alarms, high beam, turn signal, low fuel, parking brake, and ice warning indicators; seat belt reminder; rocker switches with long-life LED indicators; multi-function turn stalk with flash-to-pass feature (night mode flashes headlights and marker lights; day mode flashes headlights only), intermittent windshield wiper and headlamp beam control. Hydraulic braked trucks do not include air pressure gauges.	0
8072370	O	(1) Additional Air Rocker, Guard Indicator light, plumbed to firewall (occupies the space of one gauge), blank label	0
8111110	S	Headlights Composite Fender Mounted Integral park, turn, and side marker	0
8120980	S	(5) Marker Lights, Aero LED	0
8133450	O	(2) Brackets F/O Beacon/Strobe, Roof Mounted (2) brackets for furnished by owner beacon / strobe lights roof mounted. Located above each door toward rear, includes switch and wiring.	4
8134070	O	(2) Additional Dome/Reading Lights, Ceiling Mtd	0
8140080	O	LED Stop/Turn/Tail/Backup Bracket mounted left-hand / right-hand end of frame	-7
8140850	O	Moveable EOF Crossmember For Mounting Tail Lights Square end of frame with or without end of frame crossmember	1
<b>Paint</b>			
8500710	S	Standard Paint Color Selection	0

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Sales Code	Std/Opt	Description	Weight
8530770	S	(1) Color Axalta Two Stage - Cab/Hood Base Coat/Clear Coat N85020 A - L0006EY WHITE N85500 CAB ROOF L0006EY WHITE N85300 FENDER L0006EY WHITE N85200 FRAME L0001EA BLACK N85400 HOOD TOP L0006EY WHITE	0

### Shipping Destination

8999989	O	Shipping Destination To Dealership	0
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### Options Not Subject To Discount

9400091	S	Peterbilt Class 7 Standard Coverage 1 year/Unlimited Miles/km	0
9400094	S	PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0

### Miscellaneous

9409831	O	2021 EPA Emissions Engine Warranty Only	0
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### Promotions

### Order Comments

<b>Total List Price (W/O Freight &amp; Warranty &amp; Surcharges )</b>	\$146,241
Marketing and Service Support Fee	\$875
Prepaid Freight	\$2,450
<b>Total Surcharge/Options Not Subject To Discount</b>	\$0
<b>Total Weight</b>	12,374

## Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.

Dimensional and performance data for unpublished options may vary from that displayed in CRM.

### PRICING DISCLAIMER

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is

Price Level: July 1, 2020

Deal: VO DARIEN

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Date: January 06, 2021

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*represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can occur, therefore we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information*



812 Draper Avenue  
 Joliet, IL 60432  
 Sales Rep: Tom Markel  
 Ph: (331) 229-0744  
 www.MonroeTruck.com

J.O. #

Quotation ID: 4BD0004819

Date: 1/19/2021

Valid thru: 2/18/2021

Terms: NET 30

Quoted by: Bob Drews

Ph/Fax: 815-280-4237 / 815-727-5429

**Quoted to:**

DARIEN PUBLIC WORKS (IL) (ATTN: KRIS THROM)  
 1041 S FRONTAGE RD  
 DARIEN, IL 60561  
 Ph: 630-887-0008 / Fax: 630-887-0091

**Email:**

**SINGLE AXLE PATROL TRUCK**

**Chassis Information**

Year: 2021	Make: PETERBILT	Model: CV	Chassis Color: WHITE	Cab Type:
Single/Dual: DRW	CA: 106.0	CT:	Wheelbase:	Engine: DIESEL
			F.O. Number #:	Vin:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
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SOURCEWELL (NJPA) MULTI-PURPOSE DUMP BODY PATROL TRUCK PACKAGE  
 SKU # 9TRR000708  
 SOURCEWELL MEMBER # 110530

- MONROE RADIUS DUMP SPREADER BODY
- 10' RDS COMBO BODY BUILT OF 201 STAINLESS STEEL
- DA TELESCOPIC HOIST WITH TRUNION MOUNT
- REAR DISCHARGE
- DUAL AUGER CONVEYOR SYSTEM WITH PLANETARY DRIVER GEARBOX SYSTEM
- AIR TRIP TAILGATE
- ILLINOIS DOT SS 1/2 CAB GUARD
- TAPERED FRONT TO REAR INTEGRATED SIDES MADE OF 201 STAINLESS STEEL
- SELF LEVELING STAINLESS STEEL REAR SPINNER ASSEMBLY WITH POLY SPINNER DISC
- PAIR OF STAINLESS STEEL FENDERS OVER REAR WHEELS W/ RUBBER FLAPS FRONT AND REAR
- STAINLESS STEEL 16" WIDE FOLD-UP LADDER W/ BUSTIN STEPS ON BOTH SIDES
- GREASE LINE KIT FOR AUGERS AND AIR TAILGATE LINKAGE
- STAINLESS STEEL TOP GRATES
- STAINLESS STEEL FLOOR COVER TO PROTECT AUGERS DURING SUMMER USE
- SPRAY BAR KIT FOR PREWET IN AUGER TROUGH
- SPILL GUARD: PIN-ON SPREADER APRON, STAINLESS STEEL
- (2) SS SPRING LOADED SHOVEL HOLDERS - ONE EACH SIDE
- RED/WHITE REFLECTIVE TAPE
- BODY UP INDICATOR PROGRAMMED INTO 5100 CONTROLLER

- PULLTARP BRAND TARP ASSEMBLY
- GALVANIZED STEEL HOUSING
- ASPHALT TARP WITH SIDE FLAPS
- FULLY RETRACTABLE W/O ARMS

- REAR HITCH
- 1" PINTLE PLATE WITH 3/4" D-RINGS
- PINTLE HOOK W/MOUNTING, 50TON
- 6 PRONG TRAILER PLUG
- RELOCATE O.E.M. TRAILER PLUG
- BACK UP ALARM
- ELECTRIC BRAKE CONTROLLER

- LIGHTS - WHELEN, JUSTICE SUPER LED ILL STROBE SYSTEMS, 72" LIGHT BAR
- 72" JUSTICE LED LIGHT BAR MOUNTED ON ROOF WITH LED SCENE LIGHTS
- LED S/T/T MOUNTED IN REAR POST, PINTLE PLATE AND ON TOP OF CAB SHIELD
- LED BACK UP LIGHT MOUNTED IN REAR CORNER POST
- 2 AMBER AND 1 CLEAR STROBE INSTALLED OUTSIDE THE CORNER POST ON EACH SIDE
- 2 LED SPREADER LIGHTS
- 2-YEAR WARRANTY

10' MONROE 4500 SERIES EXTRA HEAVY DUTY UNDERBODY SCRAPER



**Description****Amount****STANDARD EQUIPMENT:**

- 1" THICK X 20" HIGH MOLDBOARD
- 5" CENTER PIN WITH THREE 3/4" MOUNTING BOLTS
- 2 1/2" DIAMETER HINGE SHAFT
- (2) HEAVY DUTY SHOCK ABSORBERS
- (2) 3 1/2" ACTUATING CYLINDERS
- 400 PSI CUSHION VALVE
- 1" SOLID NOTCH-LESS REVERSING CIRCLE (CAN ROTATE A FULL 45 DEG.)
- 4" REVERSING CYLINDERS W/ 2" CYLINDER RODS
- CONTOURED HOLD-DOWN BLOCKS WITH 3/8" UHMV POLY WEAR PLATES
- 96" LONG SOLID SHAFT HINGE WITH 3 ANCHOR PLATES
- ALL HINGES ARE GUSSETED WITH 1/2" MATERIAL
- HANGER PLATES: 3/4" X 25.5W" X 22"H, 1.25 GAUGE
- GREASE LINE EXTENSION: 19-BANK (LUBRICATES THE TRUNNIONS)
- (2) CURB GUARDS: WRAP-AROUND
- POWDER COATED BLACK
- INSTALLED

**PRE-WET**

- (2) 120 GALLON POLY PRE-WET TANKS MOUNTED ON SIDES OF BODY
- OPEN LOOP
- HYDRAULIC DRIVEN 7 G.P.M. PUMP
- STAINLESS STEEL MOUNTING HARDWARE
- CROSSOVER KIT
- BULK FILL KIT
- SNORKEL VENTING KIT FOR TANKS
- DISCHARGED WITH SLURRY BAR IN SPREADER TROUGH

**PRE-WET SYSTEM - SINGLE 120 GAL BEHIND CAB TANK**

- CLOSED LOOP
- PLUMBED INTO RDS TANKS WITH DIVERTER VALVE

**PLOW HITCH:**

- MC7082 QUICK HITCH W/FLAT FOLD CAPABILITY
- 4" X 10" DOUBLE ACTING LIFT CYLINDER
- REINSTALL FACTORY BUMPER
- HEATED LED PLOW LIGHTS MOUNTED ON STAINLESS STEEL BRACKETS

**MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW****STANDARD EQUIPMENT:**

- 45" HIGH X 11' LENGTH
- (10) 1/2" ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP ANGLE
- 4" X 4" X 3/4" BOTTOM ANGLE
- (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
- CARBIDE CUTTING EDGE W/ COVER BLADE
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- HEAVY DUTY PUSHFRAME WITH 2" MOUNTING PLATE AND 2" BOLT HOLE
- RIGHT HAND MAILBOX TRIM PER OPTIMUM DIMENSION AT FULL REVERSE ANGLE
- (2) DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
- MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
- MOLDBOARD POWDER COATED ORANGE
- PUSH FRAME POWDER COATED BLACK
- MTE QUICK HITCH PLOW SIDE ATTACHMENT
- RUBBER SNOW DEFLECTOR
- FLOURESCENT ORANGE MARKERS
- CURB SHOES ON BOTH SIDES

**MANUAL/ELECTRIC HYDRAULICS PACKAGE****STANDARD EQUIPMENT:**

- CLOSED LOOP FOR SPREADER AND PRE-WET
- HOIST: 4WAY/3POS, W/500 PSI A PORT RELIEF, 40 GPM
- MANUAL LOAD SENSE MID-INLET SECTION, 2500 PSI MAIN RELIEF
- PLOW LIFT: 4 WAY/3POS, 20 GPM, MANUAL
- PLOW ANGLE: 4 WAY/3POS, 20 GPM, MANUAL
- PRE-WET: 2 WAY, 7 GPM
- AUGER: 2 WAY, 14 GPM
- SPINNER: 2 WAY, 7 GPM
- SCRAPER: 2 WAY CURL
- SCRAPER: 2 WAY ANGLE
- 40 GALLON CAPACITY FILTER STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER MOUNTED IN CRADLE BEHIND CAB ABOVE FRAME



Description	Amount
- FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG, - 60 P.S.I. CONDITION INDICATOR - VALVE ENCLOSURE MOUNTED IN CRADLE BEHIND CAB - STAINLESS STEEL LINES TO REAR - STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER - MANUAL LEVER CONTROLS - LUCHBOX SYTLE CONTROL STAND - FORCE 5100EX-3F GROUND BASED SPREADER CONTROL - SWITCH PANEL - ROAD WATCH PAVEMENT MONITOR WITH LCD DISPLAY - BLAST/PASS BUTTON MOUNTED ON PLOW LEVER - INSTALLED	
BRIGADE DASH-MOUNTED BACKUP CAMERA SYSTEM - (2) LOW-LIGHT CAMERAS W/ INTEGRAL SUNSHIELD & BUILT-IN MICROPHONE - SPLIT SCREEN MONITOR W/ 7" ANTI-GLARE, COLOR SCREEN, BUILT-IN SPEAKER, CLIP-IN SUNSHIELD - WASH/DRY FOR BOTH CAMERAS	
<b>Quote Total:</b>	<b>\$122,373.00</b>

**Additional Options:**

Description	Amount	Add to quote?
UPGRADE 5100 CONTROLLER TO 6100 (ADD)	\$6,839.00	Yes / No

**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units):	<input type="checkbox"/> Fleet	<input type="checkbox"/> Retail	Customer P.O. Number:	Dealer Code:	Sourcwell Member Number:
MSO/MCO (ONLY check if legally required):	<input type="checkbox"/> MCO	<input type="checkbox"/> MSO	NJPA R-49-19		
Customer Signature:				Date of Acceptance:	





RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) NEW 2021 PETERBILT MODEL 348 CAB AND CHASSIS, TO REPLACE UNIT 109, FROM JX TRUCK CENTER IN AN AMOUNT NOT TO EXCEED \$98, 554.65**

**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 purchase of one (1) new 2021 Peterbilt Model 348 Cab and Chassis, to replace unit 109, from JX Truck Center in an amount not to exceed \$98,554.65, a copy of which is attached hereto 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, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 3<sup>rd</sup> day of May 2021.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



RES



Sourcewell   
Formerly NJPA

**NJPA CONTRACT 081716-PMC**

Date: 1/6/2021

To: CITY OF DARIEN  
1041 S FRONTAGE ROAD  
DARIEN, IL 60561  
Kris Throm



Dear Kris,

JX Peterbilt - is pleased to present a price quotation for (1) New 2021 Peterbilt Model 348 cab and chassis with the enclosed specifications.

**Peterbilt Cab & Chassis**

**All as per attached specifications**

2020 List price-----\$146,241.00  
Sourcewell Discount 35%-----\$51,184.35  
JX return customer discount-----\$1500.00  
**Total chassis price -----\$93,556.65**

2021 Peterbilt 348 <b>tandem</b> axle with enclose specs	\$95,514.65
Title fees/Doc Fees/Floorplan	Included
Heated Winshield	\$750.00
Warranty: Engine & Aftertreatment 5 year/100k miles	\$2,290.00
<b>Total</b>	<b>\$98,554.65</b>

**\*\*Quote Valid for 60 days\*\***

**Options:**

**-Early chassis payoff: Deduction of \$1500.00 from chassis price per unit**

Sincerely,

**Tor Michael William Larkin** | Fleet Account Manager

JX Truck Center - Bolingbrook | Elmhurst | Wadsworth

Office: 630-516-3560 ext 3434 Cell: 224-200-2483

535 E. South Frontage Rd, Bolingbrook, IL 60440

Business 708-889-4686 Fax 708-889-4670

Visit us at  
[www.JXE.com](http://www.JXE.com)



**Peterbilt Illinois-Joliet (P128)**  
**535 East S. Frontage Rd**  
**Bolingbrook, Illinois 60440**

## Vehicle Summary

	<b>Unit</b>		<b>Chassis</b>	
Model:		Model 348	Fr Axle Load (lbs):	20000
Type:		Full Truck	Rr Axle Load (lbs):	23000
Description 1:		VO DARIEN	G.C.W. (lbs):	43000
Description 2:		SINGLE AXLE EXT CAB 348		
	<b>Application</b>		<b>Road Conditions:</b>	
Intended Serv.:		Snowplow	Class A (Highway)	100
Commodity:		Other Commodity	Class B (Hwy/Mtn)	0
			Class C (Off-Hwy)	0
	<b>Body</b>		Class D (Off-Road)	0
Type:		End Dump	Maximum Grade:	6
Length (ft):		13	Wheelbase (in):	192
Height (ft):		11	Overhang (in):	74.9
Max Laden Weight (lbs):		3200	Fr Axle to BOC (in):	69.8
			Cab to Axle (in):	122.2
	<b>Trailer</b>		Cab to EOF (in):	197.1
No. of Trailer Axles:		0	Overall Comb. Length (in):	305.1
Type:				
Length (ft):		0	<b>Special Req.</b>	
Height (ft):		0		
Kingpin Inset (in):		0		
Corner Radius (in):		0		
	<b>Restrictions</b>			
Length (ft):		40		
Width (in):		102		
Height (ft):		13.5		

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Note: All sales are F.O.B. designated plant of manufacture.**



Sales Code	Std/ Opt	Description	Weight
<b>Base Model</b>			
0003481	S	<b>Model 348</b> The Model 348 was designed to exceed the rigid demands of Class 7 and Class 8 specialty application markets that require rugged durability and a wide range of optional content. The Model 348 represents a multi-dimensional performer with a GVW from 33,000 to 66,000 lbs. and optional capacity ratings to suit almost any vocation. The 348 is also available in a specifically designed all-wheel-drive configuration. From construction and crane service to utility and delivery services in both Class 7 and Class 8 markets, the 348 is in a class by itself.	10,610
0091200	S	<b>Other Commodity</b>	0
0093150	O	<b>Snowplow</b> Truck which is configured for mounting a snowplow to the front. May also have dump or other body.	0
0095170	O	<b>End Dump</b>	0
0098170	S	<b>United States Registry</b>	0
<b>Configuration</b>			
0200700	S	<b>Not Applicable</b> Secondary Manufacturer	0
<b>Frame &amp; Equipment</b>			
0514000	O	<b>10-3/4" Steel Rails To 354"</b> 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	478
0612230	O	<b>Custom Wheelbase or Overhang</b> Engineering approval may be required.	0
0613090	S	<b>Three-Piece Crossmembers</b>	0
0620580	O	<b>27.8in Bumper Extension without Adapter</b> Includes Stationary Grille. Requires FEPTO Bumper.	75
0644090	S	<b>EOF Square without Crossmember</b> End-of-frame square without crossmember. For use with body builder installed crossmember.	0
0651090	S	<b>Omit Rear Mudflaps and Hangers</b>	0
<b>Front Axle &amp; Equipment</b>			
1011360	O	<b>Dana Spicer D2000F 20,000 lb, 3.5 in. Drop</b> Factory front axle alignment to improve handling & reduce tire wear. Zerk fittings on tie rod ends, king pins, & draglink ball joints for ease of maintenance & help extend service life of components. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.	144

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Sales Code	Std/Opt	Description	Weight
1114030	O	<b>Taper Leaf Springs, Shocks 20,000 lb</b> Standard with Heavy Resistance Shocks.	119
1243050	O	<b>Power Steering Sheppard HD94 Dual</b> For use with 16,000 to 20,000 lb. axle ratings.	80
1250250	O	<b>Power Steering Reservoir Frame Mounted w/Cooler</b> A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	2
1354855	O	<b>PHP10 Iron PreSet Hubs-Air Disc</b>	0
1380290	O	<b>Bendix Air Disc Front Brakes</b> Bendix air disc front brakes use a floating caliper design to provide foundation braking on all axles and complies with reduced stopping distance regulations.	30
1391480	O	<b>Pad Dust Shields for Air Disc Brakes; Front Axle</b> Pad dust shields for air disc brakes can increase brake life. Brake dust shields reduce the buildup of road grime, extend brake system life and prevent premature failure.	2
<b>Rear Axle &amp; Equipment</b>			
1513280	S	<b>Dana Spicer S23-172, 23,000lb</b>	0
1616370	S	<b>PHP10 Iron PreSet Hubs</b>	0
1660000	O	<b>Dust Shields For Cam Brakes, Drive Axle(s)</b>	15
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	0
1680950	S	<b>Stability System Not Selected Or Not Available</b>	0
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6. Includes air braking system.	0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	0
1686348	S	<b>Single Drive Axle (Model 348)</b>	0
1687080	O	<b>Air Disc Rear Brakes, Single Drive Axle</b>	0
1706140	O	<b>Ratio 6.14 Rear Axle</b>	0

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Sales Code	Std/ Opt	Description	Weight
1811210	S	Peterbilt Air Trac 23,000 lb Light Weight	0
1911010	O	Steel Suspension Insert Up To 77" Overhang	123
1920385	O	Air Springs, Internal Bumpers Air Trac / Air Leaf suspensions	0
1922260	O	Dash Mtd Dump Switch with Indicator Light Dash mounted dump switch with indicator light for suspension.	2

### Engine & Equipment

2074407	O	PACCAR PX-9 330@2000 GOV@2200 1000@1200 Productivity (2021 Emissions)	0
		N21350 C121 64....Maximum Accelerator Pedal Ve N21370 C128 64....Maximum Cruise Speed (P059) N21460 C132 1400..Max PTO Speed (P046) N21520 C133 5.....Timer Setting (P030) N21610 C188 39....Low Ambient Temperature Thre N21630 C190 80....High Ambient Temperature Thr N21510 C225 YES...Enable Idle Shutdown Park Br N21450 C231 NO....Gear Down Protection (P026) N21570 C233 NO....Idle Shutdown Manual Overrul N21440 C234 NO....Engine Protection Shutdown ( N21480 C238 NO....Auto Engine Brake in Cruise N21470 C239 NO....Cruise Control Auto Resume ( N21590 C382 YES...Enable Hot Ambient Automatic N21530 C396 YES...Enable Impending Shutdown Wa N21540 C397 60....Timer For Impending Shutdown N21620 C189 60....Intermediate Ambient Tempera N21550 C206 100...Engine Load Threshold (P516) N21340 C209 120...Hard Maximum Speed Limit (P1 N21430 C333 0.....Reserve Speed Limit Offset ( N21410 C334 0.....Maximum Cycle Distance (N202 N21500 C395 0.....Expiration Distance (N209) N21320 C399 120...Standard Maximum Speed Limit N21400 C400 252...Reserve Speed Function Reset N21420 C401 10....Maximum Active Distance (N20 N21330 C402 0.....Expiration Distance (N207)	
2091305	O	Engine Idle Shutdown Timer Enabled	0
2091315	O	Enable EIST Ambient Temp Overrule	0
2091372		Eff EIST NA Expiration Miles	0
2091640		Effective VSL Setting NA	0
2092013	O	Typical Operating Speed 60 MPH	0

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Sales Code	Std/Opt	Description	Weight
2092032	O	<b>Powertrain Optimized for Performance</b> Best analysis for vehicles used in vocational applications or with heavy GCWRs.	0
2140010	O	<b>Belly Pan</b>	35
2140200	S	<b>CARB Engine Idling Compliance</b> PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.	0
2513060	S	<b>PACCAR 160 Amp Alternator, Brushed</b> PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.	0
2521090	O	<b>Immersion Type Block Heater 110-120V</b> Standard location for 2.1M and 1.9M models is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	2
2522110	S	<b>PACCAR 12V Starter, N/A PACCAR MX Engines</b> PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	0
2538040	O	<b>3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA</b> Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	62
2539410	O	<b>Battery Jumper Terminal Mounted Under Hood</b> LH Frame Rail. Not available with PX-7 engines.	4
2539490	O	<b>Batteries In RH BOC Box</b>	0
2539740	O	<b>Kissling Battery Disconnect Switch, 300 amp</b> Mounted on battery box	3
2621000	O	<b>2-Speed Fan Clutch For Frequent Start/Stops</b> A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	0
2723210	S	<b>18.7 CFM Air Compressor</b> N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	0
2921160	S	<b>Spin-On Fuel/Water Separator</b>	0
2921210	S	<b>No Fluid Heat Option for Fuel Filter</b>	0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.	0
3114270	S	<b>High Efficiency Cooling System</b>	0

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Sales Code	Std/ Opt	Description	Weight
		Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 579/367 FEPTO 1325 sq in, 567/365/367: 1440 sq in, 365 FEPTO: 1184 sq in, 389/367 HH: 1669 sq in, 348: 1000 sq in, 520: 1242 sq in.	
3211120	S	<b>Radial Seal, Dry Type Air Cleaner, Frontal</b> Air Intake. Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	0
3365270	O	<b>Exhaust Single RH Side of Cab</b> DPF/SCR right-hand Under Cab.	29
3381770	O	<b>Curved Tip Standpipe(s)</b>	0
3387610	O	<b>18" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)</b>	-2
<b>Transmission &amp; Equipment</b>			
4052110	O	<b>Allison 3000 RDS-P Transmission, Gen 5</b> Rugged Duty Series. Includes Rear Transmission Support except on MX engines, Mobil Delvac Automatic Transmission Fluid, and Water-Oil Heat Exchange. Also includes features that monitor the transmission fluid, filter and clutch condition. Will display percent life remaining for the transmission fluid, filter and clutches on the shift selector. This information may be displayed using the Mode and Up and Down buttons. A wrench icon will also be included to indicate when the transmission fluid, filter or clutches need servicing. Suited for vehicles operating on/off highway and/or requiring PTO operation. Forward ratios: 1st-3.49, 2nd-1.86, 3rd-1.41, 4th-1.00, 5th-0.75, 6th-0.65. Reverse ratios: DR-(5.03).	195
4210080	S	<b>1710 HD Driveline, 1 Midship Bearing</b>	0
4250650	O	<b>LH PTO Access Dipstick Tube Routing,Allison Trans</b>	0
4252890	O	<b>Allison FuelSense 2.0 Not Desired</b>	0
4252950	O	<b>Omit Allison Neutral At Stop</b>	0
4256590	O	<b>Seat Mounted Push Button Shifter</b>	0
4256640	O	<b>Allison 6-Speed Configuration, Close Ratio Gears</b> 3000 Series Transmissions.	0
<b>Air &amp; Trailer Equipment</b>			
4510190	S	<b>Bendix AD-HF Air Dryer, Heater</b> Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil coalescing technology in the the air	0

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Sales Code	Std/Opt	Description	Weight
		dryer cartridge. This oil coalescing filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.	
4520420	O	<b>Pull Cords All Air Tanks</b>	0
4540420	S	<b>Nylon Chassis Hose</b>	0
4543320	S	<b>Steel Painted Air Tanks</b> All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	0
4611730	O	<b>7-Way Electric Harness, Socket Mounted EOF</b>	11
4611930	O	<b>Body Connections 5' BOC</b> Junction box contains light and power circuits for body connections located 5' from back-of-cab	4
<b>Tires &amp; Wheels</b>			
5033410	O	<b>FF: GY 20Ply 315/80R22.5 Endurance WHA</b> Efficiency Rating: Poor Goodyear's Best Waste Haul All-position Tire For Long Miles To Removal. Diameter= 43.1 inches; SLR= 20.0 inches.	54
5130490	O	<b>RR: GY 16ply 11R24.5 G182 RSD</b> Efficiency Rating: Poor Diameter = 44.1 inches; SLR = 20.8 inches	108
5190004	O	<b>Code-rear Tire Qty 04</b>	0
5220520	O	<b>FF: Alcoa 89U637 22.5 X 9.00 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy that saves more than 50 lbs. versus a comparable steel wheel. Built for refuse, logging, mining and other heavy haul applications that demand a tough wheel. Each wheel offers a 10,000 lbs. load rating.	-36
5320540	O	<b>RR: Alcoa 98U637 24.5X8.25 Clean Buff Finish</b> Aluminum, Ultra ONE wheels with MagnaForce alloy.	-60
5390004	O	<b>Code-rear Rim Qty 04</b>	0
<b>Fuel Tanks</b>			
5554100	O	<b>26" Aluminum 70 Gallon Fuel Tank LH U/C</b> Includes steps for cab access. Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.	11
5602070	O	<b>Location LH U/C 70 Gallon</b>	0

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Sales Code	Std/ Opt	Description	Weight
5652890	S	<b>DEF Tank Mounted LH BOC</b> Models 220 and 520 mounted left hand back-of-cab.	0
5652990	S	<b>DEF To Fuel Ratio 2:1 Or Greater</b>	0
5655019	S	<b>DEF Tank Small</b> 11.1 Gallon Capacity	0
<b>Battery Box &amp; Bumper</b>			
6010780	O	<b>Aluminum Space Saver Battery Box RH BOC</b> Battery access from side	-84
6040550	S	<b>Aftertreatment Aluminum Non-Slip Cab Entry</b> Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	0
6121060	O	<b>Steel Bumper Swept Back Painted Black, With FEPTO</b> Two tow pin holes and step plates on top of bumper	90
<b>Cab &amp; Equipment</b>			
6510110	S	<b>Alum Cab 108in BBC Metton Hood w/Bright Crown</b> Includes view window RH door and convex mirror over RH door.	0
6540120	O	<b>Severe Service Cab Package #1</b> Includes Aluminum side skins, aluminum rear skin, steel windshield mask, steel firewall, and steel front floor sheet on all cabs, and additional reinforcement structure on the back wall of the day cab.	39
6540160	O	<b>Thermal Insulation Package in Cab</b> Includes thick, closed-cell foam in floor, special mylar-faced foam in walls and roof structure.	2
6540720	O	<b>10" Extension for Ultra Day Cab</b> Add additional 10" to the loadspace dimension— refer to the horizontal dimension workscreen.	163
6800360	O	<b>Rubber Fender Lips 2" Wide</b>	8
6911710	O	<b>National Premium Driver Seat</b> Increased comfort with more foam in critical areas, better lumbar support, improved adjustability and suspension with toggle link design.	4
6921700	S	<b>National Passenger Seat</b> Increased comfort with more foam in critical areas, better lumbar support, improved adjustability and suspension with toggle link design.	0
6930060	O	<b>Driver Seat Heated</b> Includes heating elements in the lower cushion and backrest. Temperature is preset for optimum comfort and controlled by a high/low switch and an on/off switch next to the adjustment valves on the seat.	4
6930500	O	<b>Drivers Armrest - RH Only</b>	2
6930800	O	<b>Black Seat Color IPO Standard Color</b>	0
6939400	S	<b>Air Ride Driver</b>	0

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Sales Code	Std/Opt	Description	Weight
6939420	S	High Back Driver	0
6939470	S	Vinyl Driver	0
6939510	S	Non-Air Ride Passenger	0
6939520	S	High Back Passenger	0
6939570	S	Vinyl Passenger	0
7001520	O	Adjustable Steering Column - Tilt/Telescope	11
7001620	S	<b>Steering Wheel With Peterbilt Logo</b> Steering Wheel with embossed Peterbilt logo over horn button.	0
7036120	S	<b>Interior Gray/Black</b> Includes rugged charcoal instrument panels, glare-resistant gray dash, black bezels on gauges, (2) power ports, monochromatic molded door pads with durable in-mold color, gray molded back wall, 18 inch 4-spoke soft-touch steering wheel, soft-touch steering column cover, power lift passenger window, extruded rubber floor covering, header-mounted dome light, foot well lighting, integrated "dead pedal", (4) inside entry grab handles, (2) inside sunvisors, (2) coat hooks, (2) cup holders and map bin in dash.	0
7210540	S	<b>Day Cab Rear Window</b> Day cab rear window flush to back of cab.	0
7230060	S	<b>1-Piece Curved Windshield</b>	0
7322010	S	<b>Combo Fresh Air Heater/Air Conditioner</b> With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	0
7322130	O	<b>Cup Holder (Floor Mounted)</b> Includes two standard-size drink holders and one extra-large jugholder, coin tray, and clipboard-size storage area.	4
7410040	O	<b>Outside Sunvisor - Stainless Steel</b> Not available with 2.1M high roof sleeper.	4
7561180	O	<b>Aero Mirrors Ea Side Htd &amp; Mtrzd 4-Way Adjustable</b> Bright Finish with Convex	4
7564110	S	<b>Power Package</b> Includes power door locks and power windows.	0
7610020	O	<b>(1) Air Horn 15" Painted</b> Mounted under cab.	8
7722120	O	<b>ConcertClass, AM/FM, Weatherband, 3.5 Aux</b>	10
7725710	O	<b>Standard Speaker Package For Cab</b> (2) Speakers	4
7728040	O	<b>Bluetooth Phone and Audio</b>	0
7728050	O	<b>USB Port</b>	0

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Sales Code	Std/Opt	Description	Weight
7748140	O	CB Terminals/Wiring Mounted Under Header	0
7788140	O	Radio Antenna Mounted on LH Mirror Bracket	0
7850210	O	Plug-In Auto Reset Circuit Breaker in place of fuses in junction box.	0
7851480	S	Peterbilt Electric Windshield Wipers With Intermittent Feature.	0
7901130	O	Backup Alarm (107 DB)	3
8011400	O	Main Transmission Oil Temperature Gauge Located in Driver Information Display	0
8021380	S	Air Restriction Indicator Mounted on air cleaner, intake piping, or firewall	0
8071510	O	(1) Additional Electric Switch Without Wiring	0
8071870	S	Main Instrumentation Panel, Graphics Display Includes speedometer with trip odometer, tachometer with hourmeter and outside air temperature display, voltmeter, engine oil pressure, engine coolant temperature, fuel level, primary and secondary air pressure gauges. Includes standard warning light package: high water temperature, low oil pressure, and low air pressure warning lights with audible alarms, high beam, turn signal, low fuel, parking brake, and ice warning indicators; seat belt reminder; rocker switches with long-life LED indicators; multi-function turn stalk with flash-to-pass feature (night mode flashes headlights and marker lights; day mode flashes headlights only), intermittent windshield wiper and headlamp beam control. Hydraulic braked trucks do not include air pressure gauges.	0
8072370	O	(1) Additional Air Rocker, Guard Indicator light, plumbed to firewall (occupies the space of one gauge), blank label	0
8111110	S	Headlights Composite Fender Mounted Integral park, turn, and side marker	0
8120980	S	(5) Marker Lights, Aero LED	0
8133450	O	(2) Brackets F/O Beacon/Strobe, Roof Mounted (2) brackets for furnished by owner beacon / strobe lights roof mounted. Located above each door toward rear, includes switch and wiring.	4
8134070	O	(2) Additional Dome/Reading Lights, Ceiling Mtd	0
8140080	O	LED Stop/Turn/Tail/Backup Bracket mounted left-hand / right-hand end of frame	-7
8140850	O	Moveable EOF Crossmember For Mounting Tail Lights Square end of frame with or without end of frame crossmember	1
<b>Paint</b>			
8500710	S	Standard Paint Color Selection	0

Price Level: July 1, 2020

Deal: VO DARIEN

Printed On: 1/6/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: QUO-757944-B3M7R0



Sales Code	Std/Opt	Description	Weight
8530770	S	(1) Color Axalta Two Stage - Cab/Hood Base Coat/Clear Coat N85020 A - L0006EY WHITE N85500 CAB ROOF L0006EY WHITE N85300 FENDER L0006EY WHITE N85200 FRAME L0001EA BLACK N85400 HOOD TOP L0006EY WHITE	0

### Shipping Destination

8999989	O	Shipping Destination To Dealership	0
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### Options Not Subject To Discount

9400091	S	Peterbilt Class 7 Standard Coverage 1 year/Unlimited Miles/km	0
9400094	S	PACCAR PX-9 Standard Coverage 2 yrs/250,000 mi (402,336 km)/6,250 hrs	0

### Miscellaneous

9409831	O	2021 EPA Emissions Engine Warranty Only	0
---------	---	--	---

### Promotions

### Order Comments

<b>Total List Price (W/O Freight &amp; Warranty &amp; Surcharges)</b>	\$146,241	
Marketing and Service Support Fee	\$875	
Prepaid Freight	\$2,450	
<b>Total Surcharge/Options Not Subject To Discount</b>	\$0	
<b>Total Weight</b>	12,374	

## Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

### PRICING DISCLAIMER

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is

Price Level: July 1, 2020

Deal: VO DARIEN

Printed On: 1/6/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: QUO-757944-B3M7R0



*represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can occur, therefore we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information*

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Price Level: July 1, 2020

Deal: VO DARIEN

Printed On: 1/6/2021 10:32:52 AM

Date: January 06, 2021

Quote Number: QUO-757944-B3M7R0

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING A PROPOSAL FROM MONROE TRUCK EQUIPMENT FOR THE PURCHASE OF A DUMP BODY, SNOW PLOW EQUIPMENT PACKAGE, LIGHTING ACCESSORIES AND HYDRAULIC CONTROLS, FOR THE 2021 PETERBILT MODEL 348, IN AN AMOUNT NOT TO EXCEED \$122,373.00**

**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 and City Clerk to accept a proposal from Monroe Truck Equipment for the purchase of a dump body, snow plow equipment package, lighting accessories and hydraulic controls, for the 2021 Peterbilt Model 348, in an amount not to exceed \$122,373.00, a copy of which is attached hereto 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, DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of May, 2021.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of May, 2021.**

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY





RES



812 Draper Avenue  
 Joliet, IL 60432  
 Sales Rep: Tom Markel  
 Ph: (331) 229-0744  
 www.MonroeTruck.com

J.O. #

Quotation ID: 48D0004819

Date: 1/19/2021

Valid thru: 2/18/2021

Terms: NET 30

Quoted by: Bob Drews

Ph/Fax: 815-280-4237 / 815-727-5429

**Quoted to:**

DARIEN PUBLIC WORKS (IL) (ATTN: KRIS THROM)

1041 S FRONTAGE RD

DARIEN, IL 60561

Ph: 630-887-0008 / Fax: 630-887-0091

Email:

**SINGLE AXLE PATROL TRUCK**

## Chassis Information

Year: 2021	Make: PETERBILT	Model: CV	Chassis Color: WHITE	Cab Type:
Single/Dual: DRW	CA: 106.0	CT:	F.O. Number #:	Vin:
	Wheelbase:	Engine: DIESEL		

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
-------------	--------

SOURCEWELL (NIPA) MULTI-PURPOSE DUMP BODY PATROL TRUCK PACKAGE

SKU # 9TRR000708

SOURCEWELL MEMBER # 110530

## MONROE RADIUS DUMP SPREADER BODY

- 10' RDS COMBO BODY BUILT OF 201 STAINLESS STEEL
- DA TELESCOPIC HOIST WITH TRUNION MOUNT
- REAR DISCHARGE
- DUAL AUGER CONVEYOR SYSTEM WITH PLANETARY DRIVER GEARBOX SYSTEM
- AIR TRIP TAILGATE
- ILLINOIS DOT SS 1/2 CAB GUARD
- TAPERED FRONT TO REAR INTEGRATED SIDES MADE OF 201 STAINLESS STEEL
- SELF LEVELING STAINLESS STEEL REAR SPINNER ASSEMBLY WITH POLY SPINNER DISC
- PAIR OF STAINLESS STEEL FENDERS OVER REAR WHEELS W/ RUBBER FLAPS FRONT AND REAR
- STAINLESS STEEL 16" WIDE FOLD-UP LADDER W/ BUSTIN STEPS ON BOTH SIDES
- GREASE LINE KIT FOR AUGERS AND AIR TAILGATE LINKAGE
- STAINLESS STEEL TOP GRATES
- STAINLESS STEEL FLOOR COVER TO PROTECT AUGERS DURING SUMMER USE
- SPRAY BAR KIT FOR PREWET IN AUGER TROUGH
- SPILL GUARD: PIN-ON SPREADER APRON, STAINLESS STEEL
- (2) SS SPRING LOADED SHOVEL HOLDERS - ONE EACH SIDE
- RED/WHITE REFLECTIVE TAPE
- BODY UP INDICATOR PROGRAMMED INTO 5100 CONTROLLER

## PULLTARP BRAND TARP ASSEMBLY

- GALVANIZED STEEL HOUSING
- ASPHALT TARP WITH SIDE FLAPS
- FULLY RETRACTABLE W/O ARMS

## REAR HITCH

- 1" PINTLE PLATE WITH 3/4" D-RINGS
- PINTLE HOOK W/MOUNTING, SOTON
- 6 PRONG TRAILER PLUG
- RELOCATE O.E.M. TRAILER PLUG
- BACK UP ALARM
- ELECTRIC BRAKE CONTROLLER

## LIGHTS - WHELEN, JUSTICE SUPER LED ILL STROBE SYSTEMS, 72" LIGHT BAR

- 72" JUSTICE LED LIGHT BAR MOUNTED ON ROOF WITH LED SCENE LIGHTS
- LED S/T/T MOUNTED IN REAR POST, PINTLE PLATE AND ON TOP OF CAB SHIELD
- LED BACK UP LIGHT MOUNTED IN REAR CORNER POST
- 2 AMBER AND 1 CLEAR STROBE INSTALLED OUTSIDE THE CORNER POST ON EACH SIDE
- 2 LED SPREADER LIGHTS
- 2-YEAR WARRANTY

10' MONROE 4500 SERIES EXTRA HEAVY DUTY UNDERBODY SCRAPER



**Description****Amount****STANDARD EQUIPMENT:**

- 1" THICK X 20" HIGH MOLDBOARD
- 5" CENTER PIN WITH THREE 3/4" MOUNTING BOLTS
- 2 1/2" DIAMETER HINGE SHAFT
- (2) HEAVY DUTY SHOCK ABSORBERS
- (2) 3 1/2" ACTUATING CYLINDERS
- 400 PSI CUSHION VALVE
- 1" SOLID NOTCH-LESS REVERSING CIRCLE (CAN ROTATE A FULL 45 DEG.)
- 4" REVERSING CYLINDERS W/ 2" CYLINDER RODS
- CONTOURED HOLD-DOWN BLOCKS WITH 3/8" UHMV POLY WEAR PLATES
- 96" LONG SOLID SHAFT HINGE WITH 3 ANCHOR PLATES
- ALL HINGES ARE GUSSETED WITH 1/2" MATERIAL
- HANGER PLATES: 3/4" X 25.5W" X 22"H, 1.25 GAUGE
- GREASE LINE EXTENSION: 19-BANK (LUBRICATES THE TRUNNIONS)
- (2) CURB GUARDS: WRAP-AROUND
- POWDER COATED BLACK
- INSTALLED

**PRE-WET**

- (2) 120 GALLON POLY PRE-WET TANKS MOUNTED ON SIDES OF BODY
- OPEN LOOP
- HYDRAULIC DRIVEN 7 G.P.M. PUMP
- STAINLESS STEEL MOUNTING HARDWARE
- CROSSOVER KIT
- BULK FILL KIT
- SNORKEL VENTING KIT FOR TANKS
- DISCHARGED WITH SLURRY BAR IN SPREADER TROUGH

**PRE-WET SYSTEM - SINGLE 120 GAL BEHIND CAB TANK**

- CLOSED LOOP
- PIPED INTO RDS TANKS WITH DIVERTER VALVE

**PLOW HITCH:**

- MC7082 QUICK HITCH W/FLAT FOLD CAPABILITY
- 4" X 10" DOUBLE ACTING LIFT CYLINDER
- REINSTALL FACTORY BUMPER
- HEATED LED PLOW LIGHTS MOUNTED ON STAINLESS STEEL BRACKETS

**MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW****STANDARD EQUIPMENT:**

- 45" HIGH X 11' LENGTH
- (10) 1/2" ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP ANGLE
- 4" X 4" X 3/4" BOTTOM ANGLE
- (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
- CARBIDE CUTTING EDGE W/ COVER BLADE
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- HEAVY DUTY PUSHFRAME WITH 2" MOUNTING PLATE AND 2" BOLT HOLE
- RIGHT HAND MAILBOX TRIM PER OPTIMUM DIMENSION AT FULL REVERSE ANGLE
- (2) DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
- MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
- MOLDBOARD POWDER COATED ORANGE
- PUSH FRAME POWDER COATED BLACK
- MTE QUICK HITCH PLOW SIDE ATTACHMENT
- RUBBER SNOW DEFLECTOR
- FLOURESCENT ORANGE MARKERS
- CURB SHOES ON BOTH SIDES

**MANUAL/ELECTRIC HYDRAULICS PACKAGE****STANDARD EQUIPMENT:**

- CLOSED LOOP FOR SPREADER AND PRE-WET
- HOIST: 4WAY/3POS, W/500 PSI A PORT RELIEF, 40 GPM
- MANUAL LOAD SENSE MID-INLET SECTION, 2500 PSI MAIN RELIEF
- PLOW LIFT: 4 WAY/3POS, 20 GPM, MANUAL
- PLOW ANGLE: 4 WAY/3POS, 20 GPM, MANUAL
- PRE-WET: 2 WAY, 7 GPM
- AUGER: 2 WAY, 14 GPM
- SPINNER: 2 WAY, 7 GPM
- SCRAPER: 2 WAY CURL
- SCRAPER: 2 WAY ANGLE
- 40 GALLON CAPACITY FILTER STAINLESS HYDRAULIC RESERVOIR WITH INTERNAL FILTER MOUNTED IN CRADLE BEHIND CAB ABOVE FRAME



**Description**

**Amount**

- FILLER/BREATHER CAP, LEVEL/TEMP SIGHT GLASS, 3/4" MAGNETIC PLUG,
- 60 P.S.I. CONDITION INDICATOR
- VALVE ENCLOSURE MOUNTED IN CRADLE BEHIND CAB
- STAINLESS STEEL LINES TO REAR
- STAINLESS ENCLOSURE WITH WEATHER TIGHT COVER
- MANUAL LEVER CONTROLS
- LUCHBOX SYTLE CONTROL STAND
- FORCE 5100EX-3F GROUND BASED SPREADER CONTROL
- SWITCH PANEL
- ROAD WATCH PAVEMENT MONITOR WITH LCD DISPLAY
- BLAST/PASS BUTTON MOUNTED ON PLOW LEVFR
- INSTALLED

**BRIGADE DASH-MOUNTED BACKUP CAMERA SYSTEM**

- (2) LOW-LIGHT CAMERAS W/ INTEGRAL SUNSHIELD & BUILT-IN MICROPHONE
- SPLIT SCREEN MONITOR W/ 7" ANTI-GLARE, COLOR SCREEN, BUILT-IN SPEAKER, CLIP-IN SUNSHIELD
- WASH/DRY FOR BOTH CAMERAS

**Quote Total: \$122,373.00**

**Additional Options:**

**Description**

**Amount**

**Add to quote?**

UPGRADE 5100 CONTROLLER TO 6100 (ADD)

**\$6,839.00**

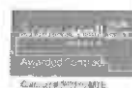
**Yes / No**

**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units):	<input type="checkbox"/> Fleet	<input type="checkbox"/> Retail	Customer P.O. Number:	Dealer Code:	Sourcewell Member Number:
MSO/MCO (ONLY check if legally required):	<input type="checkbox"/> MCO	<input type="checkbox"/> MSO	NJPA R-49-19		
Customer Signature:				Date of Acceptance:	



**AGENDA MEMO**  
**CITY COUNCIL**  
**MAY 3, 2021**

**CASE**

PZC2021-02

Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation. This petition includes exceptions/waivers that are described in this memo.

**ORDINANCE**

**ISSUE STATEMENT**

Motion to approve an ordinance authorizing a major change to a previously approved Planned Unit Development (PUD) and granting preliminary PUD approval. Petitioner is seeking approval for a Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation. Approval would allow the construction of a 68-unit apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

Applicable Regulations:      Ordinance No. O-32-96 – Annexation/Development Agreement  
    Ordinance No. O-30-05 – Annexation Agreement Amendment  
    Ordinance No. O-31-05 – PUD Amendment/Preliminary Approval  
    Ordinance No. O-33-05 – Final PUD Approval  
    City Code Section 5A-3, PUD Regulations  
    City Code Section 5B, Subdivision Regulations

**ATTACHMENTS**

- A. **Application, Narrative, & Special Use Criteria Statement**
- B. **Development Plan & Building Elevation**
- C. **Developer Profile**
- D. **Economic Market Study** (Petitioner Submitted)
- E. **Real Estate Statements** (Petitioner Submitted)
- F. **Condominium vs. Apartment Study** (Petitioner Submitted)
- G. **Traffic Study** (Revised 04/05/2021)
- H. **Plan Review Comments** (Engineering & Fire)
- I. **Petitioner’s Response to Review Comments**
- J. **Prior Ordinance Approvals**
- K. **Public Comment**

**GENERAL INFORMATION**

Petitioner:                              Equity Trust Company c/o Paul Swanson  
 Property Owner:                      Shipper Columbus, LLC  
 Property Location:                    2305 Sokol Court; 2345 S Frontage Road  
 PIN Number(s):                      10-05-404-002; 10-05-404-024  
 Existing Zoning:                      Planned Unit Development (PUD)/  
    Multi-Family Residence District (R-3)  
 Proposed Zoning:                      Planned Unit Development (PUD)/  
    Multi-Family Residence District (R-3)  
 Existing Land Use:                      Vacant

Proposed Land Use: 68-Unit Apartment Complex  
Comprehensive Plan: Parks/Open Space (Future)  
Surrounding Zoning & Uses  
North: R-1 Single Family Residence District (North of I-55 Expressway);  
Single Family Residential  
East: Planned Unit Development (PUD)/Multi-Family Residence District  
(R-3); Multi-Family Residential  
South: Planned Unit Development (PUD)/Multi-Family Residence District  
(R-3); Multi-Family Residential  
West: Planned Unit Development (PUD)/Multi-Family Residence District  
(R-3); Hotel

History: The petition site is part of the Burnside/Lemont Road Mixed Use  
Planned Unit Development (PUD), originally approved under an  
Annexation/Development Agreement (Ordinance No. O-32-96).  
The Sokol Organization submitted plans for a gymnasium on the site  
but the plans were withdrawn in 2002 after the City Council  
requested changes to the proposed building's façade. Subsequently,  
in 2005 the City Council adopted an amendment to the existing  
Planned Unit Development (PUD) and Annexation/Development  
Agreement allowing for a 66-unit condominium development. The  
development was never constructed.

Total PUD Acreage: 27.9 Acres  
Petition Site Acreage: 2.81 Acres  
Floodplain: According to the DuPage County Parcel Viewer System, there is no  
floodplain on the subject site.  
Natural Features: There is a small cluster of trees on the petition site along S Frontage  
Road.  
Transportation: The petition site gains access from Sokol Court via S Frontage Road.

### **DOCUMENTS SUBMITTED**

This report is based on the following information submitted to the Community Development  
Department by the petitioner:

- Application & Supplemental Documents, dated February 12, 2021 (or after)  
Prepared by Paul Swanson Associates, Inc.
- Site Development Plan, Darien Heights Residences, dated January 19, 2021 (9 Pages)  
Prepared by Paul Swanson Associates, Inc.; Pearson, Brown & Associates, Inc.;  
Gary R. Weber Associates, Inc.
- Traffic Study & Memorandum, dated March 10, 2021, revised April 5, 2021  
Prepared by Haeger Engineering
- Economic/Market Study, submitted April 15, 2021  
Prepared by Kiser Group

## **PLANNING OVERVIEW/DISCUSSION**

The subject property is located at the southeast corner of the intersection of S Frontage Road and Sokol Court, east of the Extended Stay Hotel. On November 7, 2005, the City Council approved a Final Planned Unit Development (PUD) and Final Plat (Ordinance No. O-33-05) for the subject property allowing the construction of a 66-unit condominium development comprised of two (2) buildings. In addition to these approvals, the City Council also adopted an Annexation Agreement associated with the proposal (Ordinance No. O-30-05). These approvals were technically amendments to a previously approved Planned Unit Development (PUD) and Annexation Agreement for the site.

Subsequently, the development was never constructed and the petition site is currently vacant. On February 12, 2021, a new petition was submitted by Paul Swanson Associates, Inc., which is the petition before the Planning and Zoning Commission. The newly submitted petition proposes to construct a 68-unit multi-family apartment complex comprised of one (1) building the subject property.

Given the fact the new petition proposes apartments instead of condominiums as specified in the prior approvals, City staff, in conjunction with the City Attorney concluded that a Major Planned Unit Development (PUD) Amendment and Annexation Agreement Amendment would need to be filed. Thus, the petitioner has submitted these filings. The previous ordinance approvals are included as attachments to this report for reference. The newly submitted petition includes exception/waiver requests to the following Zoning Ordinance Sections:

- *Zoning Section 5A-3-3-4: Exception/waiver request to increase allowed residential density.*
  - o This exception/waiver request pertains to gross residential density, which is permitted within the Planned Unit Development (PUD) at a maximum of 7.0du/residential acre. The proposed residential density is 9.9du/residential acre.
- *Zoning Section 5A-3-3-5: Exception/waiver request to off-street parking requirements.*
  - o While the proposed development meets the ordinance requirement for minimum parking ratio (two (2) spaces per dwelling unit) and ADA standards, the proposal does not include the required one (1) off-street loading berth.
- *Zoning Section 5A-3-3-9(B): Exception/waiver request to minimum setback requirement.*
  - o In addition to standard setback requirements, the ordinance specifies that buildings of more than twenty-four feet (24') in height shall provide a setback from any property line of not less than equal to the height of the building. The proposed structure is forty feet (40') in height but is setback only twenty feet (20') from the site's eastern lot line.
- *Zoning Section 5A-3-3-10: Exception/waiver request to increase maximum building height.*
  - o The maximum allowed building height per ordinance is three (3) stories not to exceed thirty-five feet (35'). The proposed building is four (4) stories and is forty feet (40') in height.

For a complete analysis of the proposed development versus the previously approved plan from 2005, in addition to a three (3) other possible/hypothetical development scenarios, please note

the comprehensive matrix illustrated in [EXHIBIT 1](#). Additionally, the plans have been reviewed by the City's Engineering Consultant and a comment letter has been included (dated March 12, 2021). Also included is the comment letter provided by the Lemont Fire District (dated April 5, 2021). A revised traffic study was submitted by the applicant to address initial review comments and it is included as an attachment to this memo.

### **CITY COUNCIL REVIEW**

For reference, the criteria for approving a Special Use [City Code Section 5A-2-2-6(G)] is provided below. No special use shall be 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.*

**If the subject case is recommended for approval, the following items/conditions are recommended by staff to be included in the approval motion:**

1. **Address review comments from the City's Engineering Consultant, Transportation Engineer/Consultant, and the Lemont Fire District.**
2. **Amend Landscape Plan to include a landscape island within the row of perimeter parking spaces on the northern end of the parking lot.**
3. **Exceptions/waivers to be granted:**
  - A. **Zoning Section 5A-3-3-4: Exception/waiver request to increase allowed residential density. This exception/waiver request pertains**



to gross residential density, which is permitted within the subject Planned Unit Development (PUD) at a maximum of 7.0du/residential acre. The proposed residential density is 9.9du/residential acre.

- B. *Zoning Section 5A-3-3-5: Exception/waiver request to off-street parking requirements.* While the proposed development meets the ordinance requirement for minimum parking ratio (two (2) spaces per dwelling unit) and ADA standards, the proposal does not include the required one (1) off-street loading berth.
- C. *Zoning Section 5A-3-3-9(B): Exception/waiver request to minimum setback requirement.* In addition to standard setback requirements, the ordinance specifies that buildings of more than twenty-four feet (24') in height shall provide a setback from any property line of not less than equal to the height of the building. The proposed structure is forty feet (40') in height but is setback only twenty feet (20') from the site's eastern lot line.
- D. *Zoning Section 5A-3-3-10: Exception/waiver request to increase maximum building height.* The maximum allowed building height per ordinance is three (3) stories not to exceed thirty-five feet (35'). The proposed building is four (4) stories and is forty feet (40') in height.

#### **PZC MEETING – 04/07/2021 & 04/21/2021**

The Planning and Zoning Commission reviewed this petition at its April 7, 2021 and April 21, 2021 public hearings. The petitioner was present and gave a presentation after staff's introduction of the case at each meeting. There was public comment on the case during each meeting, in addition to public comments that were submitted in writing which are included as an attachment to this memo.

After extensive discussion on the proposed project, the Planning and Zoning Commission forwarded the case with a non-favorable recommendation to the Municipal Services Committee by a vote of 7-1. The Planning and Zoning Commission made the recommendation pursuant to City Code Section 5A-2-2-6(G) – Special Use Criteria. [[Meeting Minutes Link: April 7, 2021 PZC Meeting](#)]

#### **MSC MEETING – 04/26/2021**

The Municipal Services Committee reviewed this petition at its April 26, 2021 meeting. The petitioner was present and made brief comments on the case after staff's presentation. Public comment was also made.

After discussion, a motion was made to forward the case to the City Council with a favorable recommendation, but the motion failed. Due to this, the case is forwarded to the City Council with a non-favorable recommendation.

**ALTERNATE CONSIDERATION**

As directed by City Council.

**DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.



# ZONING APPLICATION

CITY OF DARIEN  
1702 Plainfield Road, Darien, IL 60561  
[www.darienil.us](http://www.darienil.us) 630-852-5000

### CONTACT INFORMATION

EQUITY TRUST COMPANY CUSTODIAN  
Applicant's Name F/B/O PAUL SWANSON IRA  
do PAUL SWANSON  
401 E PROSPECT AVE NLT PROSPECT IL  
Address, City, State, Zip Code 60056  
847 620-6710  
Telephone  
PAUL@PGA-INC.BIZ  
Email

SHIPPER SOLUTIONS LLC  
Owner's Name  
7515 SANTA FE DRIVE HODGKINS, IL  
Address, City, State, Zip Code 60525  
708-54-8530  
Telephone  
BSHIPPER3@EVENTEQUIPMENT.COM  
Email

### PROPERTY INFORMATION

2305 SOKOL CT  
Property address  
R3 PUD  
Zoning District

1005404002 & 1005404024  
PIN Number(s)  
VACANT  
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.)

TO DEVELOP A 4-STORY 68 UNIT APARTMENT BUILDING  
W/ EXTERIOR & INTERIOR PARKING

[Signature]  
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that PAUL SWANSON 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 9<sup>th</sup> day of OCTOBER 2020

[Signature]  
Notary Public

RECEIVED  
FEB 12 2021  
Community Development  
City of Darien

For office use only	
Date Received:	<u>02/12/2021</u>
Case Number:	<u>2020-1002</u>
Fee Paid:	<u>2,000.00</u>
Hearing Date:	<u>04/07/2021</u>



CITY OF DARIEN, ILLINOIS, Community Development Department

PLANNED UNIT DEVELOPMENT petition to the Mayor and City Council of the City of Darien:

State Use Only
Case No.:
Date Received:
Fee Paid:
Check No.:
Hearing Date:

PETITIONER INFORMATION

Equity Trust Co. Custodian PUD  
Petitioner's Name PAUL SWANSON, IRA

Contact Name PAUL SWANSON

Address, City, State, Zip Code 401 E PROSPECT AVE WIL. PROSPECT IL 60556

Phone # 847-670-6710

Fax # 847-670-6713

Email PAUL@PSA-INC.BIZ

SHIPPER COLUMBIAS LLC

Owner's Name  
Address, City, State, Zip Code 7515 HASTATE DR. HODKINS, IL 60525

Phone # 708-514-8530

Email bshippen3@EVENTEQUIPMENT.com

PROPERTY INFORMATION

Property address 2365 SEKOL CT.

PIN(s) ~~R-3~~ 00540402 & 100540424

Provide legal description on a separate sheet and attach, such as the plat of survey.

2.68 ac  
Acreage

R3 PUD  
Zoning

RECEIVED  
FEB 1 2 2021  
Community Development  
City of Darien

REQUEST

PUD Name DARIEN HEIGHTS RESIDENCES

Brief description of the proposed development:

A STORY 68 UNIT APT BLDG W/EXT. PARKING

Preliminary PUD  PUD Amendment  
 Final PUD

I, \_\_\_\_\_ 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.

Signature \_\_\_\_\_

Subscribed and sworn to before this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public \_\_\_\_\_

Authorizing Equity Trust & Custodian PUD Paul Swanson Trust To

April 5, 2021


Jordan Yanke ([jyanke@darienil.com](mailto:jyanke@darienil.com))  
Senior Planner  
Darien, Illinois

**RE: *Darien Heights***  
***2305 Sokol Court***

Jordan,

Paul Swanson called me regarding your request for a copy of our Sales Contract. Neither Paul or myself want our contract disclosed, however I can tell you that Paul's IRA – Equity Trust Company Custodian F/B/O Paul Swanson IRA – is the Contract Purchaser and that the Seller is Shipper Columbus, LLC of which I am the Manager, as shown on the Planned Unit Development Application which I signed on February 21<sup>st</sup>, 2021.

Paul has the right and my permission to rezone the above referenced property.

  
Bernard Shipper, Manager  
Shipper Columbus LLC

Enclosures

CC Paul Swanson authorized agent Equity Trust Company Custodian F/B/O Paul Swanson IRA

**Development Concept**  
**Darien Heights Residences**  
**2305 Sokol Court**

**Overall Concept**

The overall Development Concept for Darien Heights is to provide an alternative to Home Ownership – being tied down to one place with Mortgage Payments, Real Estate Taxes, Home Upkeep and Repair etc.

Up Scale Rental Residences, such as Darien Heights, is a Life Style Choice; not so much built on Economics, (our residences will lease for between \$1,500 a month for a 1 Bedroom/1 Bathroom residence to over \$2,700 a month for our largest a 2 Bedroom/2 Bathroom residence) but to offer a more mobile attachment free lifestyle.

To attract this upscale clientele, we provide 6 different floor plans, which vary in size and layout, but with features found in upscale homes, such as hardwood floors in all living areas (carpet in bedrooms) ceramic tile floors and walls in bathrooms, kitchens all with designer countertops and appliances including in unit washer and dryers.

All utilities are separately metered for future conversion to Condominiums. Further amenities provided are Underground Heated Parking with Car Wash, Storage Units, Party Room, Exercise Room, Exterior Terrace with BBQ, generous (2 cars/residence) parking and a small "Bark Park" all under the watchful eye of an On-Site Leasing Manager and Building Engineer to attend to the daily needs of the residents.

**Site Specific Concept**

Site specifically we are presenting a 4 Story Building with 66 Residences plus a 1 Bedroom and a 2 Bedroom Model all with private Balconies or Patios. The site was chosen for its access to a major expressway and the upscale Darien Community and more specifically the attractive 'Waterfall Glen' neighborhood of Townhomes and Condominiums. The Building Architecture is brick with some stucco accents with a lower building height (40') than the existing Condominium Buildings and sited to the east part of the site overlooking the Park and away from the existing Condominium Buildings as possible.

Another plus for these Upscale Residences is the fact that there will be very few school aged children as the Residents will be economically upscale, mobile, young working professionals and older empty nesters.

All the above being said, we are excited about becoming part of the Waterfall Glen Neighborhood and while looking to present an alternative lifestyle, to firstly become a good and stable part of the Neighborhood.

**Darien Heights Residences**  
**2305 Sokol Court**

**Discussion items**

**Question 1** Why are you developing a Rental Community in lieu of Condominiums?

**Answer 1** The answer is two-fold 1) Many people want the flexibility of Leasing where there are no Real Estate Taxes, Mortgage Payments or upkeep expenses. Leasing is a Lifestyle Choice.

**Answer 2** Presently, there is no Mortgage Money, Construction, Loans, etc. for Condominium Development. Condominium Financing is out of favor.

**Question 2** Is your Rental Community Subsidized Housing?

**Answer** The answer is an emphatic NO! Right from the start I told the Staff this is an Upscale, Market Rate, Condominium Quality Rental Community in terms of Quality and Amenities – the rent will be \$2/SF/MO which results in rents from \$1,500/mo. for a 1 Bedroom, 1 Bath Suite to \$2,700/mo. for the largest 2 Bedroom, 2 Bathroom Unit – hardly subsidized Housing Rentals.

**Question 3** **Ownership and Developer**

The Property is owned by Shipper Columbus, LLC, Bernard Shipper, Manager. Equity Trust Company F/B/O Paul Swanson IRA is the Contract Purchaser, Paul Swanson Authorized Agent, is also the Petitioner and Developer. Assuming the Rezoning is granted. A Partnership will be formed to do the actual construction. At this point Equity Trust is the Sole Petitioner/Developer and has authority to rezone as requested.

**Question 4** Why are you Rezoning the property? I thought the property was approved for a large Condominium Development in November, 2005?

**Answer** Because that project was Condominium Project and this project is a Rental Community, it was determined that there had to be a Rezoning. By comparison both developments are similar in size, number of units, parking, building height (4-Stories) and imperious coverage. Darien Heights has greater setbacks from property lines and different amenities.

**Question 5** What amenities do you have?

**Answer** There full-time on-site Leasing and Management as well as Janitorial/Engineering Services, Indoor and Outdoor Exercise Area, Party/Conference Room, Large Exterior Terrace with BBQ, Dog Park, Inside Heated Parking and Tenant Storage Area, Car Wash, Car Battery Charging Station, Trash Chute on each floor or Concierge Trash Pick-Up at your door.

**Question 6** What are your Architectural Details?

**Answer A** **Exterior**

The exterior is Brick Veneer with Accents or Dryvit Stucco. The Windows, Sliding Glass Doors to the Balconies and the 4-Story Curtain Wall and the Lobby are Black Anodized Aluminum with insulated glass.

The balconies are black painted metal railings and the color of the brick is Charcoal Gray.

**Answer B** **Interior**

All Rental Suites will have Condo quality finishes with painted drywall ceilings and walls with tile in the Kitchen and Bathrooms. Floors are Engineered Wood in the Kitchen and Living Areas, Tile in the Bathrooms and Carpets in the Bedrooms. Kitchen has Granite or Quartz Countertops with high end 42" high Cabinets. Appliances will be high end Whirlpool or Maytag, Dishwasher, Range, Refrigerator and Microwave Oven. Bathrooms will have Granite Counter Tops.

All Units will have Wi-Fi and touchless Corridor Door – Building Front Door is also Touchless. Each unit is a Smart Unit for Lights, Heating/Cooling and Thermostat.



Jordan Yanke  
City of Darien

**RE: *Darien Heights Residences***  
***2305 Sokol Court***

Jordan,

Enclosed find my response to the Standards for Special Use under Paragraph G Special Uses 5A-2-2-6

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

Answer: Yes, the Special Use is necessary for Public Convenience at 2305 Sokol Court in that it completes the various housing types offered ie Townhomes, Condominiums, Hotel and now Luxury Apartments.

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.

Answer: The Apartments will in no way be detrimental to or endanger the Public Health, Safety or Welfare. There will be full time On-Site Leasing, Management and Janitorial Personal.

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.

Answer: Yes, this is true. Because of the up-scale nature of the proposed Rental Community there will be no negative impact on the surrounding property values. See letter from Tracy Cross & Associates...Attached.

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.

Answer: Yes, this is true, After the development of the proposed up-scale Rental Community there is no further surrounding land to develop.

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.

Answer: The Architectural Design of the proposed Luxury Rental Community including Site Plan, Building Elevations and Landscape Plans are reflective of design for 2021, but in no way will cause and depreciation to your property values in the neighborhood. Again, see attached letter from Tracy Cross & Associates.

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

Answer: Adequate utilities, drainage, and roads are to the Site.

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.

Answer: There will be no traffic congestion due to this development. See enclosed Traffic Study by Haeger Engineering.

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.

Answer: Yes, the proposed Special Use for the Development of 68 Luxury Rental Units will conform to the applicable regulations in the District.



# DARIEN HEIGHTS RESIDENCES

## 2305 SOKOL COURT DARIEN, IL

### Development Concept

Darien Heights Residences  
2305 Sokol Court.

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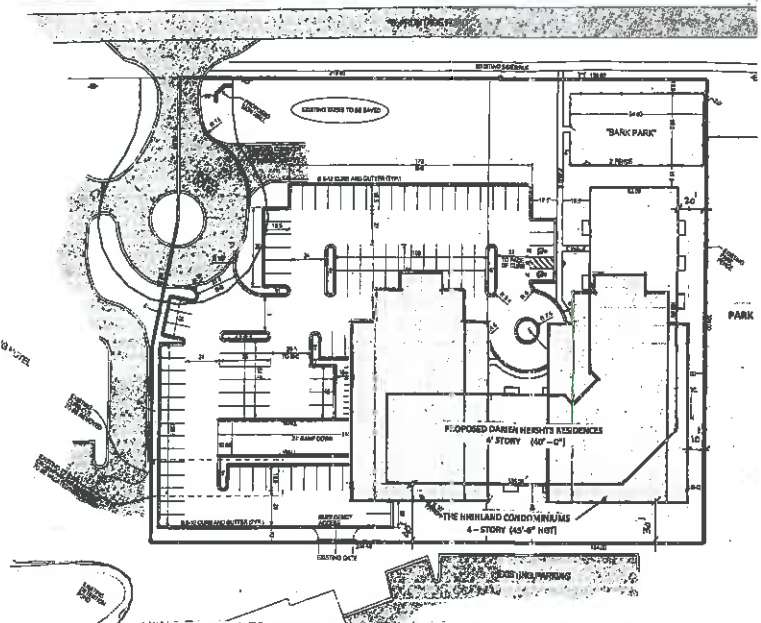
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VIEW FROM SOKOL COURT

#### INDEX

- A1 SITE PLAN, LI. FL PLAN, 1/8" UNIT PLANS
- A2 BLDG FL PLANS; BLDG ELEVATIONS
- CE1 EXISTING CONDITIONS
- CE2 GEOMETRIC SITE PLAN
- CE3 PRELIMINARY ENGINEERING & LIGHTING
- L1 OVERALL LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- L3 LANDSCAPE SPECIFICATIONS

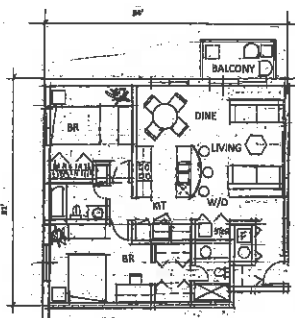


COMPARATIVE SITE PLAN WITH THE HIGHLAND CONDOMINIUMS

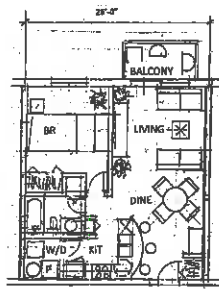
1"=40'

DARIEN HEIGHTS RESIDENCES  
DARIEN, IL  
2305 SOKOL COURT

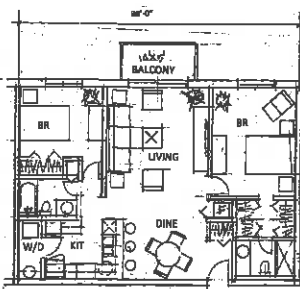
DATE 1/19/21



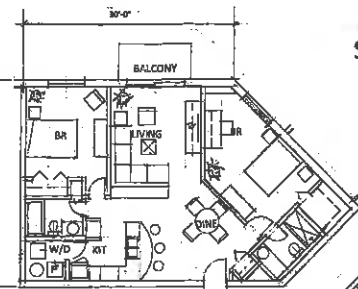
SUITE 'A' 1/8"  
1,054 SF



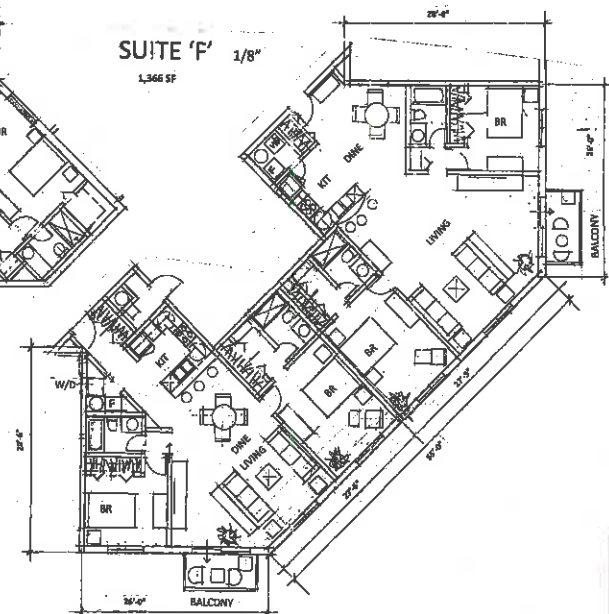
SUITE 'B' 1/8"  
743 SF



SUITE 'C' 1/8"  
1,112 SF

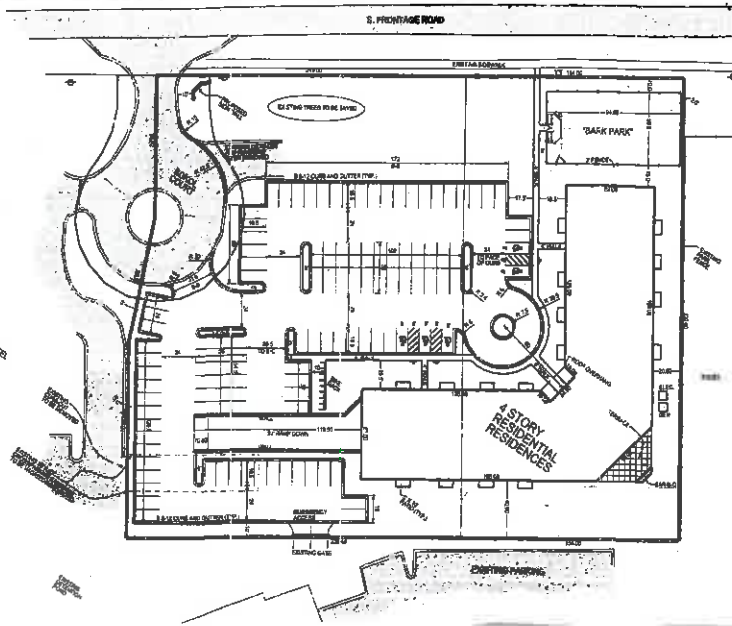


SUITE 'D' 1/8"  
1,100 SF



SUITE 'E' 1/8"  
1,314 SF

SUITE 'F' 1/8"  
1,366 SF



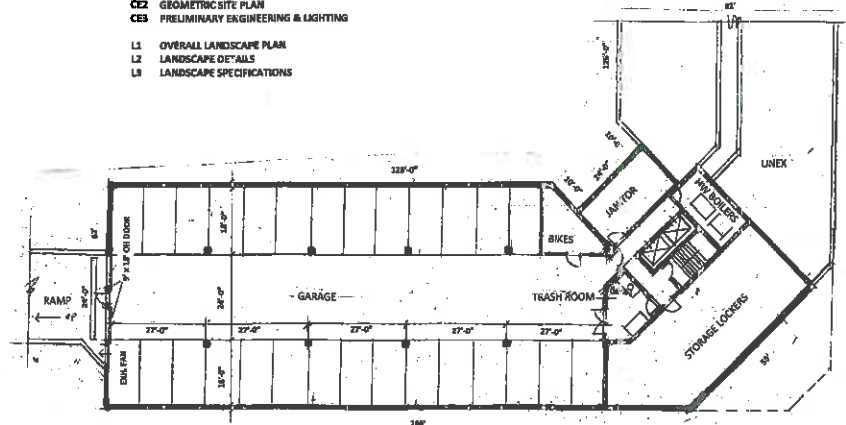
SITE PLAN 1" = 40'

PROJECT DATA

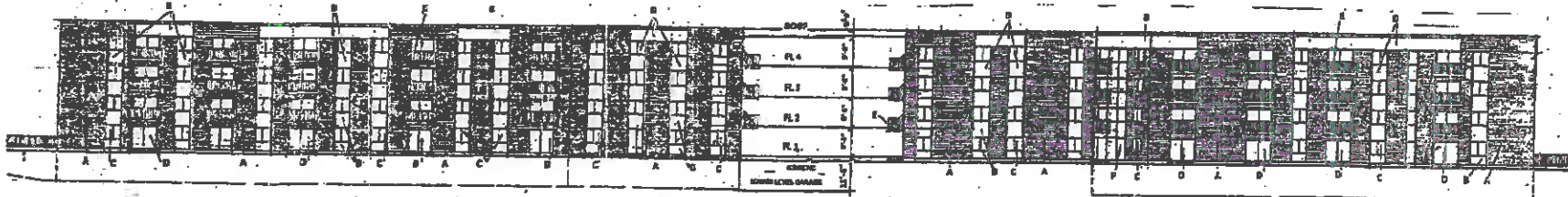
LAND AREA	122,404 SF	2.18 AC
BUILDING COVERAGE	20,730 SF / 122,404 SF	17%
FAR	83,100 SF / 122,404 SF	68%
TOTAL IMPERVIOUS	67,400 SF / 122,404 SF	55%
BUILDING HEIGHT		40'
PARKING	EXTERIOR 110 CARS	137 CARS (2/DU)
	GARAGE 27 CARS	

INDEX

- A1 SITE PLAN, LL FL PLAN, 1/8" UNIT PLANS
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- L3 LANDSCAPE SPECIFICATIONS



LOWER-LEVEL FLOOR PLAN 1/16"



SOUTH & EAST ELEVATION

NORTH & WEST ELEVATION

**BUILDING ELEVATIONS 1/16"**

**EXTERIOR FINISH MATERIALS**

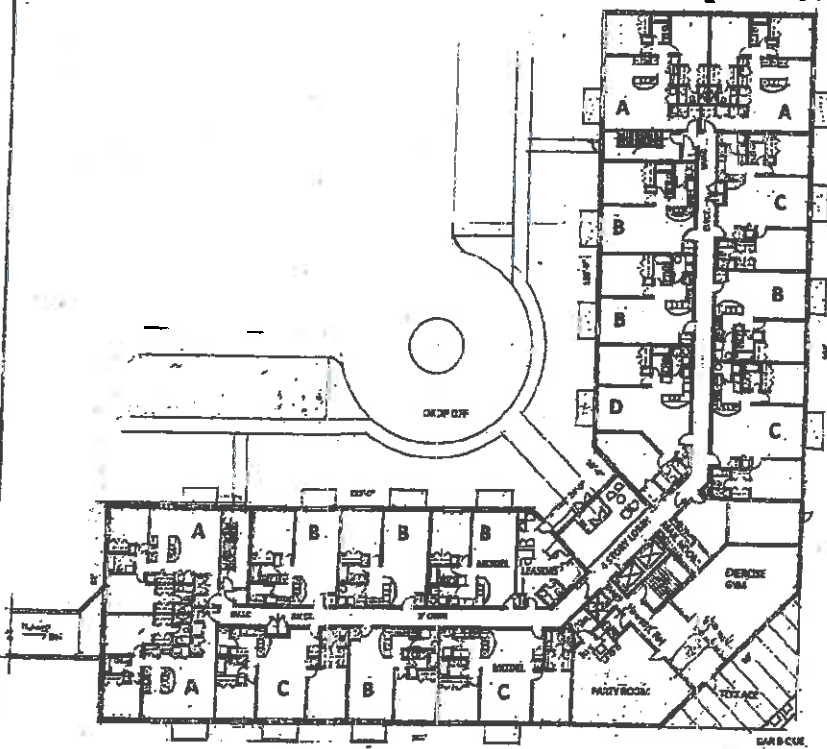
- A. WALLS - CONCRETE COLOR FACE BRICK ON 2 X 6 FRAMING
- B. SIX WYS & SPRINGERS - 07 WHITE COLOR BRICK ON 2 X 6 FRAMING
- C. WINDOWS - BLACK COLOR ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
- D. DOORS - BLACK COLOR ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
- E. BALCONY RAILINGS - BLACK COLOR ANODIZED ALUMINUM
- F. 4 ENTRY LEVEL ENTRANCES - BLACK ANODIZED ALUMINUM CURB WALL CLASH WITH 1" GREY TINTED INSULATED GLASS

**RENTAL UNITS**

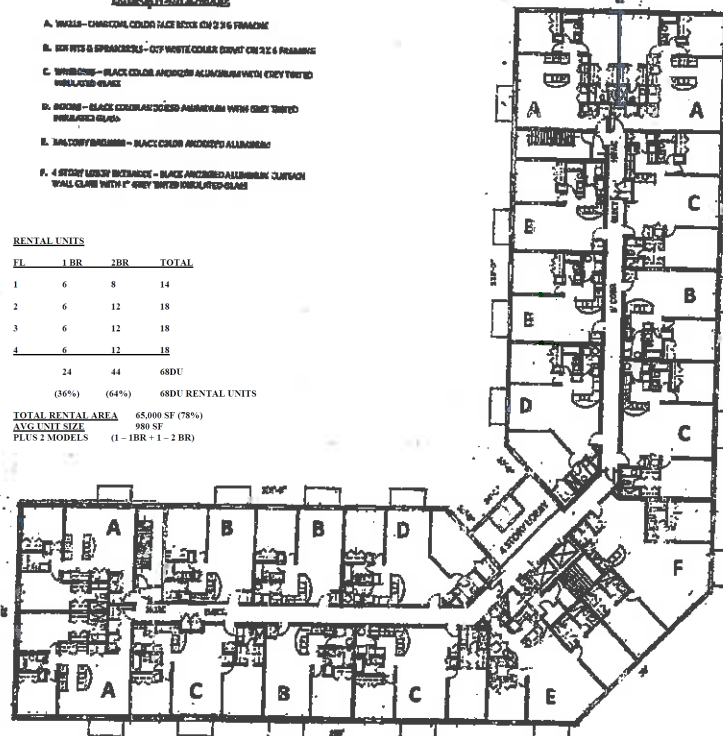
FL.	1 BR	2 BR	TOTAL
1	6	8	14
2	6	12	18
3	6	12	18
4	6	12	18

24 44 68DU  
(35%) (64%) 68DU RENTAL UNITS

TOTAL RENTAL AREA 65,000 SF (78%)  
AVG UNIT SIZE 980 SF  
PLUS 2 MODELS (1-1BR + 1-2 BR)



FIRST FLOOR PLAN 1/16"



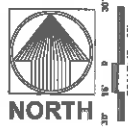
SECOND - FOURTH FLOOR PLAN 1/16"

**DARIEN HEIGHTS RESIDENCES**  
**DARIEN, IL**  
**2305 SOKOL COURT**

1/19/20

A2





**PEARSON BROWN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1330 N. VANDERBILT ROAD - SUITE 200  
 LAWRENCE, IN 46950  
 TEL: (765) 246-2477  
 FAX: (765) 246-2477

**2305 SOKOL COURT**

DESIGNED BY: P.B.A.  
 DRAWN BY: J.A.C.  
 CHECKED BY: J.A.C.  
 ORIGINAL DATE: 07/2012

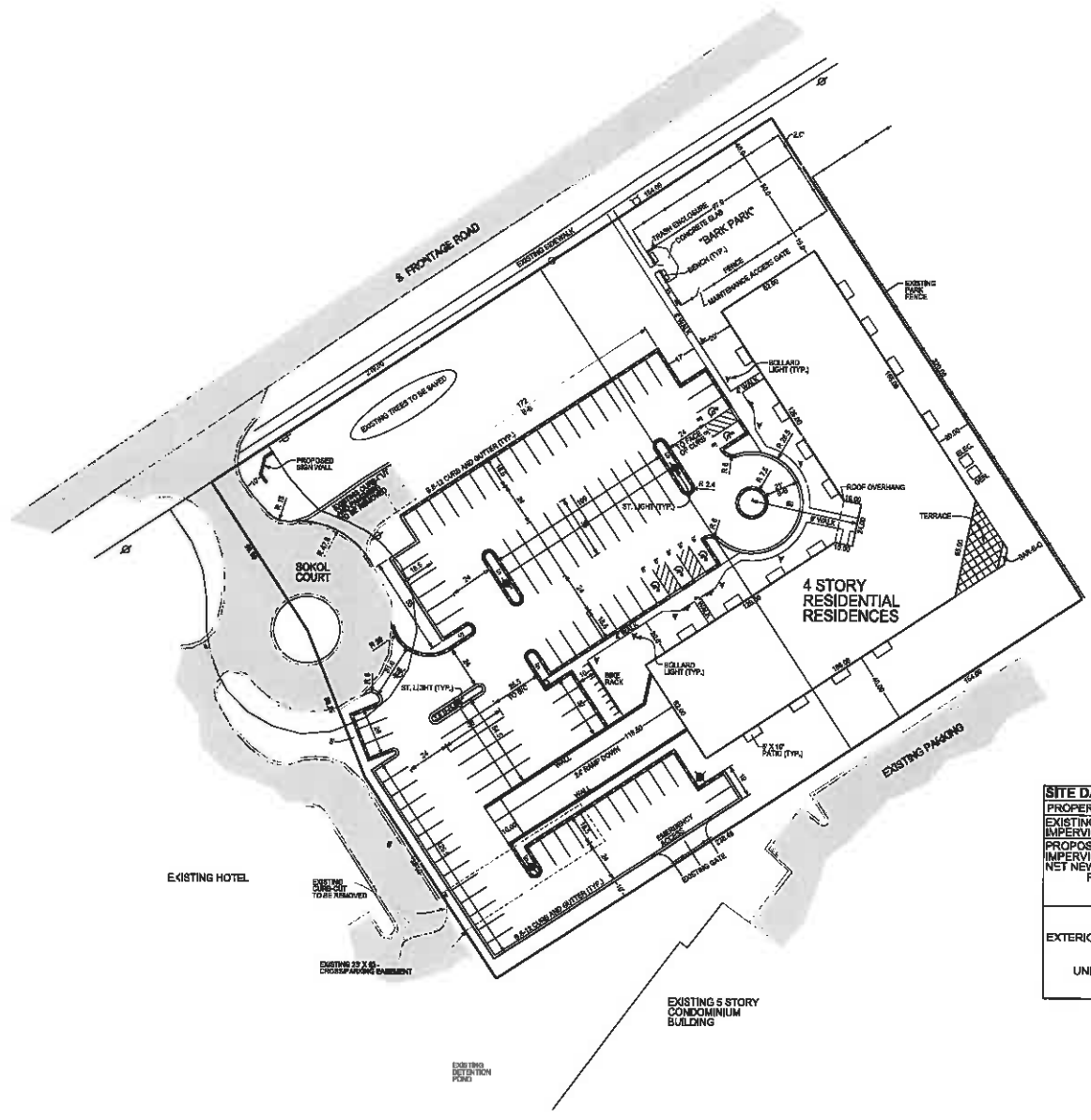
DATE	BY	DESCRIPTION

**REVISIONS**

NO.	DATE	DESCRIPTION

**GEOMETRIC SITE PLAN**

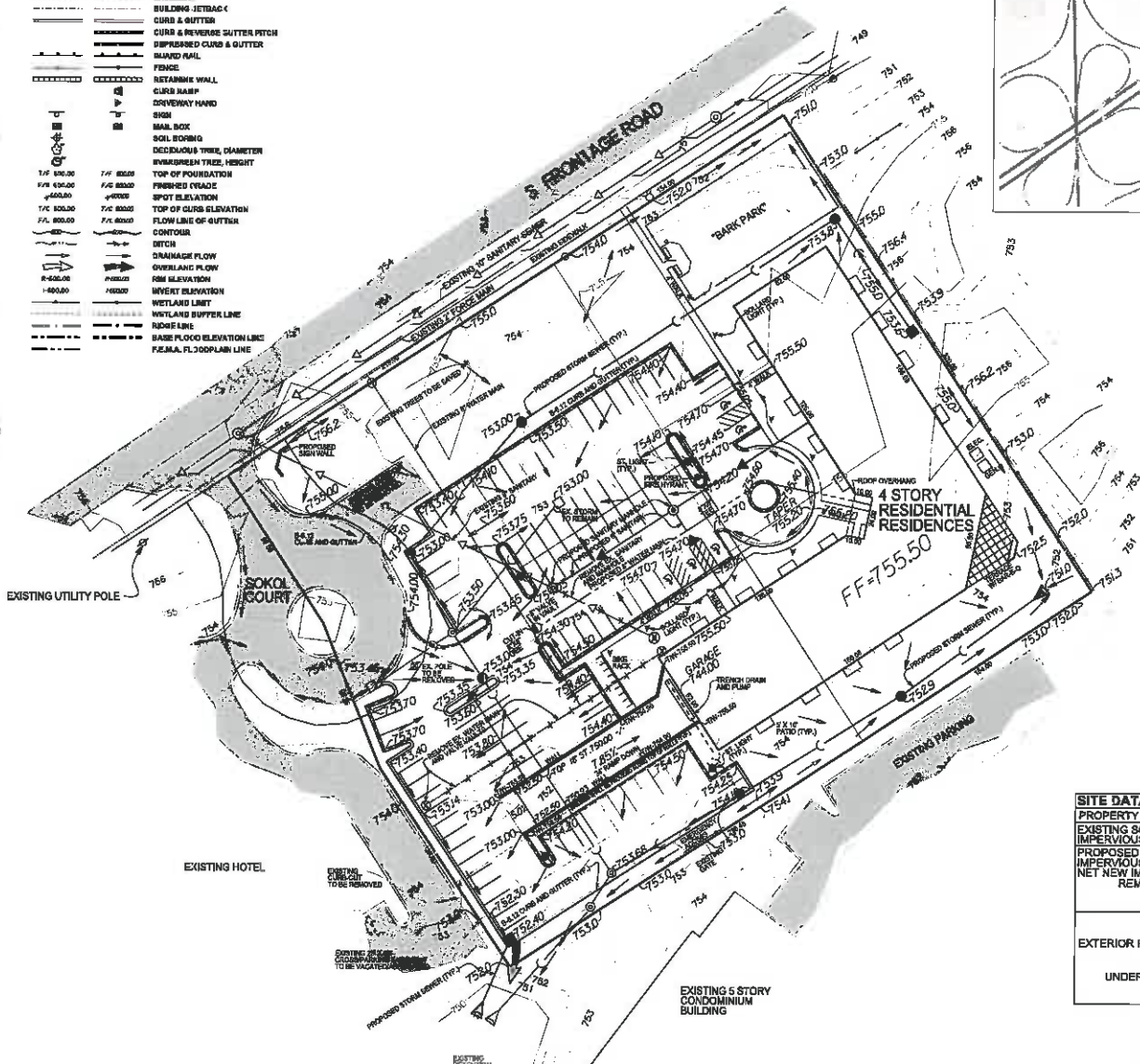
SHEET NUMBER  
**CE 2**  
 OF 3 SHEETS



SITE DATA		
PROPERTY AREA = 2.81 AC = 122404 SF		
EXISTING SOKOL COURT IMPERVIOUS AREA ONSITE = 6110 SF	4.89%	
PROPOSED CONDITIONS		
IMPERVIOUS AREA = 73520 SF		
NET NEW IMPERVIOUS ADDED = 67410 SF = 1.5475 AC	65.07%	
REMAINING SITE AREA = 54894 SF = 1.2625 AC	44.63%	
EXTERIOR PARKING = 110 SPACES		
105 STANDARD		
5 ACCESSIBLE		
UNDERGROUND = 27 SPACES		
TOTAL = 137 SPACES		

# LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED



SITE DATA	
PROPERTY AREA = 2.81 AC = 122404 SF	
EXISTING SOKOL COURT IMPERVIOUS AREA ONSITE = 6110 SF	4.98%
PROPOSED CONDITIONS IMPERVIOUS AREA = 73520 SF	
NET NEW IMPERVIOUS ADDED = 87410 SF = 1.5475 AC	55.07%
REMAINING SITE AREA = 54984 SF = 1.2625 AC	44.83%
EXTERIOR PARKING = 110 SPACES	
105 STANDARD	
5 ACCESSIBLE	
UNDERGROUND = 27 SPACES	
TOTAL = 137 SPACES	

PROPOSED PAVEMENT SECTION	
1.8" HMA SURFACE COURSE MDX D, N50	
2.25" HMA BINDER COURSE, IL, 19.0, N50	
10" CRUSHED AGGREGATE BASE COURSE, CA-6	

**NORTH**

SCALE: 1" = 20'

---

**PEARSON, BROWN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

1015 W. WALTON ROAD - SUITE 200  
LAKELAND, FLORIDA 33809  
TEL: (813) 341-2527  
FAX: (813) 341-2527

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**2305 SOKOL COURT**

DESIGNED BY: P.A.A.  
DRAWN BY: J.P.C.  
CHECKED BY: J.P.C.  
ORIGINAL ISSUE LEVEL

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DATE	DESCRIPTION

---

**REVISIONS**

---

**PRELIMINARY ENGINEERING**

---

SHEET NUMBER

**CE 3**

OF 3 SHEETS







**LANDSCAPE WORK PART 1 - GENERAL**

**1.1 DESCRIPTION OF WORK**

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

**1.2 QUALITY ASSURANCE**

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures
  1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposed for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

**1.3 SUBMITTALS**

- A. Planting Schedule
 

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- B. Maintenance Instruction - Landscape Work
 

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing list indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

**1.4 JOB CONDITIONS**

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location services; determine an easement of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

**1.5 GUARANTEES**

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, stress or damage by other or unusual phenomena or incidents which are beyond Landscape Architect's control.

**LANDSCAPE WORK PART 2 - PLANT MATERIALS**

**2.1 LAWN SOIL**

Provide strongly rooted seed, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only seed capable of growth and development when planted (viability not dormant) and in strips not more than 18" wide x 4' long. Provide seed composed of a 5-way blend of Kentucky Bluegrass such as Highbird, Alliance, Vival, Northrup, Liberty.

**2.2 LAWN SEED MIXTURE**

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
  - 10% Kentucky Bluegrass 98/05
  - 10% Cutler Perennial Ryegrass
  - 10% Spartan Hard Fescue
  - 10% Edge Perennial Ryegrass
  - 10% Express Perennial Ryegrass
  - 8% Premium Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
  - 40% Kentucky Bluegrass 98/05
  - 40% Perennial Ryegrass
  - 20% Annual Ryegrass

**2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS**

Provide plants established and well-rooted in minimum containers or integral pot pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

**2.4 TREES AND SHRUBS**

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (BAB) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of stems required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (BAB) deciduous shrubs.

- E. Coniferous Evergreen: Provide evergreens of the size shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading types evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for star size relationships to the primary dimension shown. Provide balled and burlapped (BAB) evergreen trees and coniferous shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of bolls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

**2.5 PLANTING SOIL MIXTURE**

Provide planting soil mixture consisting of clean uncompacted topsoil (as specified at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

**2.6 EROSION CONTROL**

- A. Lawn Seed Areas Erosion Control Blanket: North American Green 0375, or equivalent approved agent.

**2.7 MULCH**

Provide mulch consisting of premium shredded hardwood bark. Provide samples to Landscape Architect for approval prior to ordering materials.

**LANDSCAPE WORK PART 5 - EXECUTION**

**5.1 PLANTING SCHEDULE**

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

**5.2 PLANTINGS**

- A. Seeding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawn.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay seed within 24 hours from time of striping.
  5. Lay seed to form a solid mass with tightly fitted joints. Butt ends and sides of seed strips do not overlap. Sagger stripes to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or soil. Tamp or roll lightly to assure contact with subgrade. Make filled soil into minor voids between pieces of seed; remove excess to avoid smothering of adjacent grass.
  6. Water seed thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawn.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 8-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Seed not less than specified rate.
7. Roll lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

**C. Groundcover and Perennial Beds**

Groundcover, perennial, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

**D. Trees and Shrubs**

1. Set balled and burlapped (BAB) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Open top of backfill to allow for mulching. Provide additional backfill around edge of excavations to form shallow saucer to collect water.
3. Finish pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for ensuring that all trees are planted in a vertical and plumb position and remain as throughout the life of this contract and guarantee periods. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

**5.3 INITIAL MAINTENANCE**

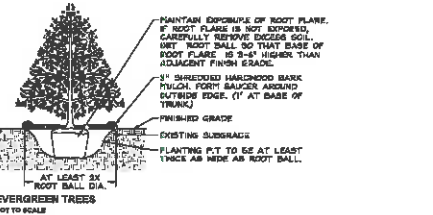
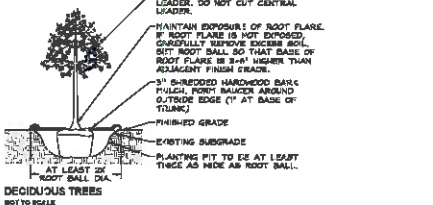
- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/grading, replanting and implementing erosion control as required to establish vegetation free of erosion or bare areas.

**5.4 CLEAN UP AND PROTECTION**

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

**5.5 INSPECTION AND ACCEPTANCE**

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and identity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



OWNER: PAUL SWANSON ASSOCIATES, INC. 48 E. PINEHURST AVE. SUITE 201 MT. PROSPECT, IL 60056

DEVELOPER: PEARSON, BROWN & ASSOCIATES, INC. 1000 W. WINDYBROOK ROAD SUITE 200 WINDYBROOK, IL 60090

**2305 SOKOL COURT**  
DARIEN, ILLINOIS

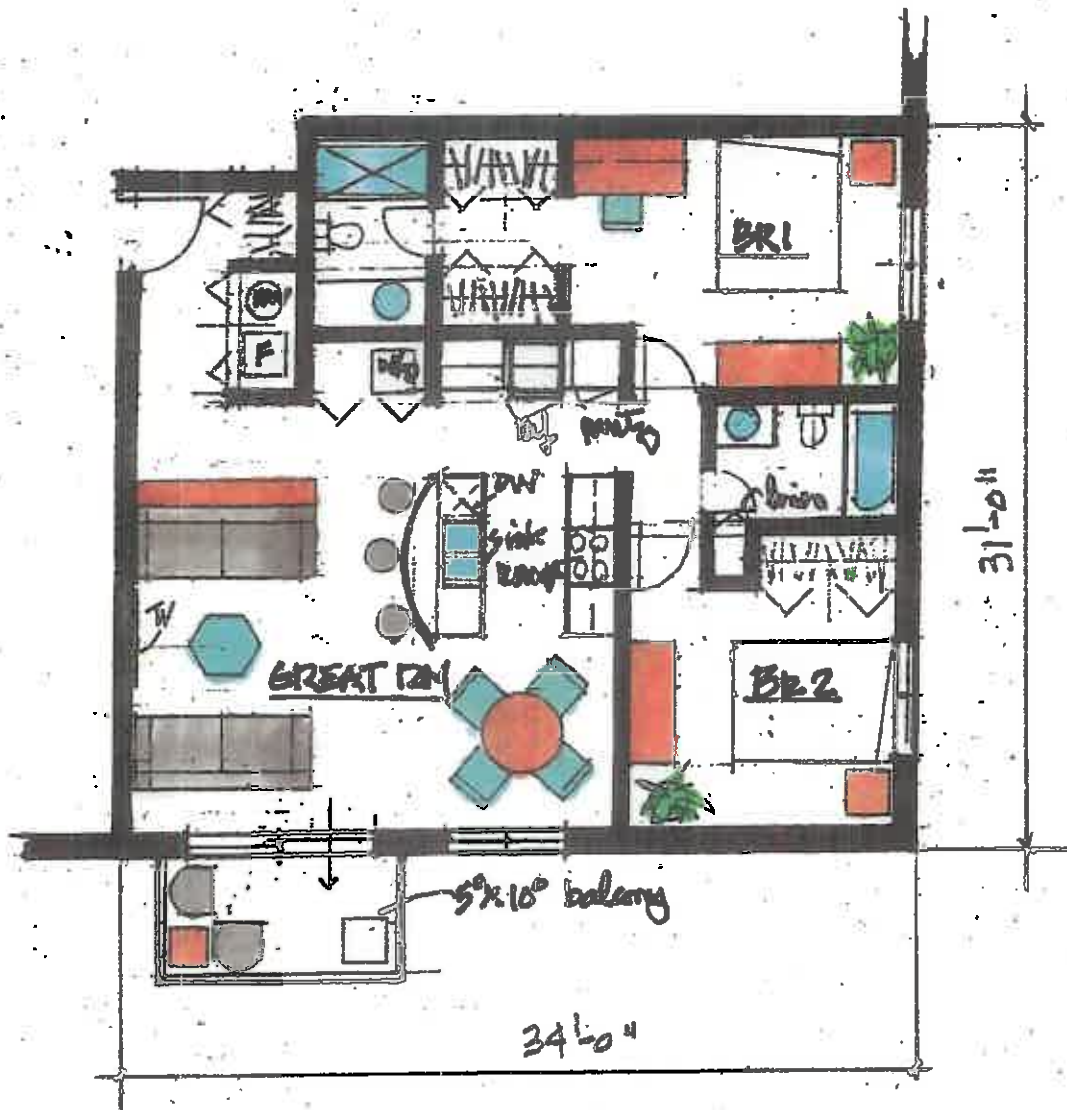
**LANDSCAPE SPECIFICATIONS**

REVISIONS

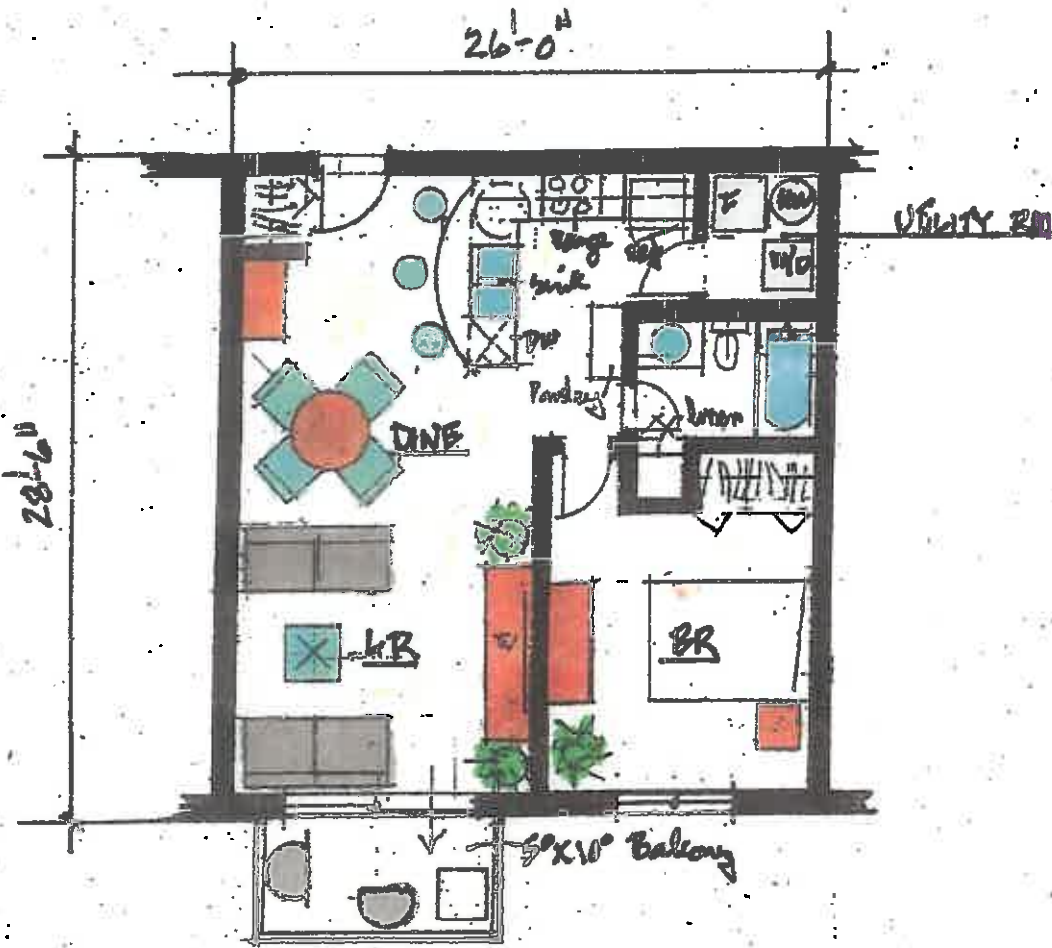
DATE: 1.19.2011  
PROJECT NO.: PM2109  
DRAWN: CML  
CHECKED: GSK  
SHEET NO.



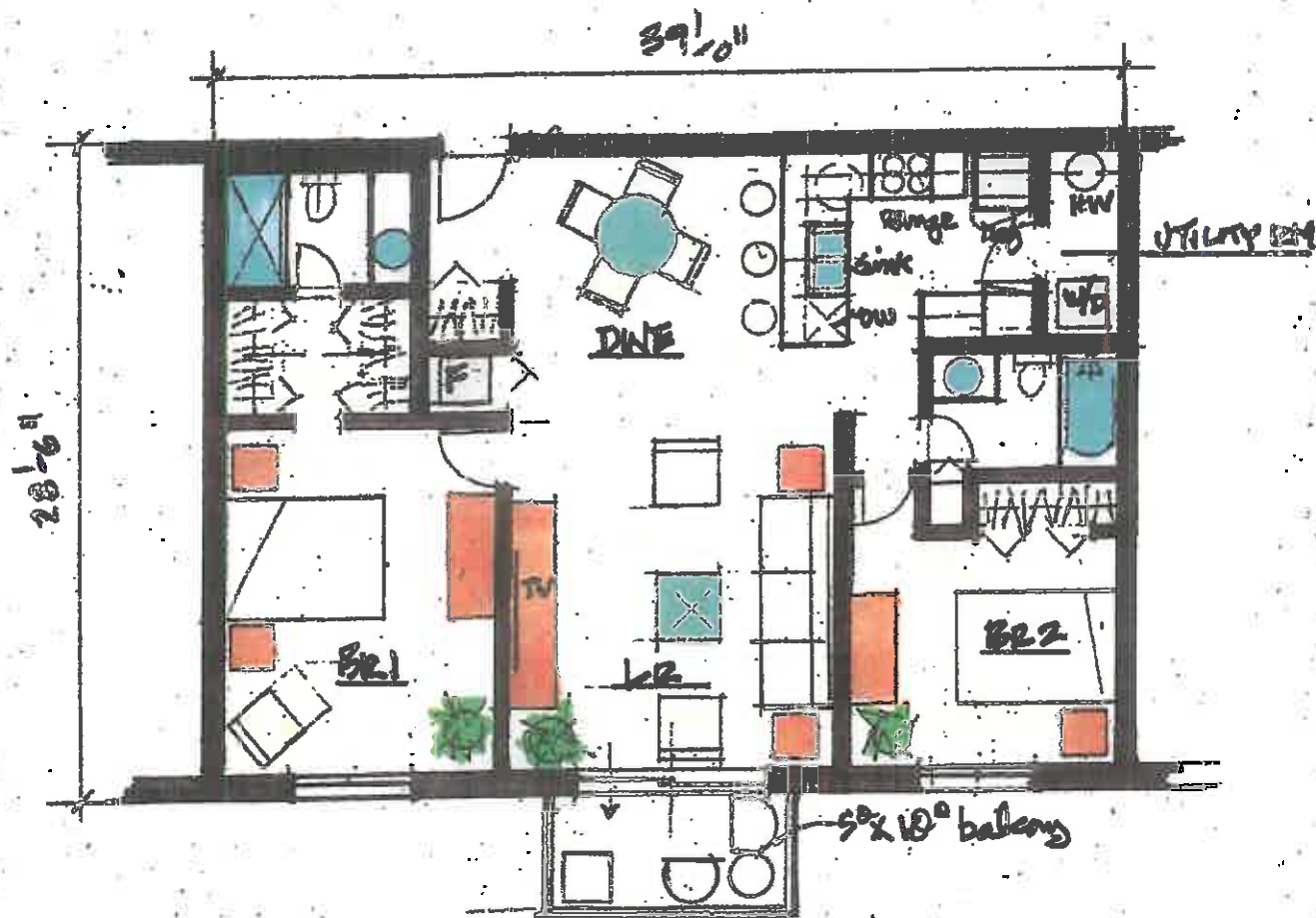




'A' - 2 BR 2 Ba (1054sf) V<sub>0</sub> 11/27/20  
 DARIEN HGTS RESIDENCES  
 2505 SOKOL CT. DARIEN, IL

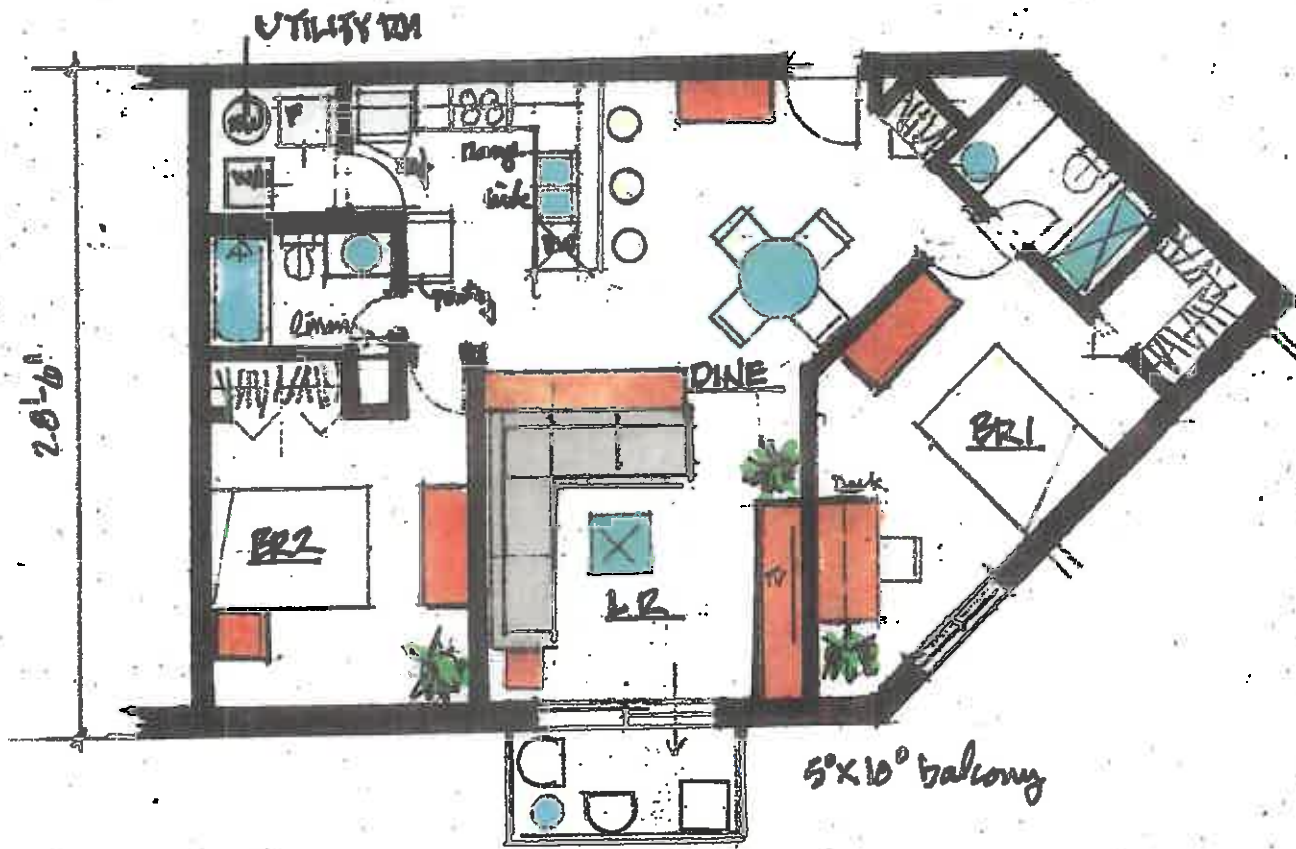


'B' - TBR 1Ba (7414F) 1/8" 11/27/20  
 DARIEN HGTS RESIDENCES  
 2305 SOKOL CT. DARIEN, IL.



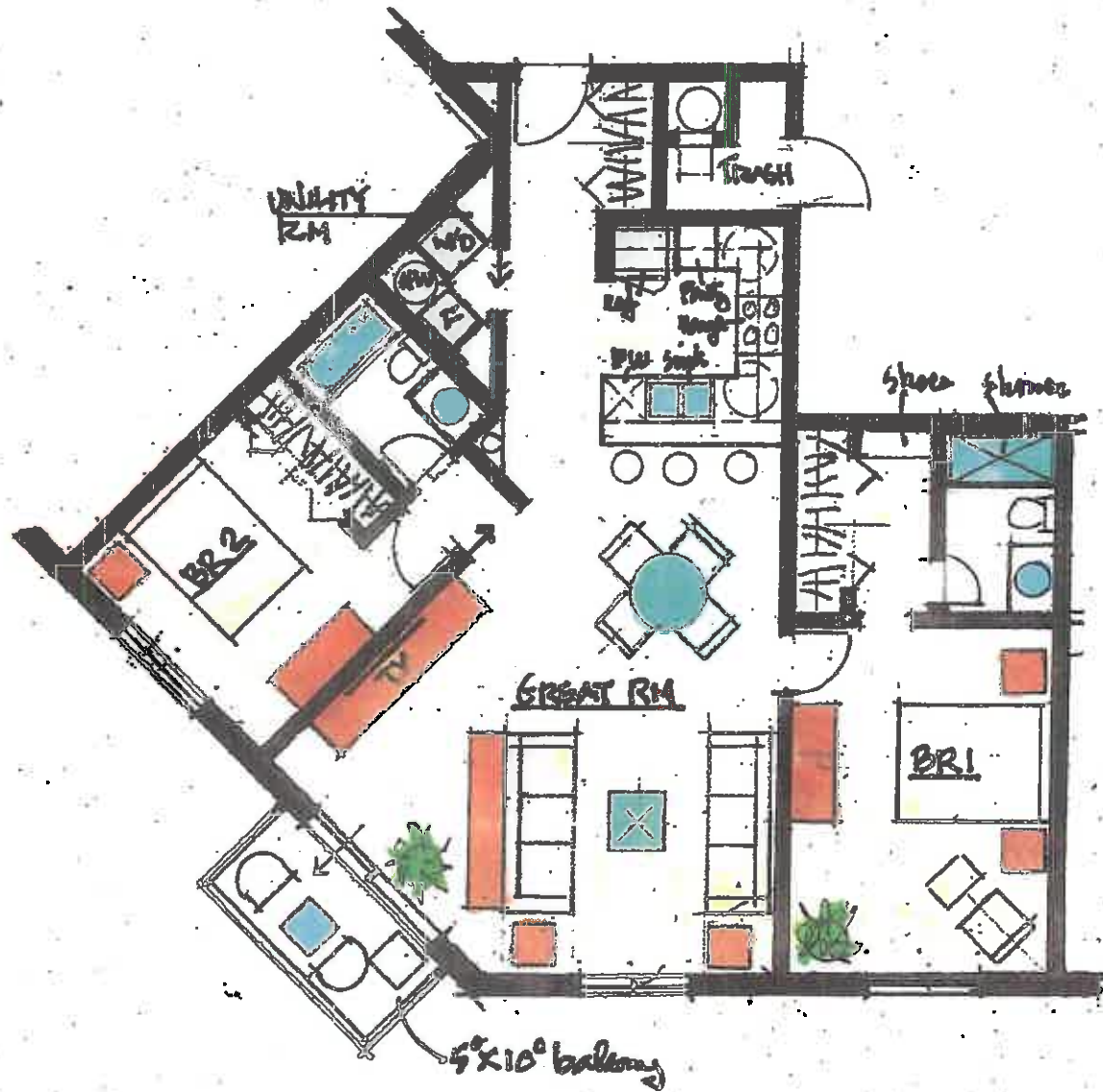
'C' 2BR 2BA (1112 SF) 1/8" 11/27/20  
 DARLEN HGTS RESIDENCES  
 2305 FOLLOV CT DARIEN, IL





D' 2BR 2Ba 1100 SF 1/2" 11/27/20

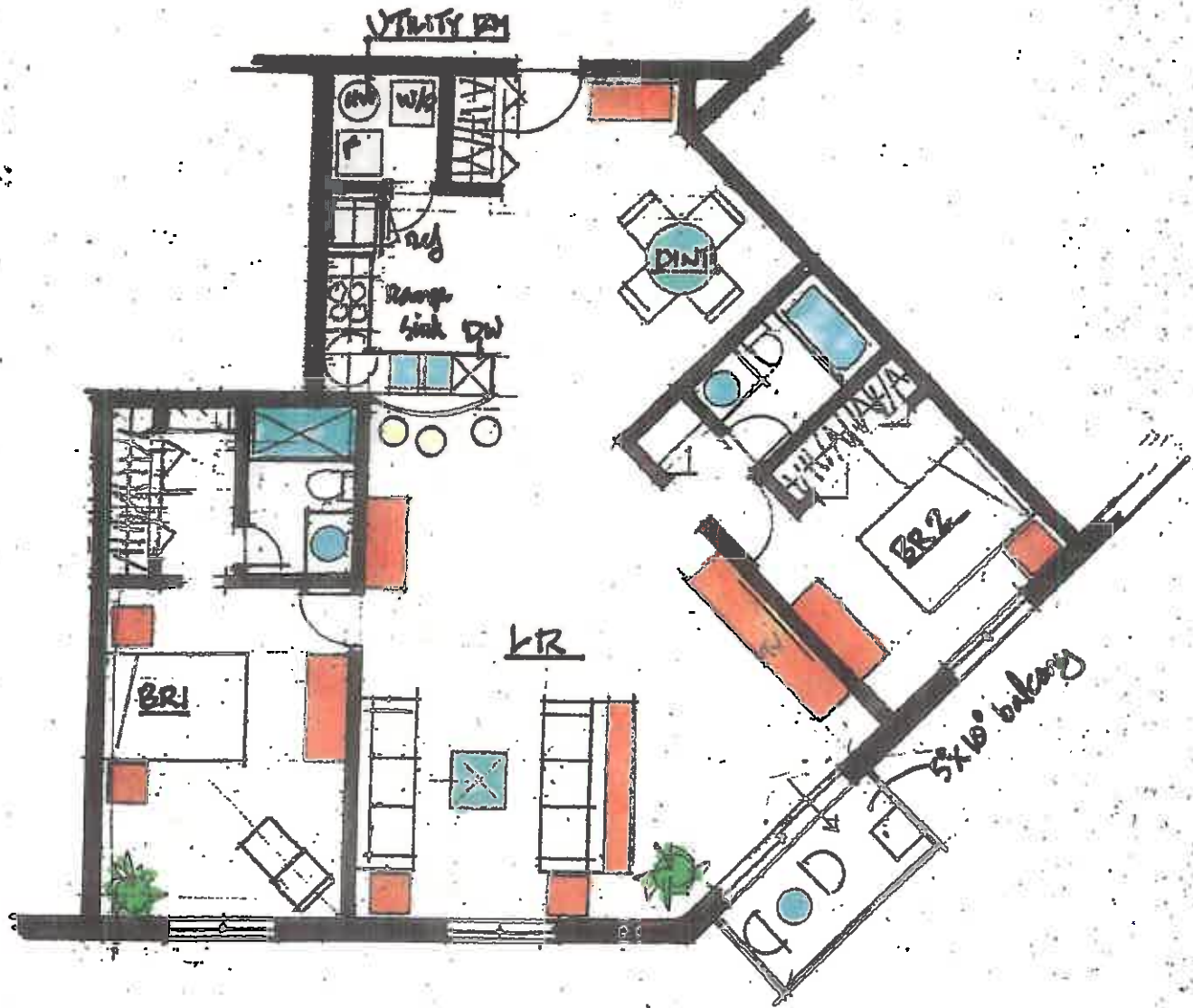
DARIEN HGTS RESIDENCES  
 2305 30KOL CT DARIEN, IL



1 E 1

2BR 2BA 1314 SF 1/8" 11/27/20

DARIEN HTS RESIDENCES  
 7305 SOKOL CT. DARIEN, IL



'F'

2BR 2BA 1306 SF V811 11/27/20  
 DARIEN HGTS RESIDENCES  
 2305 SOKOL CT. DARIEN, IL



**DEVELOPER PROFILE**

**PAUL SWANSON  
PRESIDENT  
PAUL SWANSON ASSOCIATES INC.  
401 E. PROSPECT AVENUE, SUITE 201  
MT. PROSPECT IL 60056**

**Graduated from University of Michigan 1963 Bachelor of Architecture**

**Professional Organizations: ALA Association of Licensed Architects  
NCARB National Council of Architectural Boards**

**Licensed Architect: State of Illinois Statc of North Carolina**

**Licensed Real Estate Broker: Illinois**

**DEVELOPMENT EXPERIENCE**

<b>OFFICE BUILDING DEVELOPMENT (Professional &amp; Medical)</b>	<b>VALUE</b>	<b>2,800,000 SF \$310,000,000</b>
<b>HOTEL RESTAURANT DEVELOPMENT</b>		<b>\$25,000,000</b>
<b>INDUSTRIAL DEVELOPMENT</b>	<b>VALUE</b>	<b>4,200,000 SF \$250,000,000</b>
<b>RETAIL DEVELOPMENT</b>	<b>VALUE</b>	<b>1,200,000 SF \$130,000,000</b>
<b>RESIDENTIAL DEVELOPMENT</b>	<b>VALUE</b>	<b>\$55,000,000</b>
<b>(Single family, condominium, townhomes, apartments)</b>		

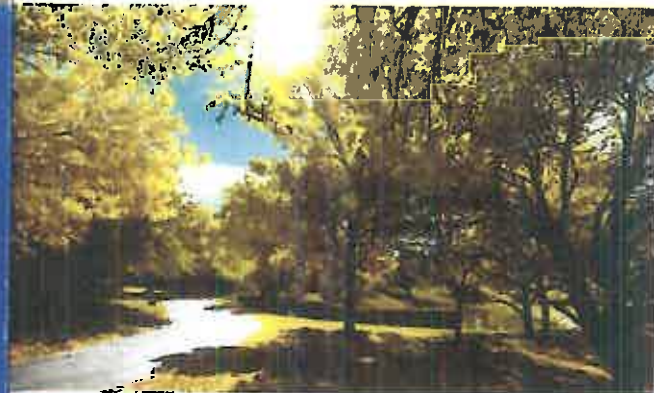


## CENTRAL PARK EAST APARTMENTS

1 and 2 bedroom apartments for rent that provide a unique atmosphere with all the modern comforts. We are nestled within the prestigious Arlington Heights community with convenient access to transportation, shopping, and entertainment.

Every apartment has its own washer dryer and central air; third-floor apartment units have vaulted ceilings and wood burning fireplaces. The wide range of amenities, including a heated pool and hot tub with wireless Internet at poolside, 24/7 fitness center, underground heated parking and extra storage, are sure to satisfy your discerning taste.

Ask about our furnished suites, Preferred Employer, Home Purchasing and Stars & Stripes Programs.



## WELCOME HOME

- WASHER/DRYER IN EACH APARTMENT
- HEATED PARKING AVAILABLE
- 24-HOUR EMERGENCY MAINTENANCE
- PLANNED SOCIAL ACTIVITIES
- AWARD-WINNING SCHOOL DISTRICTS
- FREE WIFI IN 24/7 CLUBHOUSE
- HEATED OUTDOOR POOL & HOT TUB
- NATURE/FITNESS TRAIL
- ON-SITE CAR WASH
- 24/7 FITNESS CENTER
- WOOD BURNING FIREPLACE\*
- DEN/HOME OFFICE FLOORPLANS
- PRIVATE BALCONY/PATIOS
- GRANITE COUNTERTOPS\*
- STAINLESS STEEL APPLIANCES\*
- AWARD-WINNING CUSTOMER SERVICE

\*in select units



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### 3PEAT

#1 IN RESIDENT  
SATISFACTION  
2009, 2010, 2011

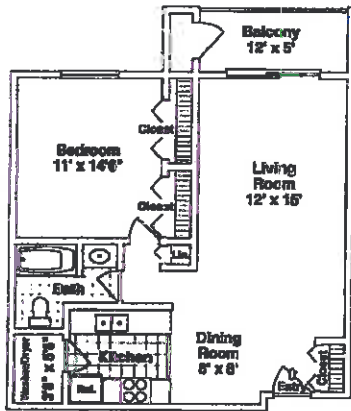


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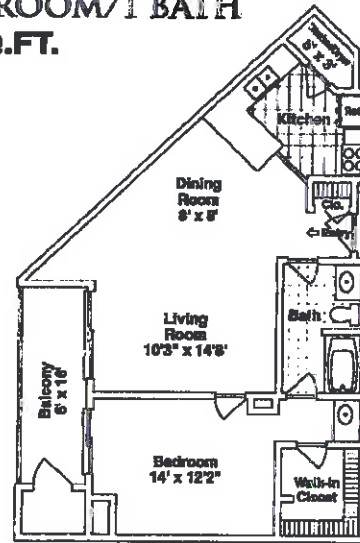
1551 EAST CENTRAL ROAD  
ARLINGTON HEIGHTS, IL 60005

EXPLORE [VILLAGEGREEN.COM](http://VILLAGEGREEN.COM)

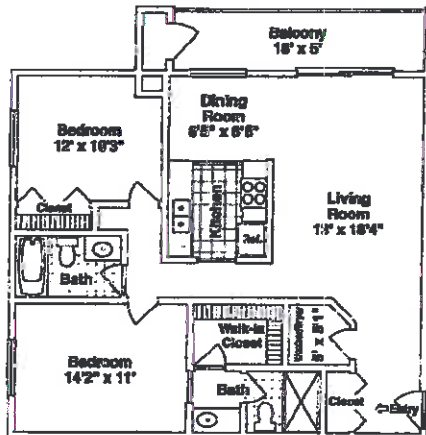
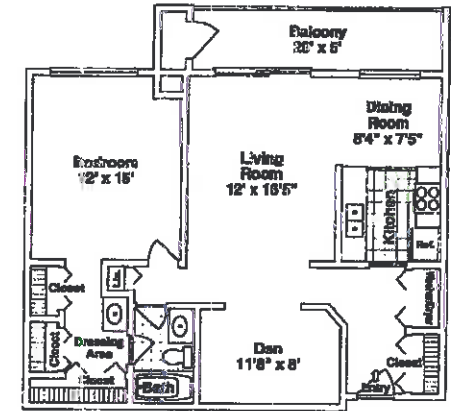
**A**  
**1 BEDROOM/1 BATH**  
**770 SQ.FT.**



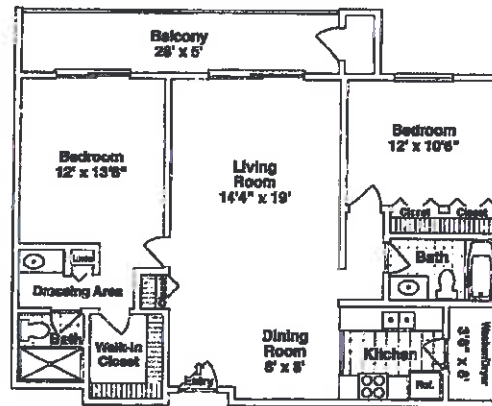
**A1**  
**1 BEDROOM/1 BATH**  
**810 SQ.FT.**



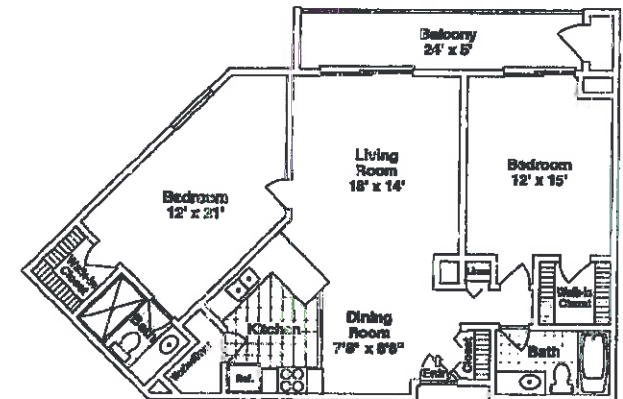
**A2**  
**1 BEDROOM/DEN/1 BATH**  
**938 SQ.FT.**



**C**  
**2 BEDROOM/2 BATH**  
**1,054 SQ.FT.**



**C1**  
**2 BEDROOM/2 BATH**  
**1,106 SQ.FT.**



**C2**  
**2 BEDROOM/2 BATH**  
**1,168 SQ.FT.**



# *Welcome to Longleaf*



**Longleaf is a Golf Course Community in Central North Carolina. The Community resonates the Historically rich scenic location of Pinehurst / Southern Pines by combining the warmth and charm of a New England Village with the vast amenities of Big City Life.**





# Longleaf

*Introducing Longleaf's Long Awaited*

## ***MEADOWS COTTAGES***

*The perfect mix of worry-free living with all grounds and exterior building maintenance provided*



*Ageless charm awaits you at Longleaf's newest neighborhood, Meadow Cottages. The Cottages are specifically designed to capture the essence of traditional cottage architecture with flavors of enchanting Carriage Homes. The steep rooflines, stacked stone accents, dormers and shutters give the cottages their instant appeal.*

*Perfectly situated winding down Cottage Lane in Longleaf's natural meadows, the setting depicts days of when Longleaf was once a thoroughbred horse farm. With the horses now long gone, the Meadow Cottages take advantage of landscaped pond areas with scenic fountains and beautiful golf vistas.*



**Rear Elevation**  
**Approximate Square Footage**  
**Heated & AC Areas 2,537 Sq. Ft.**

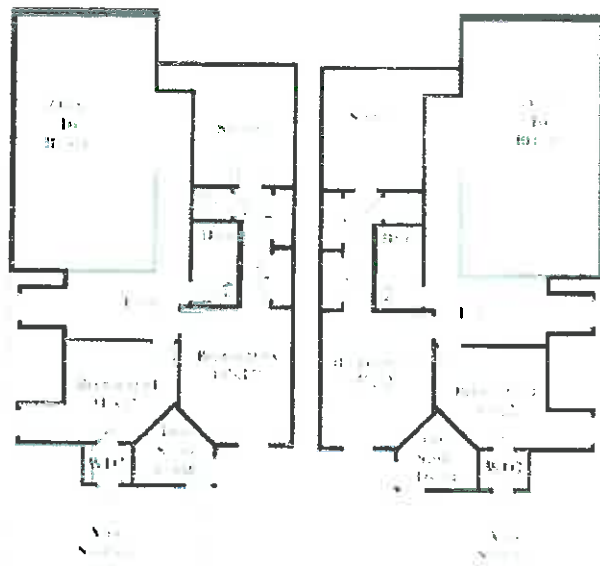
*The interior is just as spectacular as the exterior. Elegantly designed for 'comfortable casual' living with spacious rooms. The layout of the Cottage is versatile and functional with Three Bedrooms and Three Full Bath's. There is no need to sacrifice guest bedrooms and desirable office space. The Meadow Cottages offer lovely rooms for a Den/Library and a Loft/Office. Relax and take in the view from the Carolina Room and Deck. Double garages have a direct path to the Kitchen/Breakfast room.*

**Standard Features Include**

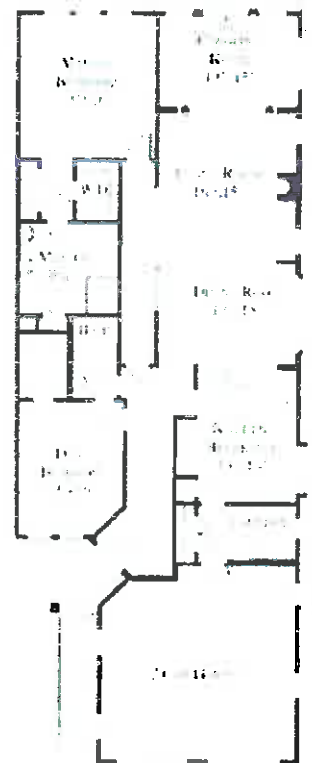
- **Granite Kitchen Countertops**
- **Hardwood Areas**
- **Stainless Steel Appliances (range, dishwasher, disposal, microwave)**
- **Andersen Windows**
- **Carolina Room**
- **Fireplace w/ Natural Gas Logs**
- **Built-in Bookcases**
- **Bath Floors Ceramic Tile**
- **Tiled Laundry Room w/Laundry Sink and Cabinets**
- **Well Appointed Master Suite w/Walk-in, Garden Tub and Separate Shower**
- **Tray Ceiling in Master Bedroom and Carolina Room**
- **Two Storage Centers w/Walk-in Access**
- **Natural Gas Heat Downstairs and Separate Heat Pump Upstairs**
- **Central Air Conditioning Throughout**
- **Double Garages**
- **Maintenance Free Deck**
- **Crawl Space Foundations**



**UNIT A**  
FIRST FLOOR

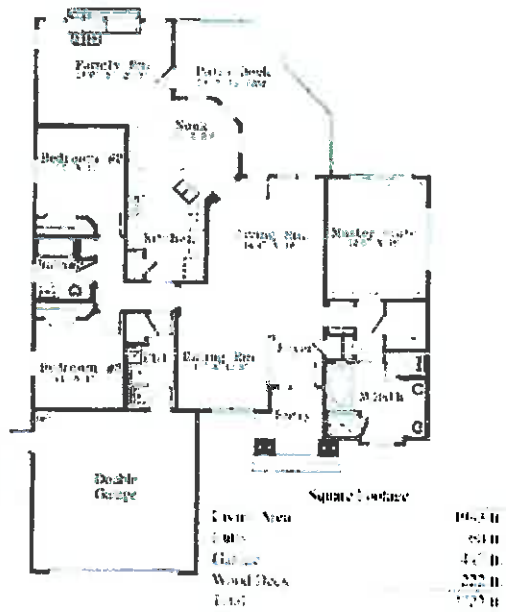
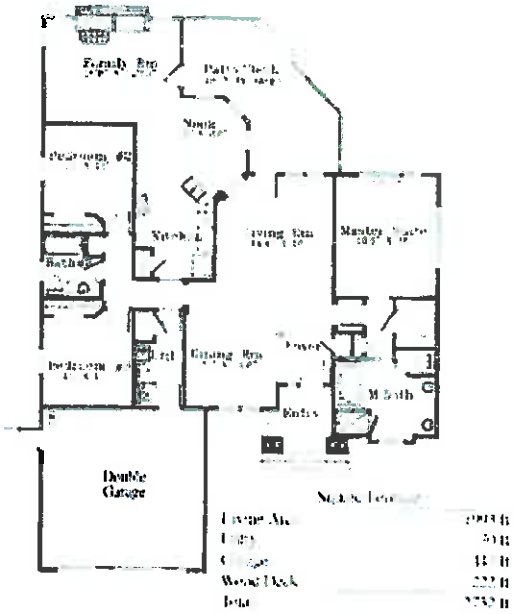


**UNIT A**  
SECOND FLOOR



**UNIT B**  
FIRST FLOOR

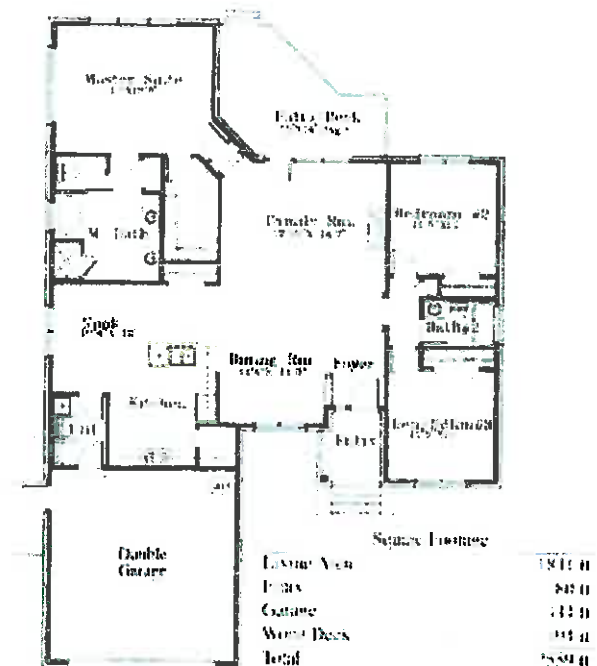
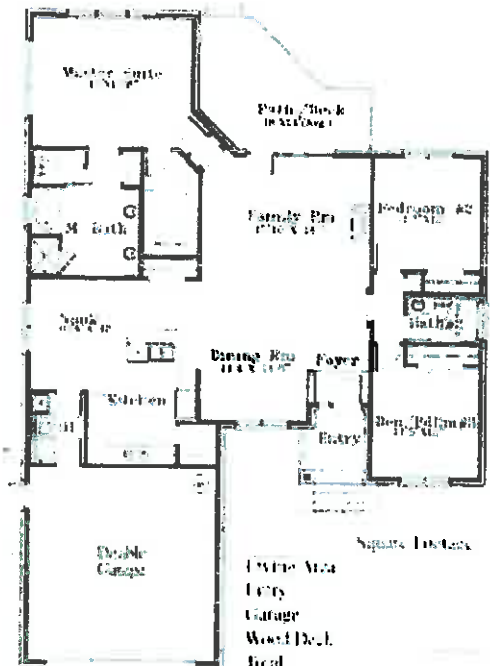
**UNIT B**  
SECOND FLOOR



All dimensions in feet

The Derby Cottage, Elevation A

The Derby Cottage, Elevation B

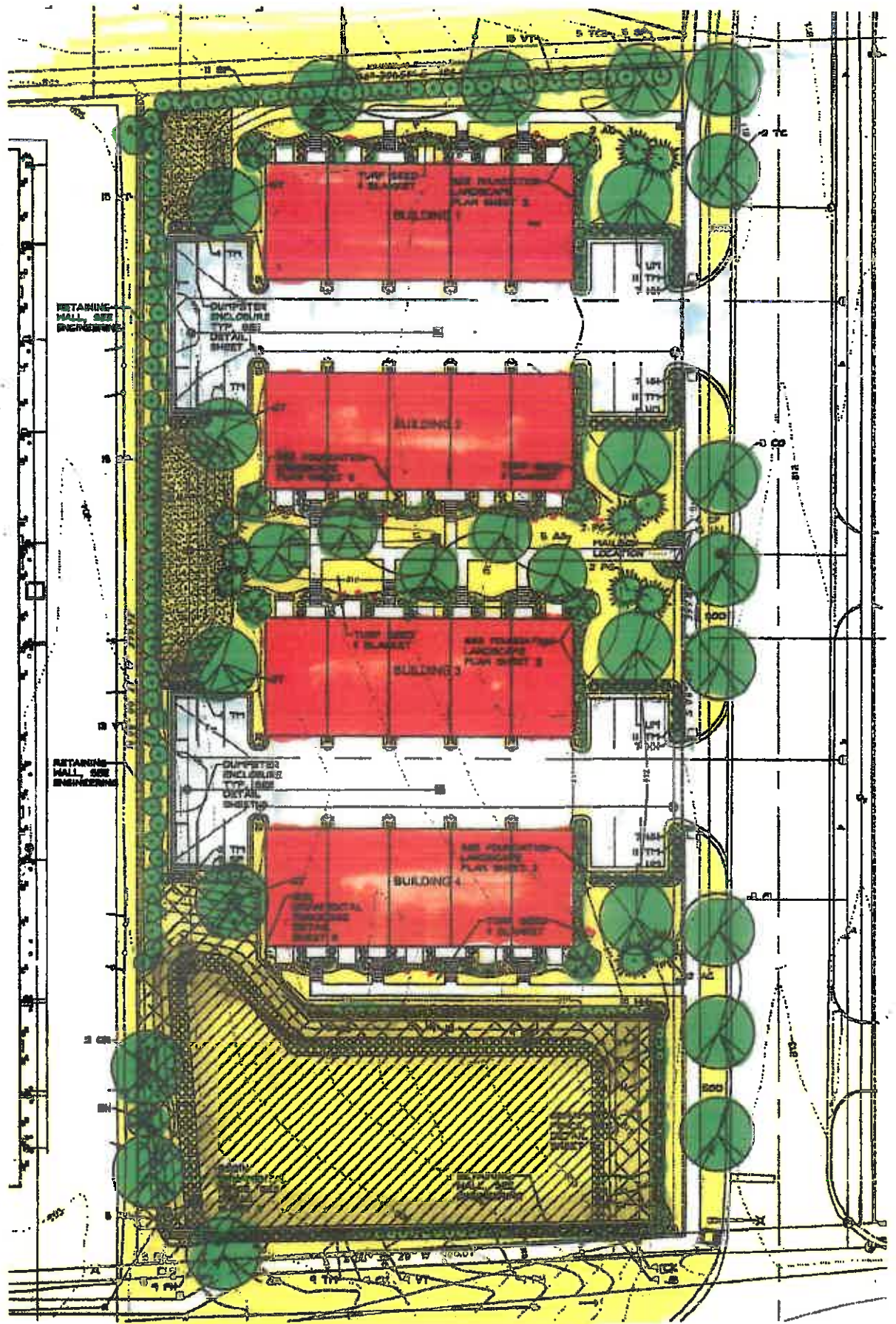


As shown on plan to scale.

The Preakness Cottage, Elevation A    The Preakness Cottage, Elevation B







LANDSCAPE PLAN NTS





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Kiser Group knows Chicago's neighborhoods and suburbs on a block by block, street by street, address by address basis. Our reputation is one of innovative service and nuance.







**MARKET & DEVELOPMENT FEASIBILITY STUDY**  
**DARIEN HEIGHTS RESIDENCES**  
2305 SOKOL COURT, DARIEN, IL 60561

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<b>Property Taxes</b>	
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<b>Financial Summary</b>	
<b>Income &amp; Expenses</b>	
<b>Demographics Map &amp; Report</b>	



*The information contained herein has been secured by sources believed to be reliable. Kiser Group, however, makes no representation or warranty, expressed or implied, as to the accuracy of the information. Buyer assumes all risk for any inaccuracies.*

# SECTION 1 | DEVELOPMENT INFORMATION

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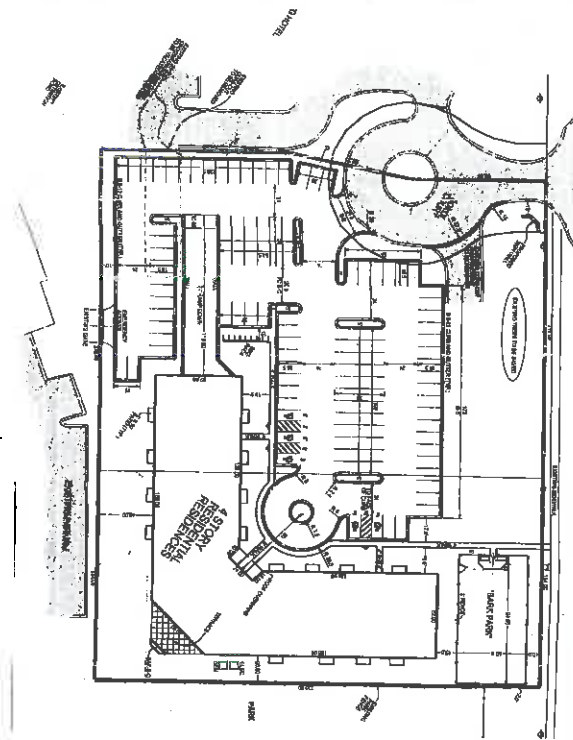
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# 4 SITE & FLOOR PLANS

## SITE PLAN

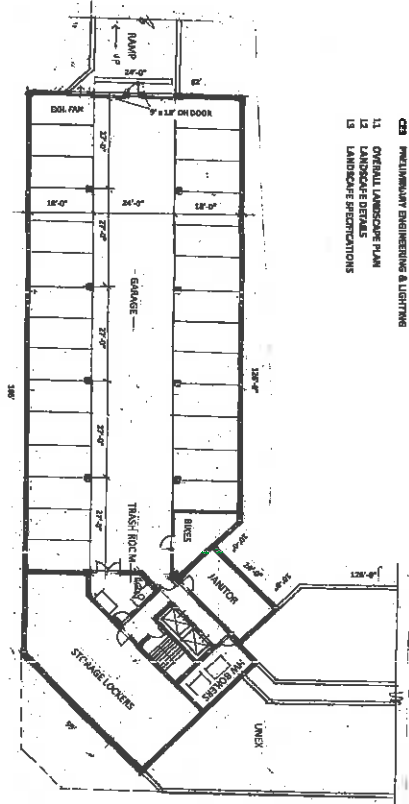
1" = 40'

PROJECT DATA	
LAND AREA	22,441 SF
BUILDING COVERAGE	26,000 SF / 122,400 SF
PAV	27%
TOTAL UNRECOVERED	84,000 SF / 122,400 SF
BUILDING HEIGHT	57' / 60' SF / 72,400 SF
PARKING	157 CARS
CONCRETE CARS	137 CARS
	(2/DU)



## LOWER-LEVEL FLOOR PLAN

1/16"

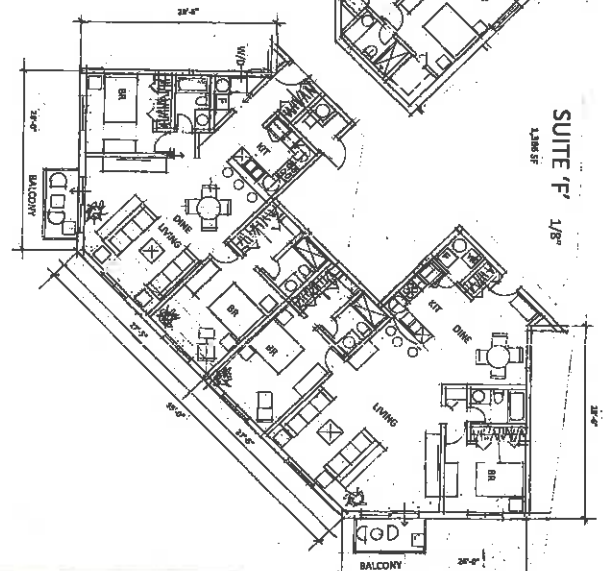


### INDEX

- A1 SITE PLAN, L & R PLAN, 1/8" UNIT PLANS
- A2 BLDG PL PLANS: BIDS ELEVATIONS
- C1 EXISTING CONDITIONS
- C2 GEOMETRIC SITE PLAN
- C3 PRELIMINARY ENGINEERING & LIGHTING
- L1 OVERALL LANDSCAPE PLAN
- L2 PLANTING PLAN
- L3 LANDSCAPE SPECIFICATIONS

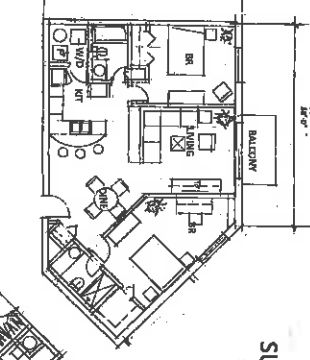
## SUITE 'E' 1/8"

1,344 SF



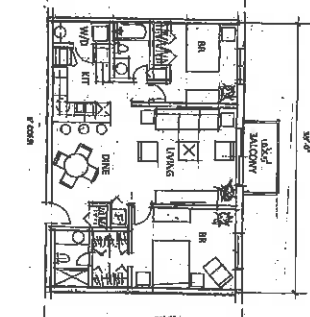
## SUITE 'D' 1/8"

1,300 SF



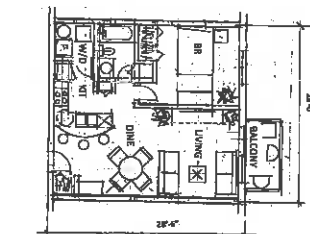
## SUITE 'C' 1/8"

1,732 SF



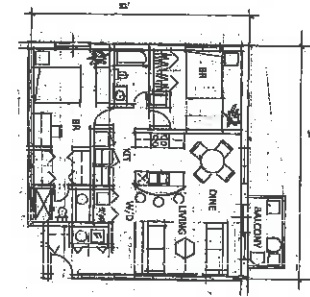
## SUITE 'B' 1/8"

741 SF



## SUITE 'A' 1/8"

1,064 SF



A1

## DARIEN HEIGHTS RESIDENCES

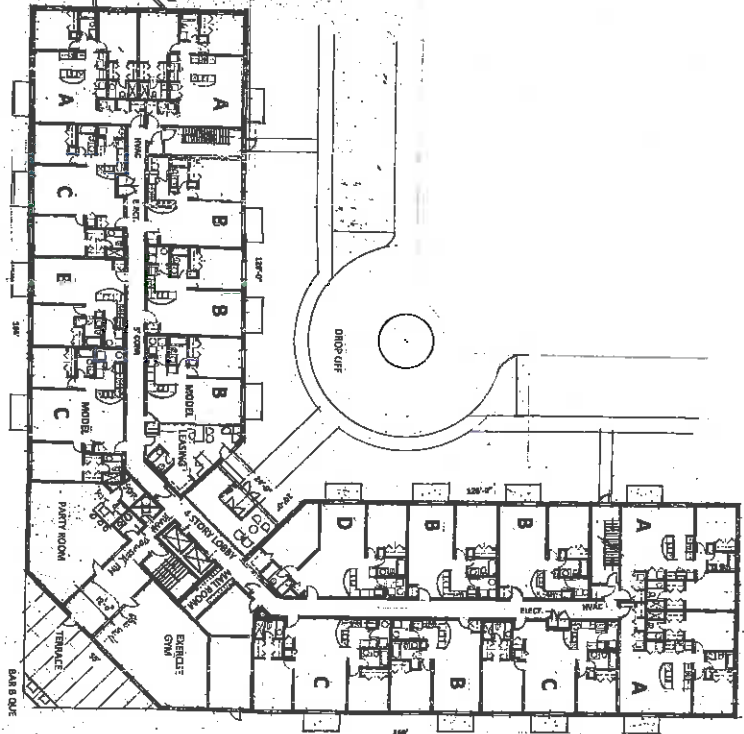
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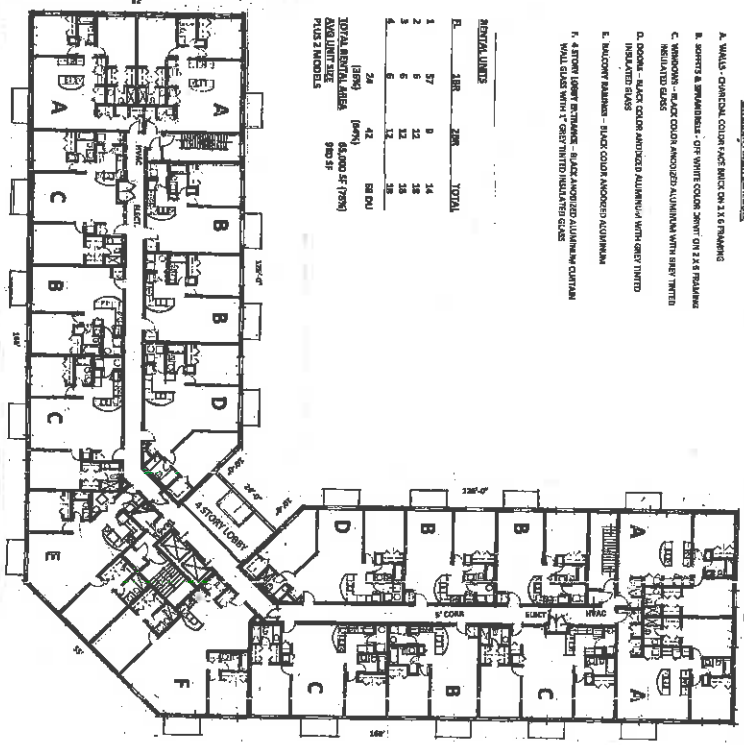
no representation or warranty, expressed or implied, as to the accuracy of the information is made.

# 5 SITE & FLOOR PLANS

FIRST FLOOR PLAN 1/16"



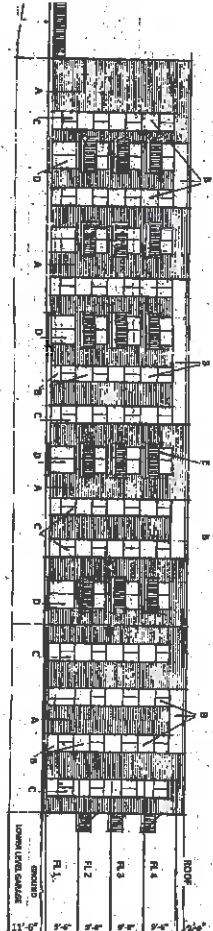
SECOND - FOURTH FLOOR PLAN 1/16"



- EXTERIOR FINISH SCHEDULE**
- A. WALLS - CONCRETE COLOR VAS BRICK ON 1.5" FRAMING
  - B. ROOFING & SHIMMERS - 0.75" WHITE COLOR SHIMR ON 2.5" FRAMING
  - C. WINDOWS - 3/4" ALUM. ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
  - D. DOORS - 3/4" ALUM. ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
  - E. BALCONY BALUSTERS - BLACK COLOR ANODIZED ALUMINUM
  - F. 4" STONE LOWER FINISHING - BLACK ANODIZED ALUMINUM CLIMATE WALL GLASS WITH 1" CLEAR TINTED INSULATED GLASS

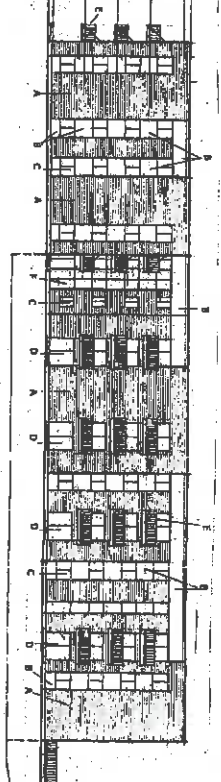
REVISION	DATE	BY	CHKD	TOTAL
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3	6	12	28	
4	6	12	28	
5	6	12	28	
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96	6	12	28	
97	6	12	28	
98	6	12	28	
99	6	12	28	
100	6	12	28	

SOUTH & EAST ELEVATION 1/16"



BUILDING ELEVATIONS 1/16"

NORTH & WEST ELEVATION 1/16"



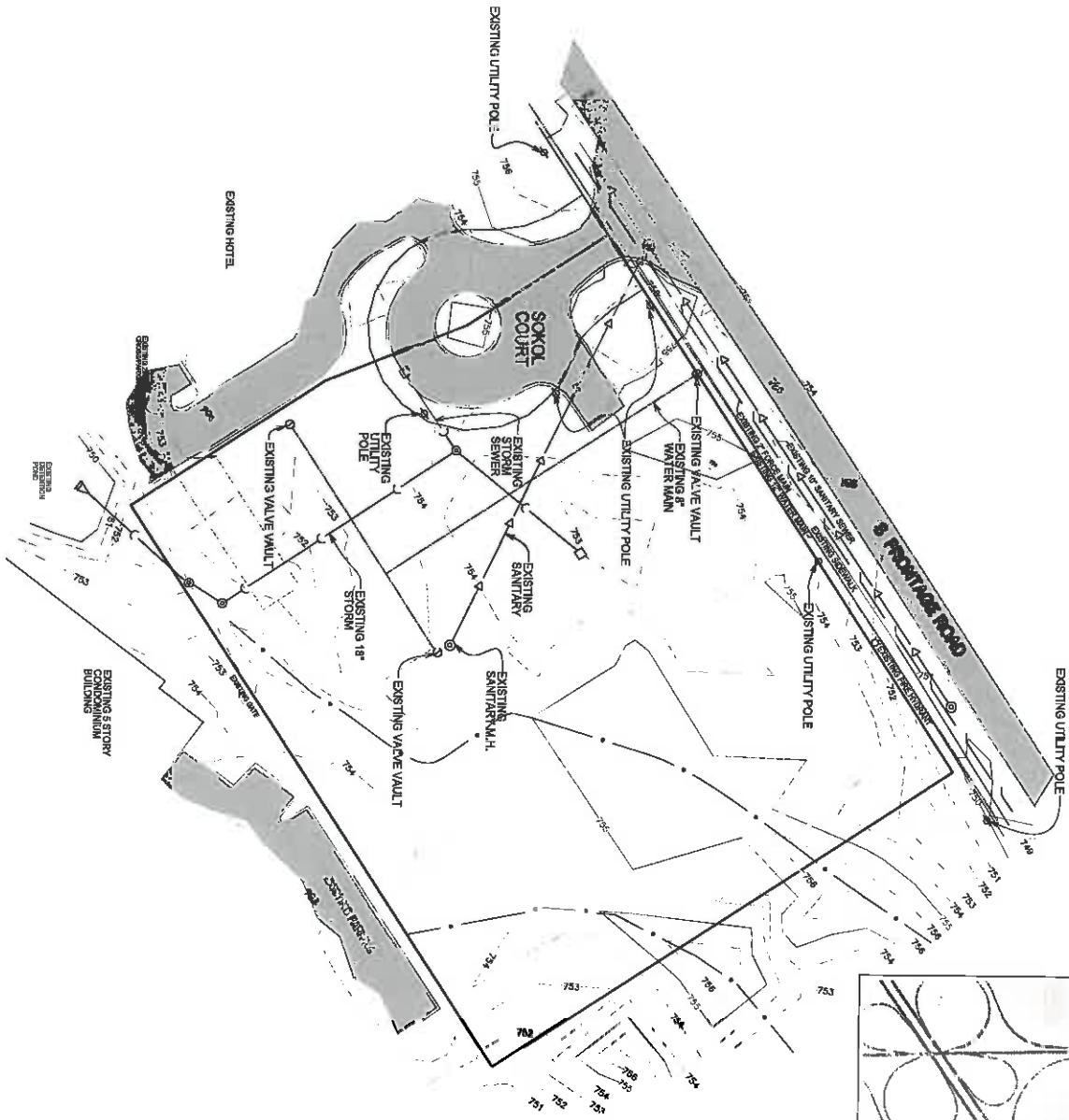
## DARIEN HEIGHTS RESIDENCES

2305 SOKOL COURT DARIEN, IL

The information contained herein has been secured by sources believed to be reliable, but no representation or warranty, expressed or implied, as to the accuracy of the information is made.

The information contained herein has been secured by sources believed to be reliable, but no representation or warranty, expressed or implied, as to the accuracy of the information is made.

# 6 | SITE & FLOOR PLANS



## EXISTING CONDITIONS

CE1  
SHEET NUMBER

The information contained here in has been secured by sources believed to be reliable. Kiser Group, however, makes no representation or warranty, expressed or implied, as to the accuracy of the information. Buyer assumes all risk for any inaccuracies.

REVISION	DATE	BY	DESCRIPTION

## 2305 SOKOL COURT

DESIGNED BY: P.B.A.  
 PREPARED BY: P.B.A.  
 CHECKED BY: P.B.A.  
 ORIGINAL SCALE: AS SHOWN

**PEARSON, BROWN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1000 WESTVILLE BL. #604  
 WESTVILLE, IL 60091  
 PHONE: (815) 387-4787  
 FAX: (815) 387-4287  
 E-MAIL ADDRESS: pba@pearsonbrown.com

DARWIN L. BROWN  
 NORTH

SCALE: 1" = 30'

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# 7 | RENDERINGS



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## 8 | UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	PROJECTED RENT	PROJECTED RENT/SF
Suite B - 1 Bed/1 Bath	23	33.8	741	\$1,495	\$2.02
Suite A - 2 Bed/2 Bath	16	23.5	1,054	\$2,125	\$2.02
Suite D - 2 Bed/2 Bath	7	10.3	1,100	\$2,225	\$2.02
Suite C - 2 Bed/2 Bath	16	23.5	1,122	\$2,250	\$2.01
Suite E - 2 Bed/2 Bath	3	4.4	1,314	\$2,525	\$1.92
Suite F - 2 Bed/2 Bath	3	4.4	1,366	\$2,600	\$1.90
<b>Totals/Averages</b>	<b>68</b>	<b>100%</b>	<b>67,599</b>	<b>\$135,335</b>	<b>\$2.00</b>



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# SECTION 2

## FINANCIAL ANALYSIS

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# 10 | PROPERTY TAXES

## PROPERTY TAX GENERATION

Darien Heights Residences impact on property taxes generated to all municipal systems and taxing bodies is estimated to be a **significant increase of 2,148%**, from 2019 Taxes of **\$11,339** to an estimated property tax of **\$243,601** in 2023 after the development is stabilized and leased. Kiser Group validated the estimates by extrapolating the 2019 Tax Distribution for the neighboring parcel (Extended Stay America) and then applying the property tax projections for a developed and stabilized Darien Heights. A summary of the taxes is provided below:

	Darien Heights	
Taxing Body	2022/23 Projection	2019 Tax Distribution
Grade School District 113	\$85,994	\$4,003
High School District 210	\$78,655	\$3,661
Lemont Fire District	\$28,499	\$1,326
Darien Park District	\$11,985	\$558
City of Darien	\$9,849	\$458
College DuPage 502	\$7,844	\$365
Indian Prairie Library	\$6,441	\$300
County Of Du Page	\$6,146	\$286
Forest Preserve District	\$4,614	\$215
Downers Grove Township Rd	\$1,895	\$88
Downers Grove Township	\$1,155	\$54
DuPage Airport Authority	\$524	\$24
<b>TOTAL</b>	<b>\$243,601</b>	<b>\$11,339</b>

## PROPERTY TAX REVENUE PROJECTION

Provided below is a 5 Year Summary of Property Tax Revenues for Darien Heights, assuming construction begins in 2021 and the property is fully leased and stabilized in 2023.

Taxing Body	2023	2024	2025	2026	2027	TOTAL
Grade School District 113	\$88,574	\$91,231	\$93,968	\$96,787	\$99,691	\$470,252
High School District 210	\$81,014	\$83,445	\$85,948	\$88,526	\$91,182	\$430,115
Lemont Fire District	\$29,354	\$30,235	\$31,142	\$32,076	\$33,038	\$155,845
Darien Park District	\$12,345	\$12,715	\$13,097	\$13,490	\$13,894	\$65,540
City of Darien	\$10,144	\$10,449	\$10,762	\$11,085	\$11,418	\$53,858
College DuPage 502	\$8,079	\$8,322	\$8,571	\$8,829	\$9,093	\$42,894
Indian Prairie Library	\$6,634	\$6,833	\$7,038	\$7,249	\$7,467	\$35,221
County Of Du Page	\$6,330	\$6,520	\$6,716	\$6,917	\$7,125	\$33,609
Forest Preserve District	\$4,752	\$4,895	\$5,042	\$5,193	\$5,349	\$25,230
Downers Grove Township Rd	\$1,952	\$2,011	\$2,071	\$2,133	\$2,197	\$10,364
Downers Grove Township	\$1,189	\$1,225	\$1,262	\$1,300	\$1,339	\$6,314
DuPage Airport Authority	\$539	\$556	\$572	\$589	\$607	\$2,864
	<b>\$252,932</b>	<b>\$260,460</b>	<b>\$268,214</b>	<b>\$276,201</b>	<b>\$284,427</b>	<b>\$1,332,108</b>



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# 11 | DEVELOPMENT FEASIBILITY

## PRO FORMA BUDGET

Below is the projected development budget for Darien Heights. This is the cost basis used for the financial models and the feasibility matrix for build for rent feasibility. Do note, that the construction costs for build for sale condominiums would be the same, or approximately \$244 per square foot of living space.

DEVELOPMENT BUDGET							
Acquisition Costs	Amount	Driver	Budget	% of Cost	Cost GSF	Cost RSF	Cost Per Unit
Land Costs	\$952,000	Fixed	\$952,000	5.8%	\$11.61	\$14.10	\$14,000
Planning Comm. & Entitlements	\$30,000	Estimate	\$30,000	0.2%	\$0.37	\$0.44	\$441
Title Insurance & Closing costs	\$30,000	Estimate	\$30,000	0.2%	\$0.37	\$0.44	\$441
<b>Total Acquisition Cost</b>			<b>\$1,012,000</b>	<b>6.1%</b>	<b>\$12.34</b>	<b>\$14.99</b>	<b>\$14,882</b>
<b>Soft Costs</b>							
Architecture & Engineering	2.0%	of Site & Dev	\$290,900	1.8%	\$3.55	\$4.31	\$4,278
Fees, Permits, Expediting	\$90,000	Estimate	\$90,000	0.5%	\$1.10	\$1.33	\$1,324
Predevelopment Expenses	\$75,000	Estimate	\$75,000	0.5%	\$0.91	\$1.11	\$1,103
Environ. Reporting & Remediation	\$23,000	Estimate	\$23,000	0.1%	\$0.28	\$0.34	\$338
Misc.	\$23,000	Estimate	\$23,000	0.1%	\$0.28	\$0.34	\$338
Soft Cost Contingency	6.0%	of Soft Costs	\$27,354	0.2%	\$0.33	\$0.41	\$402
<b>Total Soft Cost</b>			<b>\$529,254</b>	<b>3.2%</b>	<b>\$6.45</b>	<b>\$7.84</b>	<b>\$7,783</b>
<b>Site and Construction Costs</b>							
Direct Hard Construction Cost	82.0%	of Total	\$13,530,000	82.0%	\$165.00	\$200.44	\$198,971
Garage Construction	3.7%	of Total	\$617,000	3.7%	\$7.52	\$9.14	\$9,074
GC Fee	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
General Conditions	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
Hard Cost Contingency	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
<b>Total Site and Construction Cost</b>			<b>\$14,956,800</b>	<b>90.7%</b>	<b>\$182.42</b>	<b>\$221.61</b>	<b>\$219,982</b>
<b>Total Development Cost</b>			<b>\$16,500,054</b>	<b>100%</b>	<b>\$201.22</b>	<b>\$244.45</b>	<b>\$242,648</b>

## WATERFALL GLEN CONDOMINIUMS

Provided below are the recent sold units in Waterfall Glen; Current market sales, on a per living square foot basis, is approximately \$151 PSF. If 2305 Sokol was developed at 68 Build-for-Sale condominiums, the development would lose approximately \$93 PSF.

Street	Str Name	Unit	LP/SP	Beds	Baths	SF	Year Built	Sold Date	Price PSF
2300	Oakmont	208	\$ 155,000	1	1.1	1,000	1999	6/5/20	\$ 155.00
2301	Oakmont	405	\$ 208,000	2	2	1,310	2001	11/26/19	\$ 158.78
2301	Oakmont	405	\$ 208,000	2	2	1,310	2001	1/30/20	\$ 158.78
2301	Oakmont	203	\$ 231,500	2	2	1,775	2000	1/6/20	\$ 130.42
2301	Oakmont	507	\$ 238,000	2	2	1,713	2001	11/13/20	\$ 138.94
2301	Oakmont	504	\$ 250,000	2	2	1,412	2000	7/15/20	\$ 177.05
2301	Oakmont	306	\$ 250,000	2	2	1,775	2000	10/30/20	\$ 140.85
2301	Oakmont	202	\$ 257,000	2	2	1,713	2000	4/2/21	\$ 150.03
<b>TOTALS AND AVERAGES</b>			<b>\$ 224,688</b>	<b>1.9</b>	<b>1.9</b>	<b>1,501</b>	<b>2000</b>	<b>6/27/20</b>	<b>\$ 151.23</b>



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# 12 | DEVELOPMENT FEASIBILITY

## FORMA DEVELOPMENT FEASIBILITY MATRIX

Isolated below are two critical key assumptions used to identify feasible ranges for development planning: gross income (**Rent Per Square Foot**) and building basis (**Total Development Cost Per Unit**). We modeled the gross income (Y-Axis) and building basis (X-Axis) with projected operational expenses to arrive at a matrix of capitalization rates; providing several feasible development scenarios. We compiled those numerous scenarios and provided Financial Statements in Financials Section. The Cap Rate Matrix below synthesizes these two assumptions and provides outlined the feasible development range below. **Bolded & Boxed** below are the three corresponding DEVELOPMENT BASIS Cap Rates. There is a Financial Statement provided for the center of the matrix.

		<b>DEVELOPMENT FEASIBILITY MATRIX</b>								
<b>MARKET RENT PER SQAURE FOOT</b>	<b>\$ 1.70</b>	7.5%	7.2%	6.8%	6.5%	6.3%	6.0%	5.8%	5.6%	5.4%
	<b>\$ 1.75</b>	7.7%	7.3%	7.0%	6.7%	6.4%	6.2%	5.9%	5.7%	5.5%
	<b>\$ 1.80</b>	7.9%	7.5%	7.2%	6.9%	6.6%	6.3%	6.1%	5.9%	5.7%
	<b>\$ 1.85</b>	8.1%	7.7%	7.4%	7.0%	6.8%	6.5%	6.2%	6.0%	5.8%
	<b>\$ 1.90</b>	8.3%	7.9%	<b>7.54%</b>	7.22%	6.92%	6.65%	6.39%	6.2%	5.9%
	<b>\$ 1.95</b>	8.5%	8.1%	7.72%	7.39%	7.08%	6.80%	6.54%	6.3%	6.1%
	<b>\$ 2.00</b>	8.7%	8.3%	7.90%	7.56%	<b>7.25%</b>	6.96%	6.69%	6.4%	6.2%
	<b>\$ 2.05</b>	8.9%	8.5%	8.07%	7.73%	7.41%	7.11%	6.84%	6.6%	6.4%
	<b>\$ 2.10</b>	9.1%	8.6%	8.25%	7.89%	7.57%	7.27%	<b>6.99%</b>	6.7%	6.5%
	<b>\$ 2.15</b>	9.3%	8.8%	8.4%	8.1%	7.7%	7.4%	7.1%	6.9%	6.6%
<b>\$ 2.20</b>	9.4%	9.0%	8.6%	8.2%	7.9%	7.6%	7.3%	7.0%	6.8%	
<b>\$ 2.25</b>	9.6%	9.2%	8.8%	8.4%	8.1%	7.7%	7.4%	7.2%	6.9%	
<b>\$ 2.30</b>	9.8%	9.4%	9.0%	8.6%	8.2%	7.9%	7.6%	7.3%	7.1%	
		<b>\$203,000</b>	<b>\$213,000</b>	<b>\$223,000</b>	<b>\$233,000</b>	<b>\$243,000</b>	<b>\$253,000</b>	<b>\$263,000</b>	<b>\$273,000</b>	<b>\$283,000</b>
		<b>TOTAL DEVELOPMENT COST PER UNIT (Including Land)</b>								



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# 13 | FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$16,500,000
Price per Unit	\$242,647
GRM	10.2
CAP Rate	7.3%
Cash-on-Cash Return (yr 1)	16.99 %
Total Return (yr 1)	\$700,649
Debt Coverage Ratio	2.42

## OPERATING DATA

Gross Scheduled Income	\$1,624,020
Other Income	\$122,040
Total Scheduled Income	\$1,746,060
Vacancy Cost	\$81,201
Gross Income	\$1,664,859
Operating Expenses	\$469,210
Net Operating Income	\$1,195,649
Pre-Tax Cash Flow	\$700,649

## FINANCING DATA

Down Payment	\$4,125,000
Loan Amount	\$12,375,000
Debt Service	\$495,000
Debt Service Monthly	\$41,250
Principal Reduction (yr 1)	\$0



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# 14 | INCOME & EXPENSES

## INCOME SUMMARY

Gross Income	\$1,664,859
--------------	-------------

## EXPENSE SUMMARY

Taxes	\$243,603
-------	-----------

Insurance	\$15,513
-----------	----------

Gas	\$4,950
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Electric	\$16,500
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Water	\$20,850
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Scavenger	\$16,950
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Elevator	\$4,750
----------	---------

Bulk Internet	\$20,808
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Snow	\$6,200
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Landscape Maintenance	\$6,900
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Management	\$38,750
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Janitor	\$20,400
---------	----------

Decorating	\$6,800
------------	---------

Maintenance & Repairs	\$8,500
-----------------------	---------

Reserves	\$22,308
----------	----------

Miscellaneous	\$15,428
---------------	----------

Gross Expenses	\$469,210
----------------	-----------

Net Operating Income	\$1,195,649
----------------------	-------------



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Tel: 773.293.5000

Fax: 773.293.5001

1628 W. Montrose Ave

Chicago, IL 60613

[www.kisergroup.com](http://www.kisergroup.com)





TRACY CROSS & ASSOCIATES, INC.

April 7, 2021

Mr. Paul Swanson  
Paul Swanson Associates, Inc.  
401 E. Prospect Avenue  
Suite 201  
Mount Prospect, IL 60056

Dear Mr. Swanson:

At your request, Tracy Cross & Associates, Inc. reviewed the development proposal for 68 luxury apartments to be introduced within the 2305 Sokol Court property in Darien, Illinois – to assess the potential impact of this new community on home values nearby, namely the townhome residences to the east and the condominiums to the south. Based upon our extensive experience conducting residential market studies and feasibility analyses throughout the Chicago region, which has included numerous evaluations very similar to that being conceptualized for 2305 Sokol Court, it is our professional opinion that this development initiative will have *no negative impact* on nearby property values. In fact, the introduction of high-quality rental apartments within similar situations throughout the Chicago region have often helped solidify nearby values, simply on the basis of the improvement to the area(s).

Let me know if you have any questions or need anything further.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

Erik A. Doersching  
Executive Vice President and Managing Partner

# *Nationwide Mortgage and Realty Company*

2300 N. Barrington Road, Suite 400  
Hoffman Estates, IL 60169  
847/490-5355

---

Paul Swanson  
401 E. Prospect Ave  
Suite 201  
Mt. Prospect, IL 60056

Paul,

As I indicated in our conversation, financing for multi-story for sale condominiums is extremely difficult to obtain. The lenders are requiring a large amount of equity investment which usually is 40% or more of total cost. Additionally, they usually require pre-sales of units, in the amount of about 20-30% of the total units to be built. Moreover, the cost to build condominiums today is so high that units need to be priced far above the level of sales market for units built years ago in order to achieve any profit.

In contrast, financing is much more available for luxury rental apartment units. Since the housing meltdown in 2008, the rental market has been very strong while the new for sale condominium market has been very weak. It is noteworthy that in the city of Chicago construction of apartments has averaged a pipeline of about 10,000 per year in recent years, while construction of for sale condominiums has been averaging a pipeline of about 300-400 per year.

Hence, it is much more economically sound to build rental apartment units rather than for sale condominiums.

Sincerely,

  
Jon W. Anderson

MEMO

April 20, 2021

**COMPARISON CONDOS VERSUS APARTMENTS**

(Built within last 2 years)

	<u>Apartments</u>	<u>Condos</u>
1. <b><u>Arlington Heights</u></b> Sam Hubbard	550+ Apts	0
2. <b><u>Mt. Prospect</u></b> Connor (847) 818-5328	600+ Apts	0
3. <b><u>Westmont</u></b> Bruce Sylvester (630) 981-6250	96 Apts	0
4. <b><u>Downers Grove FOIA</u></b> Sue Clark (630) 434-5500		
5. <b><u>Des Plaines FOIA</u></b> (847) 391-5300		
6. <b><u>Schaumburg</u></b> Ryan Franklin (847) 923-3857 Matt Frank (847) 923-3853	373 300 <u>4,000</u> Under Staff Review 1,075 DU	0
	2,319 Apts	0 Condos

CONDOS PRESENTLY FOR SALE

CMA Summary Report

Attached Single  
Active - Attached Single

#	MLS #	Address	Status	Area	Beds	Baths	Pkn/# Ext	Type	SCI	LMT	MT	LP
1	11054553	8011 Barrymore	PRIV-ACTV	562	3	2.1			None			\$334,900
2	11052727	1517 Stewart	NEW	562	2	2.1	G/2	Townhouse-2 Story	None	3	3	\$325,000
3	10522860	2795 Woodmere	TEMP	562	3	2.1	G/2	Townhouse 3+ Stories	None	85	617	\$270,000
4	11051297	1640 #10 Royal Oak	NEW	562	2	2	G/1	Condo	None	1	1	\$229,900
5	11046513	1132 #101 Hinswood	PCHG	562	3	2	S/1		None	8	8	\$175,000
6	11042301	8314 #30 Portsmouth	ACTV	562	2	1	G/1		None	11	11	\$174,900
7	11014074	8338 #B Portsmouth	PRIV-CTG	562	2	1.1			None			\$174,500
8	11024965	7957 Knottingham #D	PRIV-CTG	562	2	1			None			\$165,000
9	11029214	7422 #1-110 Brookdale	ACTV	562	3	2	S/1		None	26	26	\$164,900
10	10951360	7410 #210 Brookdale	ACTV	562	3	2	S/1		None	127	127	\$155,000
11	11035013	8337 #5 Woodland	ACTV	562	2	1	S/2	None	10	10	\$125,000	
12	11055237	7413 #105 Brookdale	NEW	562	1	1	S/1	None	1	1	\$100,000	

12 Active - Attached Single Statistics

	High	Low	Average	Median
List Price	\$334,900	\$100,000	\$199,508	\$174,700
Listing Market Time	127	1	30	10
Market Time	617	1	89	10

Ave Price \$160,671  
# 151 / 45

12 Attached Single Summary Statistics

	High	Low	Average	Median
List Price	\$334,900	\$100,000	\$199,508	\$174,700
Listing Market Time	127	1	30	10
Market Time	617	1	89	10

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.



## TRAFFIC MEMO

To: Paul Swanson  
Paul Swanson Associates, Inc.

From: Kim Lask, P.E., PTOE, CFM

Date: March 10, 2021  
Revised April 5, 2021

RE: Darien Heights Residences  
2305 Sokol Court, Darien, Illinois  
Haeger File No.: 20-174

RECEIVED  
APR 23 2021  
Community Development  
City of Darien

### 1 – INTRODUCTION

Haeger Engineering LLC has prepared a Traffic Memo for the proposed Darien Heights Residences development located at 2305 Sokol Court in Darien, Illinois. This study was conducted to assess the impact the proposed development would have on traffic conditions, evaluate the anticipated parking demand to determine if sufficient parking will be provided, and to evaluate traffic circulation through the development. The subject property is in Section 5, Township 37N, Range 11E. The project area is 2.81 acres, and the P.I.N.s are 10-05-404-002 and 10-005-404-024. The location map and aerial photograph of the site vicinity are illustrated on *Exhibit 1* in *Appendix A*.

The project consists of a 4-story, 68-unit apartment development with interior and exterior parking. Access to the site will consist of one full access drive along Sokol Court. The site plan is illustrated on *Exhibit 2* in *Appendix A*. A traffic impact study for the previously proposed development was prepared by Metro Transportation Group, Inc., dated 01-18-2005. The traffic study evaluated a 104-unit condominium development; however, the development was thereafter approved to contain only 66 units.

### 2 – LAND USE

The subject property is currently vacant. Major land uses in the vicinity of the development include an extended stay hotel to the west, a park to the east, and multi-family residential (Waterfall Glen Condominiums and Townhouses) to the east and south.

### 3 – EXISTING ROADWAY NETWORK

A field investigation was conducted along the adjacent segments of Sokol Court and S. Frontage Road. The following information was obtained about the existing roadway network.



### S. FRONTAGE ROAD

- An east-west local roadway providing one lane in each direction that is under the jurisdiction of the City of Darien.
- At its unsignalized T-intersection with Sokol Court, S. Frontage Road provides one through lane at both east and west approaches.
- The posted speed limit is 45 mph. West of Sokol Court, the speed limit reduces to 35 mph along the curved section of the roadway.

### SOKOL COURT

- A north-south local roadway providing one lane in each direction that is under the jurisdiction of the City of Darien.
- At its unsignalized T-intersection with S. Frontage Road, Sokol Court provides a single general-purpose outbound lane and one inbound lane, operating under Stop sign control.
- Sokol Court is not a through street. It ends in a cul-de-sac.

## 4 – EXISTING TRAFFIC

The average annual daily traffic volume on S. Frontage Road, published by Illinois Department of Transportation (IDOT) in 2012, is 2,200 vehicles per day (vpd). To estimate the current pre-pandemic traffic, a growth factor of 1% per year was used, for an estimated volume of 2,406 vpd. The peak hour volume was determined by assuming 12% of the total traffic drives by the site during the peak hour. D-factors of 0.4 for westbound traffic and 0.6 for eastbound traffic were used to establish the directional distribution. The estimated existing traffic volumes are summarized in *Table 1* and *Exhibit 3*. Estimated traffic generated by the existing adjacent hotel are included on the exhibit (refer to section 5-Peak Hour Trip Generation).

Table 1 – Estimated Existing S. Frontage Road Peak Hour Volume

Direction of Travel	Peak Hour Volume (veh)
Westbound on S. Frontage Road	116
Eastbound on S. Frontage Road	173
<b>Total</b>	<b>289</b>

### CRASH HISTORY

Crash data was obtained for S. Frontage Road and Sokol Court near the proposed development. During a 3-year time period (2017 to 2019), there was only 1 crash at the intersection involving a vehicle traveling eastbound on S. Frontage Road and a vehicle turning left from Sokol Court. A review of the data indicated that there were no fatalities reported, and the frequency of accidents compared to the traffic traveling along S. Frontage Road and Sokol Court is very low.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.





## 5 - PEAK HOUR TRIP GENERATION

in order to accurately estimate the traffic that will be generated by the proposed development, data compiled by the Institute of Transportation Engineers (ITE) in the 10<sup>th</sup> Edition of the *Trip Generation Manual* was utilized. Trip generation for a proposed development depends on the size and characteristics of the anticipated land use. The volume of traffic generated by the number of units of the proposed facility was used to determine anticipated traffic volume. The ITE land use code that was consulted for this analysis is indicated in *Table 2* along with the estimated weekday AM peak hour, weekday PM peak hour, and weekday daily traffic volumes.

The adjacent extended stay hotel also has its only access driveway at Sokol Court. The hotel was contacted on April 1, 2021 to obtain information on the total number of rooms. As a conservative approach, traffic estimated to be generated by the existing extended stay hotel was determined based on the total number of rooms (104 rooms) instead of the average number of occupied rooms.

Table 2 – ITE Land Use Codes and Peak Hour Trip Generation

Land Use	ITE Code	Units	Peak Hour Traffic Volumes				Weekday Daily Trips	
			AM Peak		PM Peak		In	Out
			In	Out	In	Out		
Proposed Multi-family Housing (Mid-Rise)	221	68	7	18	19	13	184	185
Existing All Suites Hotel	311	104	13	11	16	17	211	211
Total			20	29	35	30	395	396

## TRIP GENERATION COMPARISON

As stated, the site was previously approved for a 66-unit condominium development. An analysis was done to compare the previously approved trips with the proposed trips. The trip generation comparison is shown in *Table 3*.

Table 3 – Trip Generation Comparison of Previously Approved Volumes and Proposed Volumes

Land Use	ITE Code	Units	Peak Hour Traffic Volumes				Weekday Daily Trips	
			AM Peak		PM Peak		In	Out
			In	Out	In	Out		
Previously Approved Condominium Development	221	66	6	17	18	12	179	179
Proposed Multi-family Housing (Mid-Rise)	221	68	7	18	19	13	184	185
Difference		+2	+1	+1	+1	+1	+5	+6



As indicated in *Table 3*, there will be a slight increase in trips from the previously approved condominium development to the proposed apartment development. Only 2 additional trips are expected during the peak hours.

## **6 – TRAFFIC STATEMENT OF OPINION**

S. Frontage Road is a low volume roadway with sufficient gaps to allow for traffic turning from Sokol Court. It is anticipated that Sokol Court traffic will experience minimal queues and delays. It is the opinion of Haeger Engineering LLC that the proposed development can be constructed with minimal impact to the traffic volumes along S. Frontage Road and at the intersection.

## **7 – PARKING DEMAND ANALYSIS**

Parking demand is the amount of parking that will be used at a particular time and place. Parking demand is affected by various factors such as type of use, time of day, parking duration, and geographic location. Parking adequacy was reviewed and determined based on the review of two (2) criteria: City of Darien City Code parking requirements and *ITE Parking Generation Manual*, 5<sup>th</sup> Edition recommendations.

The proposed development will include 68 apartments with 27 interior / underground parking spaces and 110 exterior parking spaces. The total proposed parking is 137 spaces, and the proposed parking ratio is 2.01 spaces per unit.

### **CITY OF DARIEN CITY CODE PARKING CRITERIA**

Requirements for off-street parking are included in City of Darien City Code Chapter 11, Section 5A-11-5, Off-Street Parking and Loading Table. Based on Code requirements, multiple family dwellings must provide a minimum of 2.0 parking spaces for each dwelling unit. For a 68-unit multi-family development, the standard parking requirement is 136 parking spaces.

### **ITE PARKING GENERATION**

According to the *ITE Parking Generation Manual*, the average peak parking demand for a 68-unit multi-family mid-rise development is 89 parking spaces (1.31 spaces per unit) on weekdays and 112 parking spaces (1.64 spaces per unit) on weekends.

Based on the above, the proposed 137 parking spaces at a ratio of 2.01 spaces per unit will adequately meet the future parking needs of the residents.

## **8 – INTERNAL CIRCULATION**

The proposed site plan is designed for efficient traffic flow. The two-way drive aisles are designed at a minimum of 24-ft wide to accommodate the projected traffic volumes safely and efficiently. The drive aisles allow sufficient room for vehicles to back out of parking spaces. Access to the site will consist of one full access drive connecting to Sokol Court. An emergency vehicle access is located at the back of the property.



## 9 – RECOMMENDATIONS AND CONCLUSION

Based on the traffic analyses for Darien Heights Residences, the recommendations and conclusions are summarized below:

- The proposed multi-family residential development will generate a slight increase in traffic volume when compared with the previously approved condominium development.
- The proposed development will have sufficient parking available to accommodate the parking generated and will exceed the Darien City Code and the *ITE Parking Generation Manual*.
- The site plan allows adequate site access and on-site circulation.



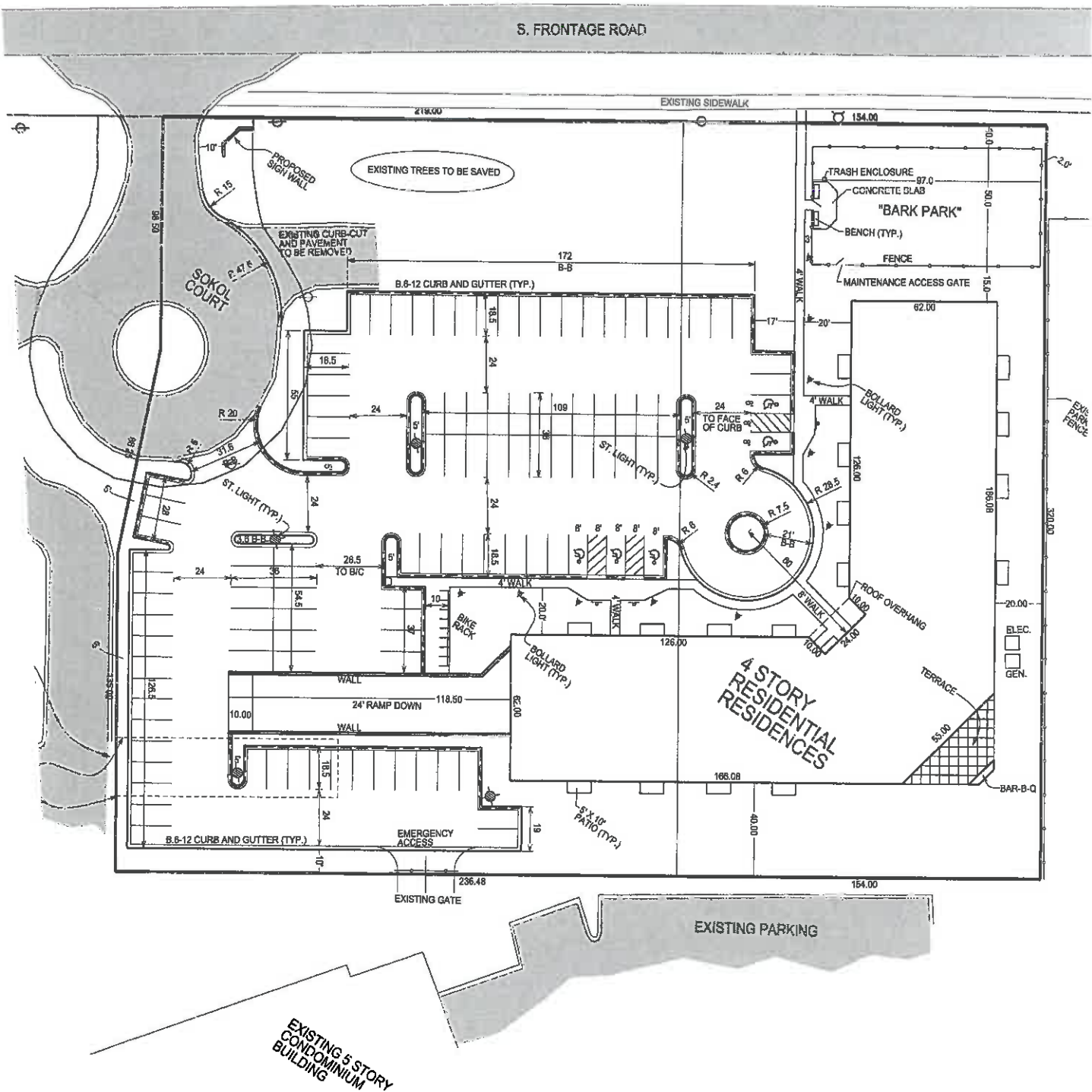
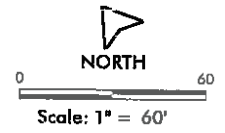
## **APPENDIX A - Exhibits**



**AERIAL PHOTO EXHIBIT**  
**DARIEN HEIGHTS**  
**RESIDENCES**  
DARIEN, ILLINOIS

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 Tel 817 394 6600 Fax 817 394 6608  
Illinois Professional Design Firm License No 184-003152 www.HaegerEngineering.com

Project Manager: KML  
Engineer: KML  
Date: 03-10-2021  
Project No. 20-174  
Sheet 1 / 5

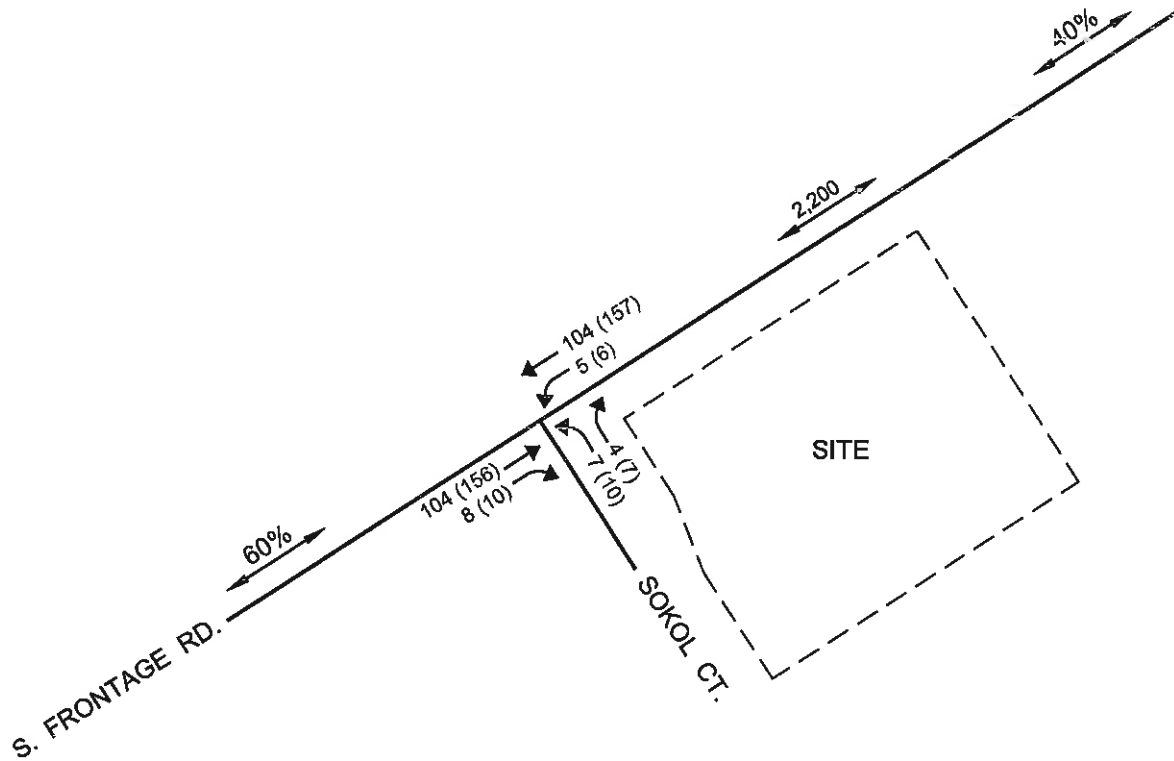


Site Plan prepared by Pearson, Brown & Associates, Inc., dated 01-19-2021

**SITE PLAN**  
**DARIEN HEIGHTS**  
**RESIDENCES**  
 DARIEN, ILLINOIS

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East Slate Parkway, Schaumburg, IL 60173 Tel: 847.394.8600 Fax: 847.394.8808  
 Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager	KML
Engineer	KML
Date	03-10-2021
Project No.	20-174
Sheet	2 / 5



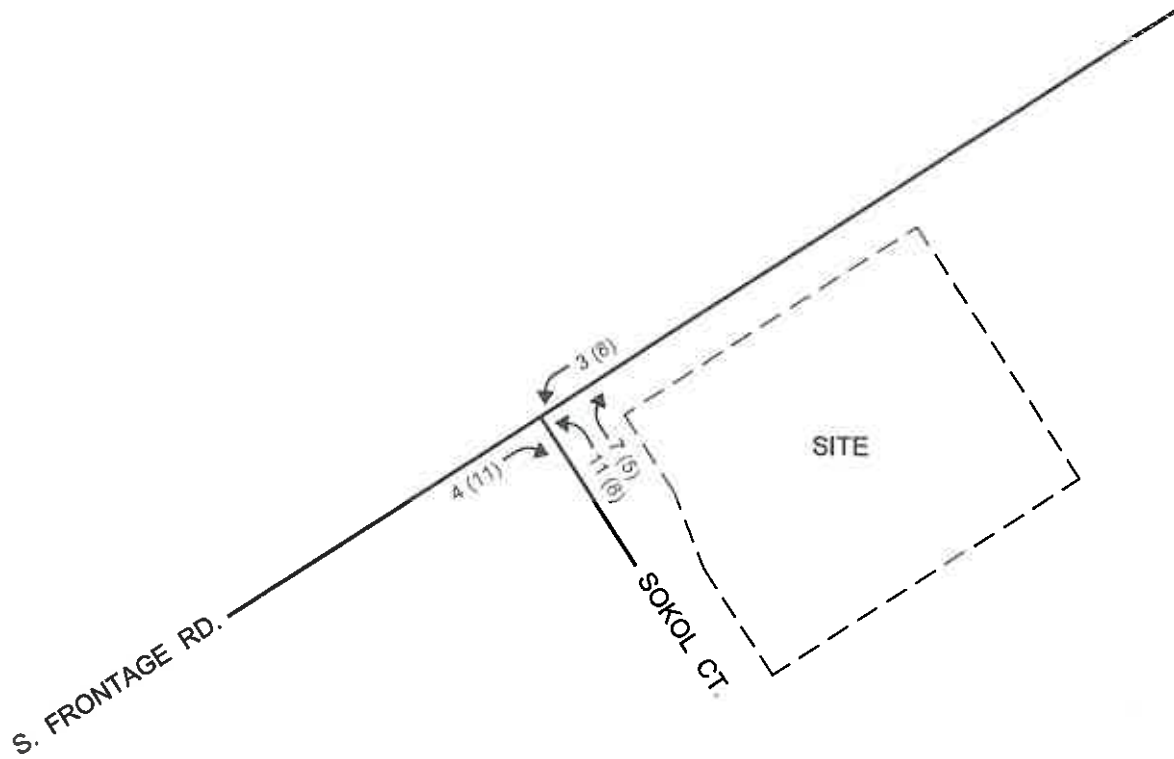
### LEGEND

- XX Estimated Weekday AM Peak Hour
- (XX) Estimated Weekday PM Peak Hour
- XX% Percent Distribution
- XXX IDOT's 2012 Average Daily Traffic (ADT)

**ESTIMATED EXISTING VOLUMES**  
**DARIEN HEIGHTS**  
**RESIDENCES**  
DARIEN, ILLINOIS

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-005152 www.HaegerEngineering.com

Project Manager: KML  
Engineer: KML  
Date: 04-05-2021  
Project No: 20-174  
Sheet: 3 / 5



**LEGEND**

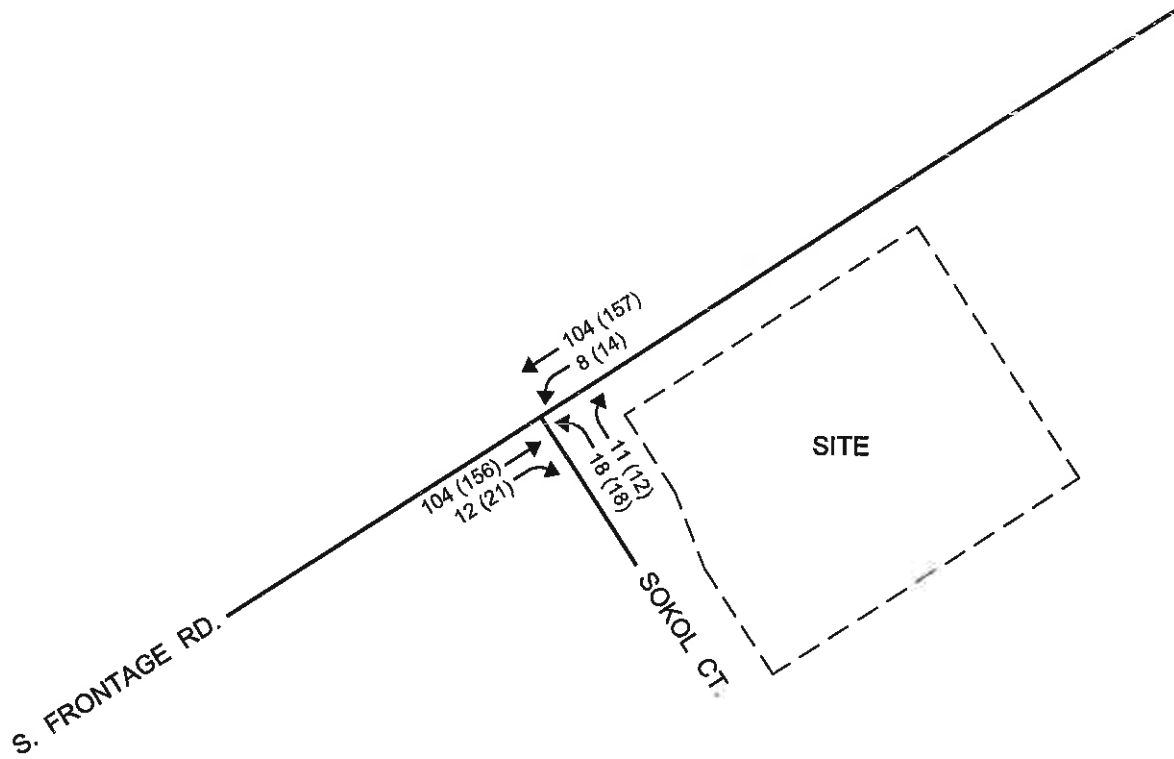
- XX Estimated Weekday AM Peak Hour
- (XX) Estimated Weekday PM Peak Hour

**SITE GENERATED TRAFFIC VOLUMES**  
**DARIEN HEIGHTS**  
**RESIDENCES**  
**DARIEN, ILLINOIS**

**HE HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: KML  
Engineer: KML  
Date: 04-05-2021  
Project No.: 20-174  
Sheet: 4 / 5





### LEGEND

- XX Estimated Weekday AM Peak Hour
- (XX) Estimated Weekday PM Peak Hour

**TOTAL ESTIMATED TRAFFIC VOLUMES**  
**DARIEN HEIGHTS**  
**RESIDENCES**  
DARIEN, ILLINOIS

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100 East State Parkway, Schaumburg, IL 60173 Tel 847.394.6600 Fax 847.394.6008  
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: KML  
Engineer: KML  
Date: 04-05-2021  
Project No: 20-174  
Sheet: 5 / 5



## **APPENDIX B – ITE Trip and Parking Generation Graphs**

# Multifamily Housing (Mid-Rise) (221)

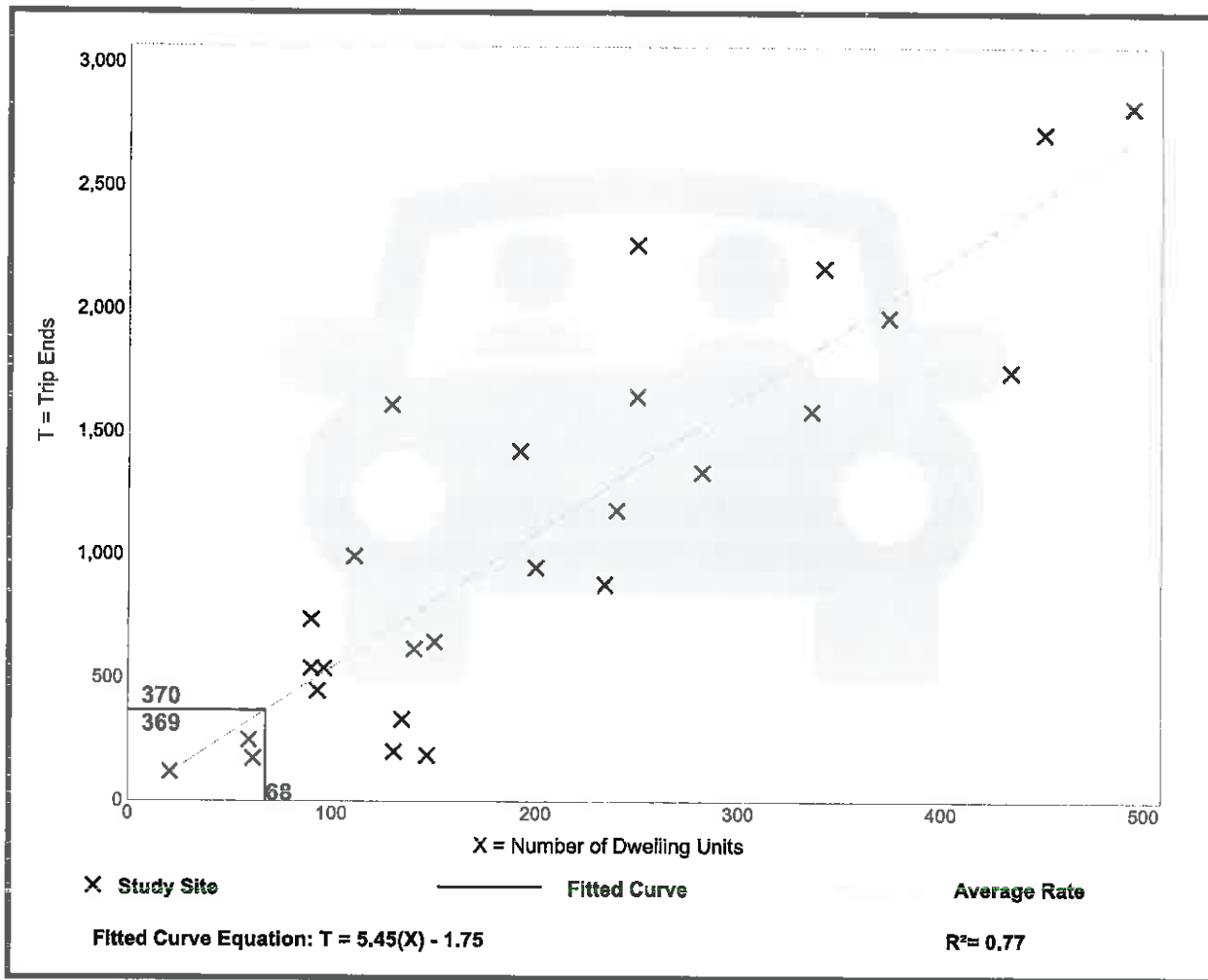
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 27  
Avg. Num. of Dwelling Units: 205  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

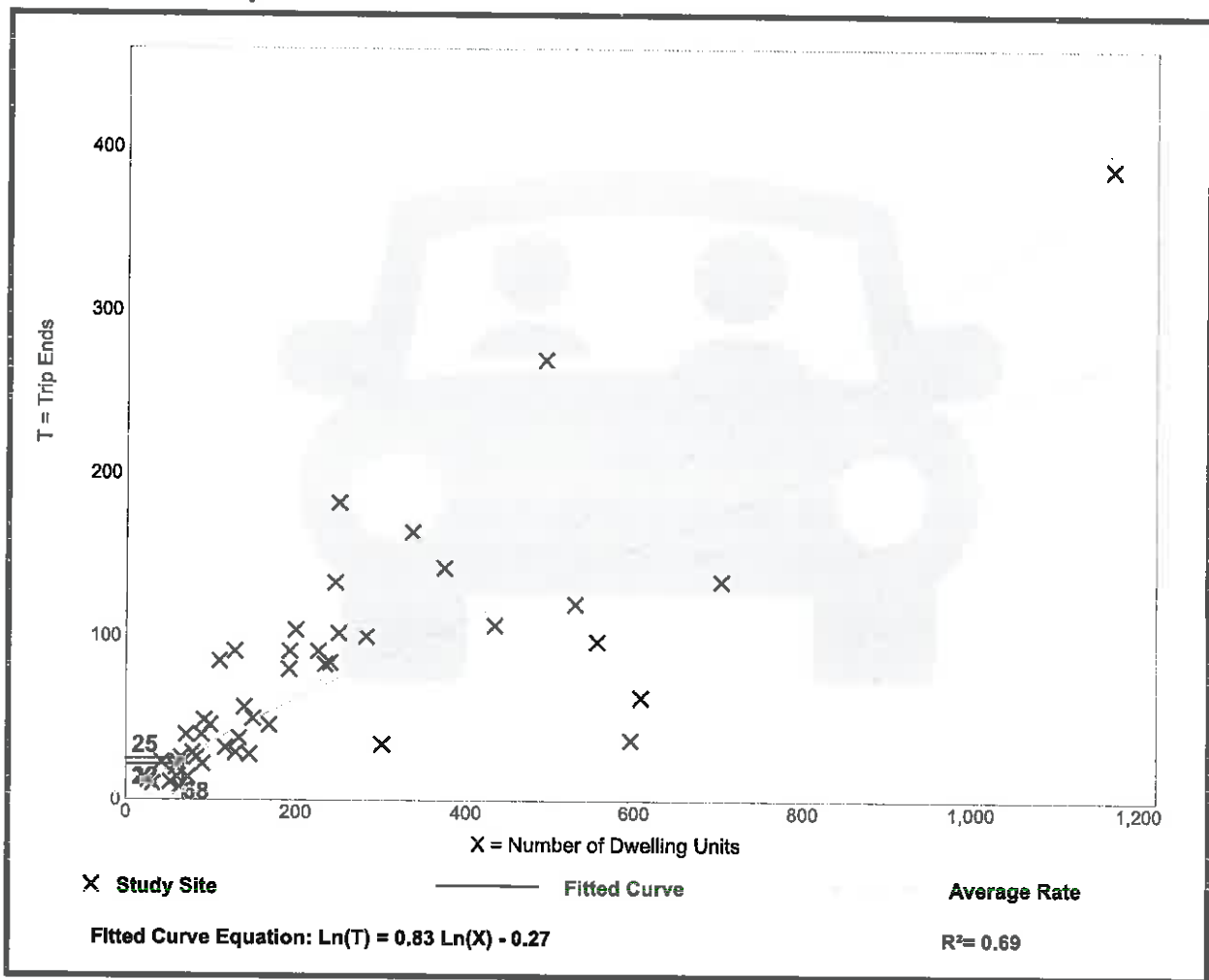
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 48  
 Avg. Num. of Dwelling Units: 225  
 Directional Distribution: 27% entering, 73% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.06 - 0.77	0.17

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

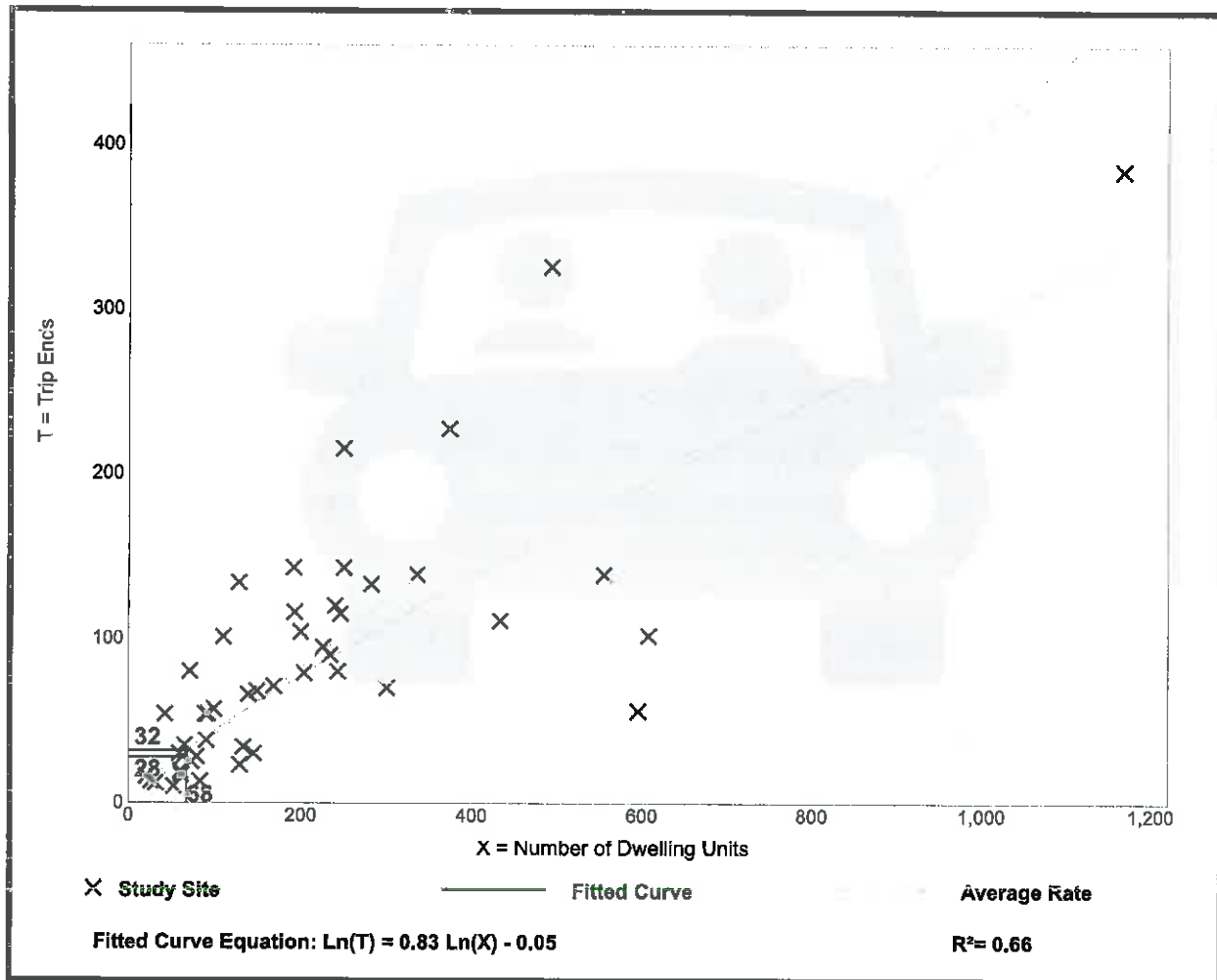
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 47  
Avg. Num. of Dwelling Units: 211  
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.09 - 1.26	0.22

## Data Plot and Equation



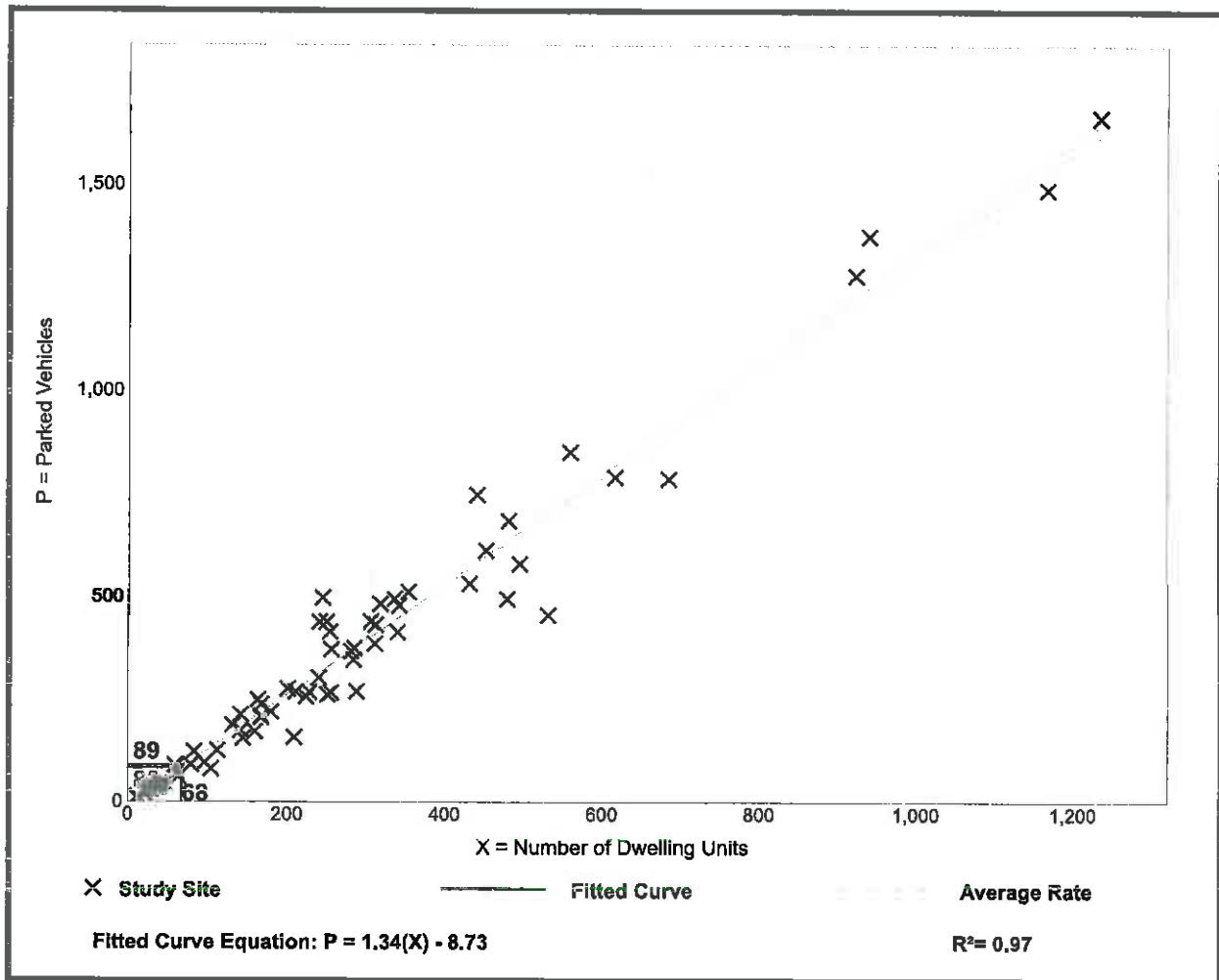
# Multifamily Housing (Mid-Rise) (221)

**Peak Period Parking Demand vs: Dwelling Units**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban (no nearby rail transit)**  
**Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.**  
 Number of Studies: 73  
 Avg. Num. of Dwelling Units: 261

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

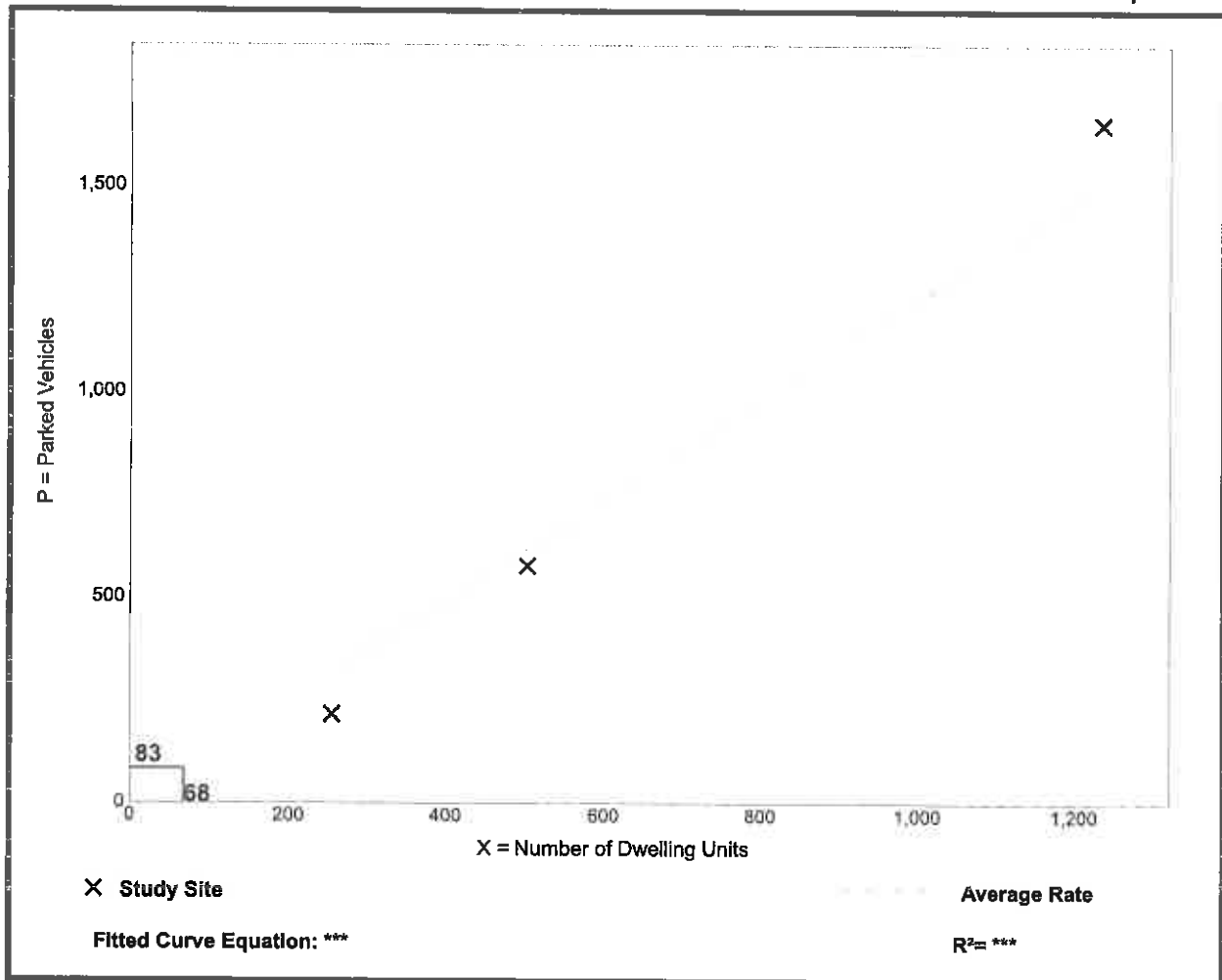
**Peak Period Parking Demand vs: Dwelling Units**  
**On a: Saturday**  
**Setting/Location: General Urban/Suburban (no nearby rail transit)**  
**Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.**  
**Number of Studies: 3**  
**Avg. Num. of Dwelling Units: 665**

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 (16%)

## Data Plot and Equation

**Caution – Small Sample Size**



# Multifamily Housing (Mid-Rise) (221)

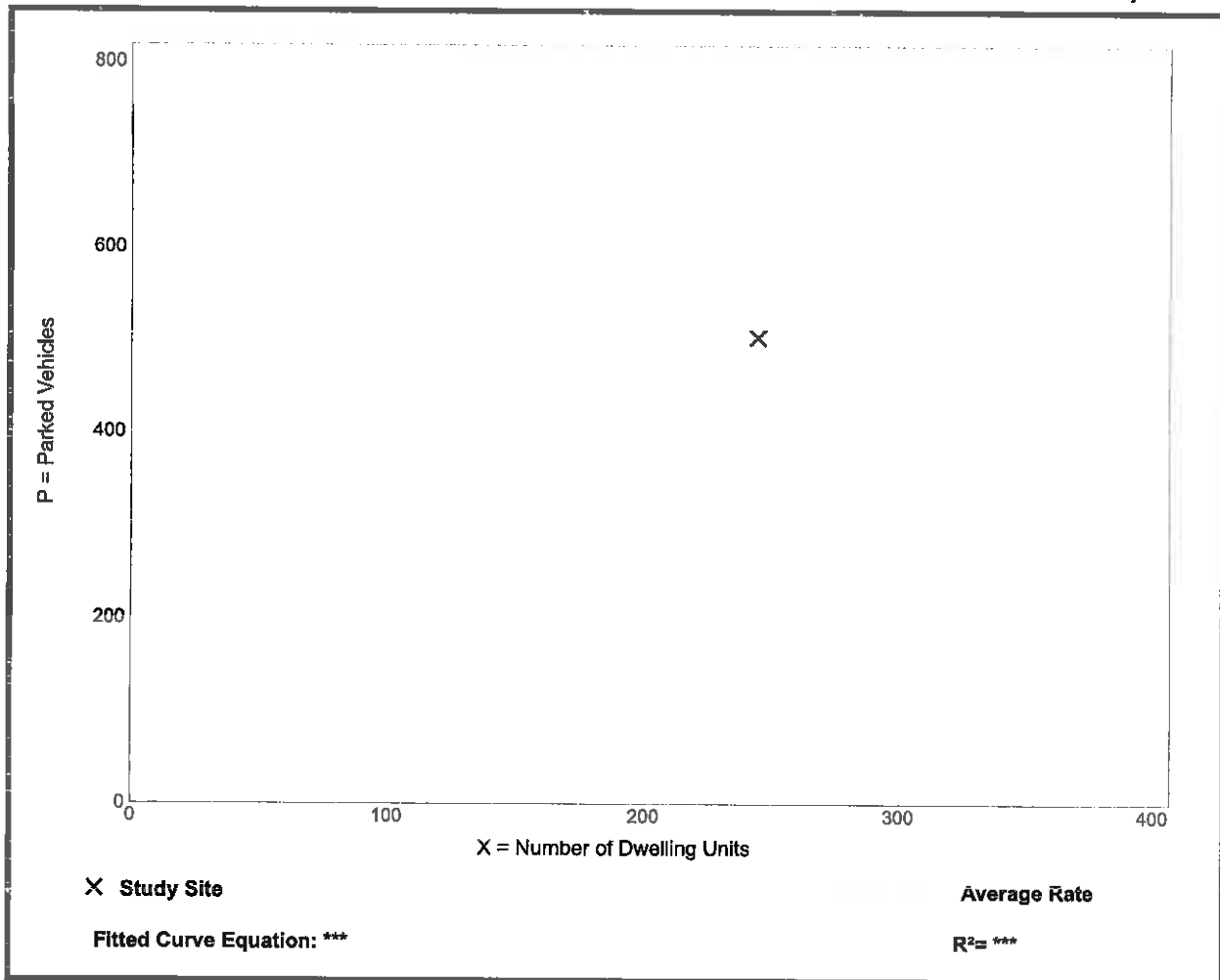
**Peak Period Parking Demand vs: Dwelling Units**  
**On a: Sunday**  
**Setting/Location: General Urban/Suburban (no nearby rail transit)**  
**Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.**  
**Number of Studies: 1**  
**Avg. Num. of Dwelling Units: 245**

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.05	2.05 - 2.05	*** / ***	***	***

## Data Plot and Equation

**Caution – Small Sample Size**







## **APPENDIX C – Crash Data**

# 2018 Crashes





### Coordinate Collision Diagram Report

11/1/2018 to 12/31/2018

For XCoordinate 2887589.931 : YCoordinate 1847572.488 | Foot Tolerance : 250 | County : DuPage | Intersection Related: Non-Intersections | \*See Notes at End of Report.

Date	Weather	Roadway	A	Injuries	B	C	Killed	Type of Crash	Light Condition	Mile	XCoordinate	YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201801270627																						
9/7/2018 4:35 PM	Rain	Wet	0	0	0	1	0	Turning	Daylight	0.65	2887473.74392571	1847460.73741874	Passenger	Northwest	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
-----																						
201801287151																						
9/8/2018 1:48 PM	Clear	Dry	0	0	0	0	0	Front to Rear	Daylight	271.25	2887548.27827145	1847633.23481887	Passenger	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
-----																						
201801287151																						
9/27/2018 5:45 AM	Clear	Dry	0	0	0	0	0	Front to Rear	Dawn	271.26	2887730.42124149	1847767.21473019	Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
-----																						
201801287151																						
9/27/2018 5:45 AM	Clear	Dry	0	0	0	0	0	Front to Rear	Dawn	271.26	2887730.42124149	1847767.21473019	Unknown	Unknown	Unknown	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	On Pavement (Roadway)	(UNK)	(UNK)	2
-----																						
201801287151																						
9/27/2018 5:45 AM	Clear	Dry	0	0	0	0	0	Front to Rear	Dawn	271.26	2887730.42124149	1847767.21473019	Unknown	Unknown	Unknown	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
-----																						
201801287151																						
9/27/2018 5:45 AM	Clear	Dry	0	0	0	0	0	Front to Rear	Dawn	271.26	2887730.42124149	1847767.21473019	Unknown	Unknown	Unknown	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	4
-----																						
201801287151																						
9/27/2018 5:45 AM	Clear	Dry	0	0	0	0	0	Front to Rear	Dawn	271.26	2887730.42124149	1847767.21473019	SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	5



### Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2887589.931 : YCoordinate 1847572.488 | Foot Tolerance : 250 | County : DuPage | Intersection Related: Non-Intersections | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
3	0	0	0	1	2	0	1	0	0	1

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Front to Rear	2	66.7%	Monday	1	33.3%	05 AM	1	33.3%	Passenger	3	33.3%
Turning	1	33.3%	Friday	1	33.3%	1 PM	1	33.3%	SUV	1	11.1%
<b>TOTAL:</b>	<b>3</b>		Saturday	1	33.3%	4 PM	1	33.3%	Unknown	3	33.3%
			<b>TOTAL:</b>	<b>3</b>		<b>TOTAL:</b>	<b>3</b>		Van/Minivan	1	22.2%
									<b>TOTAL:</b>	<b>9</b>	

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Clear	2	66.7%	Dawn	1	33.3%	Dry	2	66.7%	East	3	33.3%
Rain	1	33.3%	Daylight	2	66.7%	Wet	1	33.3%	North	2	22.2%
<b>TOTAL:</b>	<b>3</b>		<b>TOTAL:</b>	<b>3</b>		<b>TOTAL:</b>	<b>3</b>		Northwest	1	11.1%
									Unknown	3	33.3%
									<b>TOTAL:</b>	<b>9</b>	



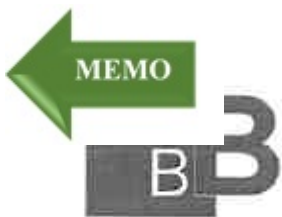
### Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2887569.931 : YCoordinate 1847572.488 | Foot Tolerance : 250 | County : DuPage | Intersection Related: Non-Intersections | \*See Notes at End of Report.

#### Notes

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

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

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

March 12, 2021

Village of Darian  
1702 Plainfield Road  
Darien, Illinois

Attention: Jordan Yanke

Subject: 2305 Sokol Court  
4 Story Residences  
(CBBEL Project No. 950323.H0232)

Dear: Jordan

As requested on March 3, 2021, we have reviewed the preliminary engineering plans for the above project prepared by Pearson, Brown and Associates, Inc. and dated January 19, 2021. We have no objection to the plan being considered by the plan commission, and the following comments are submitted for you consideration:

1. Based on parcel lines shown on the Du Page County GIS database, it appears that the property to be developed is currently two lots. A plat of subdivision/consolidation will likely be necessary.
2. As the plan progresses, we will work with the design engineer to determine if sufficient volume was provided in the existing detention basin to accommodate the proposed development. If additional volume is required, it appears that there is ample space on the property to provide it.
3. Post Construction Best Management Practices (volume and pollutant control) will have to be provided as the existing stormwater management does not provide these features. The existing development pre-dated the PCBMP requirement.
4. The two parking stalls facing east at the southwest corner of the building appear to be awkward to back out of. Perhaps one additional stall could be added to the end of the adjacent row, and one could be eliminated or placed elsewhere in the project.
5. The parking aisle on the north side of the ramp to the indoor parking does not provide space for the southern-most two stalls to back out. Modifications to this configuration will be necessary.
6. We recommend that the site plan be provided to the fire protection district for their comment on the ability to maneuver their equipment and for hydrant placement.
7. The City watermain atlas indicates that the watermain on this property is looped, and therefore would have to remain connecting to the property to the west. This can be verified as the project progresses as it does not appear to impact the project.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Lynch". The signature is written in a cursive, flowing style.

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

Cc Dan Gombac, City of Darien



**LEMONT FIRE PROTECTION DISTRICT**

**BUREAU OF FIRE PREVENTION**



15900 New Avenue  
Lemont, IL 60439  
Business: (630) 257-0191  
Fax: (630) 257-5318  
fpb@lemontfire.com  
lemontfire.com

April 5, 2021

Community Development  
City of Darien  
1702 Plainfield Rd  
Darien, IL 60561

Re: Darien Heights Residences PUD - Review  
2305 Sokol Ct.  
Darien, IL.

Dear Community Development;

This Department is in receipt of the plans for the above noted project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments.

1. The address for the property shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with the International Fire Code, 2015 Edition (Section 505).
2. All newly constructed buildings or tenant spaces are required to install an approved key box in an accessible location approved by the code official in accordance with the International Fire Code, 2015 Edition (Section 506).
3. Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official in accordance with the International Fire Code, 2015 Edition (Section 503.7.3).
4. The fire sprinkler company or fire protection engineer shall submit an Automatic Fire Sprinkler System Technical Submission in accordance to The State of Illinois (225 ILCS 325/3) (from Ch. 111, par 5203) to the Lemont Bureau of Fire Prevention and the City of Darien that certifies that the fire sprinkler coverage is adequate for the intended use and /or storage of the building proposed.
5. An approved automatic sprinkler system shall be installed throughout this occupancy. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2013 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Woodridge for review and approval prior to installation in accordance with the International Fire Code, 2015 Edition (Section 903).



6. An approved fire alarm system shall be installed throughout this occupancy. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition. A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Woodridge for review and approval prior to installation and in accordance with the International Fire Code, 2015 Edition, (Section 907.1.1).
7. Portable Fire Extinguishers shall be installed in all occupancy groups and have a minimum of one fire extinguisher located within 5 feet of each exterior door. All other areas shall have extinguishers installed in accordance with NFPA 10, 2013 Edition or where required by the code official. The minimum size fire extinguisher for use in all occupancy groups shall be 4A60BC. All other applications shall be accordance with the provisions of NFPA 10, 2013 Edition and the International Fire Code, 2015 Edition (Section 906).
8. Approved exit lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Section 1011) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7 – 7.10).
9. Approved emergency lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Sections 604 & 1006) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7 – 7.10).
10. Review of the plans show that the required dimensions for the turning radius have met the requirements for the turning radius required to handle our ladder truck. See Attached Information
11. Fire Hydrant Installation: Fire hydrants shall be installed so that:
  - a. Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
  - b. Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
  - c. Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
  - d. Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
  - e. Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
  - f. Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch “storz” fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125” vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official in accordance with the International Fire Code, 2012 Edition (Section 507).
12. The size of the elevator car shall be of such size and arrangement to accommodate a twenty four (24) by eighty four (84) inch ambulance stretcher in the horizontal open position and shall be identified by the international symbol for emergency medical services (star of life). Where there a number of elevators provided, only one has to meet this requirement.

I will recommend APPROVAL AS NOTED of these plans with the stipulation that the above items are addressed and complied with. This approval with noted requirements of the Codes and Standards for the submitted project is not to be construed as final approval. This can only be granted after construction and occupancy inspections. If you should have any further questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'MB', with a long horizontal flourish extending to the right.

Mark Blackaller  
Fire Marshal

cc: file  
City of Darien Community Development

MEMO

**EQUITY TRUST COMPANY CUSTODIAN F/B/O  
PAUL SWANSON IRA**

401 E. PROSPECT AVENUE  
MT. PROSPECT, ILLINOIS 60056

PHONE: 847-670-6710  
FAX: 847-670-6713

March 23, 2021

VIA EMAIL: ([jyanke@darienil.gov](mailto:jyanke@darienil.gov))

Jordan Yanke  
Senior Planner  
City of Darien  
1702 Plainfield Road  
Darien, Illinois 60561

**RE: *Darien Heights Residences  
2305 Sokol Court***

Jordan,

Please find below my response to your 3/17/2021 email "Review Comments" regarding Planning/Zoning Comments and Waivers & Deviations. The Engineering response will come from my Engineers.

**Planning/Zoning Comments:**

- Proposed plans have been presented to the surrounding HOA's with no written response. I spoke to Mary Sullivan the Alderman who has heard no negative response. I am sending plans to Lemont School District.
- The Development Schedule is to begin Construction ASAP after all approvals. I will "partner up" with an Investor Builder who I have done some past projects with. His name is Ram Prashantha. So, I will be with the project beyond completion.
- We are doing a Plat of Subdivision/Consolidation
- I will bring a Material Board to the Planning & Zoning Commission Meeting.
- I have corrected the math on sheet A2 and sent it to you. There are 68 Rental Units and 2 Model Units. (see enclosed)
- Open Space, the project has 55% impervious which leaves 45% open area but when you add the 30' around the building (- impervious area already counted in the 30') you have an open space of 29.7% which exceeds the code of 25%.
- **Waivers/Deviations**

Residential Density: The project has a density of 24.3 DU/AC. The R3 density is 7 DU/AC. Therefore, a waiver on density is sought as was the previously approved PUD for the Highland Condominiums.

- **Parking Requirements**

Car Parking: We meet code requirement of 2 cars/DU with 9' x 18' stalls and 24' aisle. We do not have a "set aside" Loading Area because all loading and trash pickups are on the garage ramp and through the garage to the Lower-Level Elevators, therefore the ramp (25' x 70') also acts as the loading area.


- **Yards and Spaces**

The code for R3 is 30' front and rear setback and 10' side yard, however, since our building height is 40' we need a 40' yard setback which we have to the South, contiguous to the Condominium Building, and greater than 40' to the North and West, however, we would seek a variance of 20' to the East against the Park. The approved Highland Condominium was 30' to the South and 10' to the East.

- **Building Height**

The proposed project has a building height of 40' and 4 stories which exceeds the underlying R3 Zoning of 3 stories and 35' height, so a variance is sought. The previously approved Highland Condominiums was also 4 stories and was 45' high.

Sincerely,



Paul Swanson

PEARSON, BROWN & ASSOCIATES, INC.  
CONSULTING ENGINEERS

2102

1850 W WINCHESTER ROAD, SUITE 205  
LIBERTYVILLE, IL 60048-5355

PHONE 847 / 367-6707  
FAX 847 / 367-2567

March 24, 2021

City of Darien  
1702 Plainfield Road  
Darien, Illinois

Attn: Jordan Yanke  
Village Planner

Re: Darien Heights Residences 2305 Sokol Court – Paul Swanson  
4 Story Residences  
Darien, Illinois  
Replies to CBBEL Review 1 of Preliminary Engineering

On behalf of our client, Equity Trust Co. Custodian FBO Paul Swanson IRA, please find the following replies to the engineering comments from the CBBEL Review #1 dated March 12, 2021.

1. *Based on parcel lines shown on the DuPage County GIS Database, it appears that the property to be developed is currently two lots. A plat of subdivision/consolidation will likely be necessary.*

**Understood. The necessary plat work has been ordered from Associated Surveying Group and will be available by May 1<sup>st</sup>.**

2. *As the plan progresses, we will work with the design engineer to determine if sufficient volume was provided in the existing detention basin to accommodate the proposed development. If additional volume is required, it appears that there is ample space on the property to provide it.*

**Understood. Per conversation with Daniel L. Lynch, P.E. with CBBEL, the records from the original design are being retrieved from archives to determine the coverage level that was planned for the subject property. At less than 60% coverage, we are confident that most if not all of the required volume is provided in the existing facility.**

3. *Post Construction Best Management Practices (volume and pollutant control) will have to be provided as the existing stormwater management does not provide these features. The existing development pre-dated the PCBMP requirement.*

**Understood. We will incorporate PCBMP's in the final design. Infiltration based features will likely be employed. Snout devices within drainage structures are also being considered.**

4. *The two parking stalls facing east at the southwest corner of the building appear to be awkward to back out of. Perhaps one additional stall can be added at the end of the adjacent row, and one could be eliminated or placed elsewhere onsite.*

**The site plan has been revised near the spaces in question to provide additional pavement to make space for backing into the emergency access aisle connection location.**

5. *The parking aisle on the north side of the ramp to the indoor parking does not provide space for the southern-most two stalls to back out. Modifications to this configuration will be necessary.*

**We have revised the site plan to prohibit parking in the former two spaces that do not have room to back out near the ramp. The westernmost space just north of the end of the ramp can remain as there is room to back out. The total proposed space total is 136.**

6. *We recommend that the site plan be provided to the fire protection district for their comment on the ability to maneuver their equipment and for hydrant placement.*

**We will work with the developer to have the plan reviewed by the fire protection district.**

7. *The City water main atlas indicates that the water main on this property is looped, and therefore would have to remain connecting to the property to the west. This can be verified as the project progresses as it does not appear to impact the project.*

**Understood. We are now showing the water main remaining connected to the property to the west.**

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



John F. Cerbus, P.E.  
Associate

cc: Paul Swanson – PSA, Inc.

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

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**ORDINANCE NO. 0-30-05**

**FIRST AMENDMENT TO ANNEXATION AGREEMENT  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-09: 2305 Sokol Court, The Highland)**

---

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 3<sup>rd</sup> DAY OF OCTOBER, 2005.**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
5<sup>th</sup> day of October, 2005.**

ORDINANCE NO. 0-30-05

**FIRST AMENDMENT TO ANNEXATION AGREEMENT  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-09: 2305 Sokol Court, The Highland)**

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

**SECTION 1:** The Mayor and Clerk are hereby authorized to execute and attest respectively a certain "First Amendment to Annexation Agreement," a copy of which is attached hereto and made a part hereof.

**SECTION 2:** 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 that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.



ORDINANCE NO. 0-30-05

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,  
DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of October, 2005.

AYES: 6-Biehl, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0-NONE

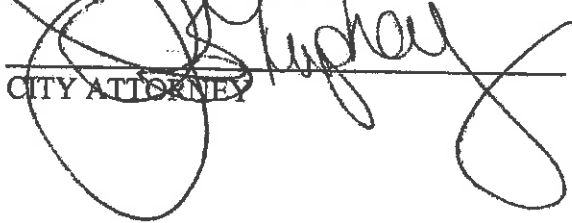
ABSENT: 1-Durkin

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 3<sup>rd</sup> day of October, 2005.

ATTEST:

  
\_\_\_\_\_  
JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

  
\_\_\_\_\_  
CARMEN D. SOLDATO, MAYOR

**FIRST AMENDMENT TO ANNEXATION AGREEMENT  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

The First Amendment to Annexation Agreement is entered into by and between the City of Darien, DuPage County, Illinois (the "City"), Sokol Chicagoland Building Association ("Owner") and Darien Highlands, LLC, an Illinois Corporation ("Developer").

**RECITALS**

**WHEREAS**, pursuant to Ordinance No. O-32-96 the City entered into a certain Annexation Agreement (the "Annexation Agreement") with the Owner and certain other developers of the property described therein; and

**WHEREAS**, pursuant to the Annexation Agreement a portion of the Subject Property (the "Sokol Parcel") was approved for and zoned for a recreational facility, consisting of a 2-story building containing approximately 43,000 square feet; and

**WHEREAS**, Owner has not developed the Sokol Parcel for its permitted use; and

**WHEREAS**, Developer has proposed to amend the Annexation Agreement in order to allow the development of the Sokol Parcel for 66 condominium units in two separate buildings; and

**WHEREAS**, pursuant to notice required by law the City's Planning and Zoning Commission has conducted a public hearing on the proposed Amendment and has forwarded its report and recommendation to the City Council; and

**WHEREAS**, pursuant to notice as required by law the City Council has conducted a public hearing on the proposed Amendment to the Annexation Agreement; and

**WHEREAS**, the City Council has determined that amending the Annexation Agreement in the manner described hereinbelow is reasonable and will promote the sound growth and planning of the City; and

**WHEREAS**, Developer and Owner agree to be bound by all the terms, conditions and limitations of this Amendment, along with any implementing ordinances adopted pursuant to this Amendment;

**NOW, THEREFORE, IT IS HEREBY AGREED BY AND AMONG THE PARTIES HERETO AS FOLLOWS:**

**SECTION 1: Incorporation of Recitals.** The recitals set forth above are incorporated herein.

**SECTION 2: Amendment to Annexation Agreement.** Notwithstanding anything to the contrary appearing in the Annexation Agreement, the City agrees to take all action necessary to allow for the Sokol Property to be developed for no more than 66 condominium units in two separate buildings.

**SECTION 3: Agreement to Abide by Conditions.** Owner and Developer agree to abide by all conditions, terms and restrictions set forth in the Zoning Ordinance adopted pursuant to this Agreement. A copy of said Zoning Ordinance is attached to this Agreement as **Exhibit 1**.

**SECTION 4: Other Terms; Other Ordinances.** Except as specifically provided for in this Agreement and the implementing Zoning Ordinance, Owner and Developer agree to be bound by all terms, conditions, limitations and restrictions set forth in the Annexation Agreement as well as the Zoning Ordinance adopted pursuant hereto, and all other Codes and Ordinances of the City. Developer shall specifically comply with the school impact fee contributions set forth in Section 10A of the Annexation Agreement, and the mid-rise unit South Frontage Road impact

fee contributions set forth in Section 10B of the Annexation Fee. The up to 66 condominium units contained in two separate buildings on the Sokol Property are classified as mid-rise units. All contribution amounts required for mid-rise units under the Annexation Agreement shall apply to those condominium units.

**SECTION 5: Successors and Assigns.** This Agreement shall be binding upon the parties and their respective successors and assigns.

**SECTION 6: Term.** The term of this Annexation Agreement remains unaffected by this Amendment.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day, month and year first above written.

City of Darien, Darien, DuPage County, Illinois

By: C. Soldato

Attest:

James Coleman  
City Clerk

Sokol Chicagoland Building Association

By: \_\_\_\_\_

Darien Highlands, LLC,  
an Illinois Corporation

By: \_\_\_\_\_

CITY OF DARIEN  
DU PAGE COUNTY, ILLINOIS

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE  
TO AN APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")

(PZC 2005-09: 2305 Sokol Court, The Highland)

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ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

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Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2005.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE  
TO AN APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-09: 2305 Sokol Court, The Highland)**

**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 identified on **Exhibit 1**, attached hereto and made a part hereof, (the "Subject Property"), is part of a Planned Unit Development (PUD), approved pursuant to an Annexation Agreement authorized by Ordinance No. O-32-96; and

**WHEREAS**, pursuant to the Annexation Agreement and approved PUD, the Subject Property was to be developed as the "Sokol Facility," a structure, two stories in height, containing approximately 43,000 square feet, and to be owned and operated by Sokol; and

**WHEREAS**, the Owner and Developer of the Subject Property have petitioned to amend the Annexation Agreement and for approval of a substantial change to the approved PUD; and

**WHEREAS**, said proposal seeks a substantial change in the approved PUD to eliminate the "Sokol Facility" as defined therein and to construct 66 condominium units contained in two buildings on the Subject Property; and

ORDINANCE NO. \_\_\_\_\_

WHEREAS, pursuant to notice, as required by law, the Planning and Zoning Commission of the City of Darien conducted a public hearing on the proposal; and

WHEREAS, the City, the Owner and the Developer have entered into an Amendment to the Annexation Agreement, authorizing development of the 66 condominium units to be contained in two buildings; and

WHEREAS, the City Council finds that amending the previously approved PUD as provided for hereinbelow is reasonable and will promote the sound growth and planning of the City;

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

**SECTION 1: Substantial Change to PUD Approved.** The final PUD plan for the Subject Property is hereby amended to allow the development of the Subject Property for 66 condominium units contained in two buildings.

**SECTION 2: Preliminary Amended PUD Plan Identified; Preliminary Amended PUD Plan Approved.** The Amended Preliminary PUD Plan is hereby approved. For purposes of this Ordinance, the "Amended Preliminary PUD Plan" is identified as follows:

- A. Preliminary Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., latest revision dated August 31, 2005.
- B. Preliminary Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated August 15, 2005.
- C. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 15, 2005.
- D. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 9, 2005.
- E. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision

ORDINANCE NO. \_\_\_\_\_

- dated August 9, 2005.
- F. Photometric plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
  - G. Building Elevations, 2 sheets, prepared by Built Form Architecture, latest revision dated August 9, 2005.

**SECTION 3: Departures Approved.** The following departures from the underlying

Zoning Ordinance, Subdivision and PUD Regulations are hereby granted:

- A. Section 5A-3-3-4: PUD Regulations, Residential Density: To allow an increase in the number of dwelling units within the residential portion of the PUD, from an existing 8 to 9.6 dwelling units per acre.
- B. Section 5A-7-3-7: Height Limitations, Bulk Regulations: To allow an increase in the maximum height from 35 feet to 47.9 feet.

**SECTION 4: Conditions of Approval:** The following conditions of approval apply:

- A. Water pressure calculations are to be submitted with building permit applications.
- B. Roof mounted equipment, on the south side of the buildings, are to be screened.

**SECTION 5: Final PUD Plan.** The Final PUD Plan for the Subject Property shall be reviewed and approved in accordance with all applicable provisions of the City's Zoning Ordinance.

**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 that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.



ORDINANCE NO. \_\_\_\_\_

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_ day of \_\_\_\_\_, 2005.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.**

ATTEST:

\_\_\_\_\_  
CARMEN D. SOLDATO, MAYOR

\_\_\_\_\_  
JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**Exhibit 1**

PARCEL 1: LOT 2 IN BURNISDE'S PRESERVES OF WATERFALL GLEN RESUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998, AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1959 AS DOCUMENT 916621, IN DUPAGE COUNTY, ILLINOIS, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF HOMER GLEN SUBDIVISION, BEING ALSO THE NORTH LINE OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 369.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION; THENCE NORTH 33 DEGREES 36 MINUTES 05 SECONDS WEST ALNG THE EASTERLY LINE OF SAID LOT 1 OF HOMER ANDRUS SUBDIVISION, A DISTANCE OF 578.33 FEET TO THE SOUTH LINE OF FORMER ROUTE 66 PER DOCUMENT NO. 931792 AND DOHLMAN'S RESUBDIVISION (DOCUMENT NO. 967060), BEING ALSO THE SOUTH LINE OF FEDERAL AID HIGHWAY ROUTE 98 PER DOCUMENTS 524869 AND 524870; THENCE NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF FORMER ROUTE 66, A DISTANCE OF 373.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 57 SECONDS WEST A DISTANCE OF 297.48 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE 160.50 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 21 SECONDS WEST A DISTANCE OF 97.08 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

A/K/A LOT 31 BURNISDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748 IN DUPAGE COUNTY, ILLINOIS.

PIN: 10-05-404-002 and -024

The property is located at 2305 Sokol Court, Illinois 60561.

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

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**ORDINANCE NO. 0-31-05**

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE  
TO AN APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-09: 2305 Sokol Court, The Highland)**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 3<sup>rd</sup> DAY OF OCTOBER, 2005.**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
5<sup>th</sup> day of October, 2005.**

ORDINANCE NO. 0-31-05

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE  
TO AN APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM  
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-09: 2305 Sokol Court, The Highland)**

**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 identified on **Exhibit 1**, attached hereto and made a part hereof, (the "Subject Property"), is part of a Planned Unit Development (PUD), approved pursuant to an Annexation Agreement authorized by Ordinance No. O-32-96; and

**WHEREAS**, pursuant to the Annexation Agreement and approved PUD, the Subject Property was to be developed as the "Sokol Facility," a structure, two stories in height, containing approximately 43,000 square feet, and to be owned and operated by Sokol; and

**WHEREAS**, the Owner and Developer of the Subject Property have petitioned to amend the Annexation Agreement and for approval of a substantial change to the approved PUD; and

**WHEREAS**, said proposal seeks a substantial change in the approved PUD to eliminate the "Sokol Facility" as defined therein and to construct 66 condominium units contained in two buildings on the Subject Property; and

ORDINANCE NO. 0-31-05

WHEREAS, pursuant to notice, as required by law, the Planning and Zoning Commission of the City of Darien conducted a public hearing on the proposal; and

WHEREAS, the City, the Owner and the Developer have entered into an Amendment to the Annexation Agreement, authorizing development of the 66 condominium units to be contained in two buildings; and

WHEREAS, the City Council finds that amending the previously approved PUD as provided for hereinbelow is reasonable and will promote the sound growth and planning of the City;

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

**SECTION 1: Substantial Change to PUD Approved.** The final PUD plan for the Subject Property is hereby amended to allow the development of the Subject Property for 66 condominium units contained in two buildings.

**SECTION 2: Preliminary Amended PUD Plan Identified; Preliminary Amended PUD Plan Approved.** The Amended Preliminary PUD Plan is hereby approved. For purposes of this Ordinance, the "Amended Preliminary PUD Plan" is identified as follows:

- A. Preliminary Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., latest revision dated August 31, 2005.
- B. Preliminary Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated August 15, 2005.
- C. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 15, 2005.
- D. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 9, 2005.
- E. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision

ORDINANCE NO. 0-31-05

- dated August 9, 2005.
- F. Photometric plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
  - G. Building Elevations, 2 sheets, prepared by Built Form Architecture, latest revision dated August 9, 2005.

**SECTION 3: Departures Approved.** The following departures from the underlying Zoning Ordinance, Subdivision and PUD Regulations are hereby granted:

- A. Section 5A-3-3-4: PUD Regulations, Residential Density: To allow an increase in the number of dwelling units within the residential portion of the PUD, from an existing 8 to 9.6 dwelling units per acre.
- B. Section 5A-7-3-7: Height Limitations, Bulk Regulations: To allow an increase in the maximum height from 35 feet to 47.9 feet.

**SECTION 4: Conditions of Approval:** The following conditions of approval apply:

- A. Water pressure calculations are to be submitted with building permit applications.
- B. Roof mounted equipment, on the south side of the buildings, are to be screened.

**SECTION 5: Final PUD Plan.** The Final PUD Plan for the Subject Property shall be reviewed and approved in accordance with all applicable provisions of the City's Zoning Ordinance.

**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 that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

ORDINANCE NO. 0-31-05

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of October, 2005.**

AYES: 6-Biehl, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0-NONE

ABSENT: 1-Durkin

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of October, 2005.**

ATTEST:

  
JOANNE F. COLEMAN, CITY CLERK

  
CARMEN D. SOLDATO, MAYOR

APPROVED AS TO FORM:

  
CITY ATTORNEY

**Exhibit 1**

PARCEL 1: LOT 2 IN BURNISDE'S PRESERVES OF WATERFALL GLEN RESUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998, AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1959 AS DOCUMENT 916621, IN DUPAGE COUNTY, ILLINOIS, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF HOMER GLEN SUBDIVISION, BEING ALSO THE NORTH LINE OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 369.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION; THENCE NORTH 33 DEGREES 36 MINUTES 05 SECONDS WEST ALNG THE EASTERLY LINE OF SAID LOT 1 OF HOMER ANDRUS SUBDIVISION, A DISTANCE OF 578.33 FEET TO THE SOUTH LINE OF FORMER ROUTE 66 PER DOCUMENT NO. 931792 AND DOHLMAN'S RESUBDIVISION (DOCUMENT NO. 967060), BEING ALSO THE SOUTH LINE OF FEDERAL AID HIGHWAY ROUTE 98 PER DOCUMENTS 524869 AND 524870; THENCE NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF FORMER ROUTE 66, A DISTANCE OF 373.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 57 SECONDS WEST A DISTANCE OF 297.48 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE 160.50 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 21 SECONDS WEST A DISTANCE OF 97.08 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

A/K/A LOT 31 BURNISDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748 IN DUPAGE COUNTY, ILLINOIS.

PIN: 10-05-404-002 and -024

The property is located at 2305 Sokol Court, Illinois 60561.



**CITY OF DARIEN**

**DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. 0-33-05**

**AN ORDINANCE GRANTING FINAL PUD  
AND FINAL PLAT OF RESUBDIVISION APPROVAL  
(2305 SOKOL COURT/"THE HIGHLAND" CONDOMINIUM DEVELOPMENT  
FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-17: 2305 Sokol Court, The Highland Condominiums)**

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**ADOPTED BY THE**

**MAYOR AND CITY COUNCIL**

**OF THE**

**CITY OF DARIEN**

**THIS 7<sup>th</sup> DAY OF NOVEMBER, 2005**

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**Published in pamphlet form by authority of the  
Mayor and City Council of the City of Darien,  
DuPage County, Illinois, this 8th day  
of November, 2005.**

ORDINANCE NO. 0-33-05

**AN ORDINANCE GRANTING FINAL PUD  
AND FINAL PLAT OF RESUBDIVISION APPROVAL  
(2305 SOKOL COURT/"THE HIGHLAND" CONDOMINIUM DEVELOPMENT  
FORMERLY KNOWN AS "THE RESERVE")**

**(PZC 2005-17: 2305 Sokol Court, The Highland Condominiums)**

**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;

**WHEREAS**, the City has previously adopted Ordinance O-30-05, "First Amendment to an Annexation Agreement (2305 Sokol Court/"The Highland Condominium Development Formerly known as "The Reserve"), October 3, 2005, which amended the Burnside/Lemont Road Mixed Use PUD; and

**WHEREAS**, the City has previously adopted Ordinance O-31-05, "An Ordinance Approving a Substantial Change to an Approved Planned Unit Development and Granting Preliminary PUD approval (2305 Sokol Court/"The Highland Condominium Development Formerly known as "The Reserve"), on October 3, 2005; and

**WHEREAS**, said Ordinances granted preliminary approval for 66 condominium units contained in two buildings on the Subject Property; and

**WHEREAS**, the Developer has submitted Final PUD plans for The Highland Condominiums; and

**WHEREAS**, the Planning and Zoning Commission at its regular meeting of October 19, 2005, reviewed the petition and forwarded its recommendation of approval to the City Council; and

ORDINANCE NO. 0-33-05

WHEREAS, the Planning and Development Committee at its regular meeting of October 24, 2005, reviewed the petition and forwarded its recommendation of approval to the City Council; and

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

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

**SECTION 1: Final Plat of Resubdivision Approved:** The City Council hereby approves the Final Plat of Resubdivision for "The Highland Condominiums". The Mayor and City Clerk are hereby authorized and directed to execute and attest respectively the Final plat of Resubdivision. The City Clerk is hereby authorized and directed to cause the Final Plat of Resubdivision to be recorded in the Office of the DuPage County Recorder of Deeds.

**SECTION 2. Plat of Vacation Approved.** The City Council hereby approves the Plat of Vacation. The Mayor and City Clerk are hereby authorized and directed to execute and attest respectively the Plat of Vacation. The City Clerk is hereby authorized and directed to cause the Plat of Vacation to be recorded in the Office of the DuPage County Recorder of Deeds.

**SECTION 3. Final PUD Plan Approved.** The City hereby approves the Final PUD Plan for 66 condominium units contained in two buildings on the Subject Property. For purposes of this approval, the Final PUD Plan consists of the following elements:

1. ALTA/ACSM Land Title Survey, 1 sheet, prepared by Associated Surveying Group, P.C., dated December 16, 2004.
2. Final Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., with a received date of August 31, 2005.
3. Final Plat of Vacation, 1 sheet, prepared by Associated Surveying Group, P.C., dated November 29, 2004.

**ORDINANCE NO. 0-33-05**

4. Final Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated October 20, 2005.
5. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision dated August 9, 2005.
6. Photometric Lighting Plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
7. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, dated October 7, 2005.
8. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, dated October 7, 2005.
9. Building Elevations, 2 sheets, prepared by Built Form Architecture, dated October 7, 2005.

**SECTION 4: Other Applicable Ordinances.** Except as provided herein or in Ordinances O-30-05 and O-31-05, development of the Subject Property shall conform to all applicable Codes and Ordinances of the City of Darien.

**SECTION 5:** 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. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**SECTION 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

ORDINANCE NO. 0-33-05

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,  
DUPAGE COUNTY, ILLINOIS, this 7<sup>th</sup> day of November, 2005.

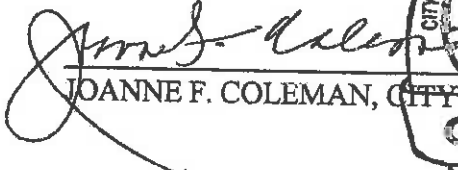
AYES: 7 - Biehl, Durkin, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0 - NONE

ABSENT: 0 - NONE

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,  
ILLINOIS, this 7<sup>th</sup> day of November, 2005.


ATTEST:

  
JOANNE F. COLEMAN, CITY CLERK



  
KATHLEEN MOESLE WEAVER, MAYOR

APPROVED AS TO FORM:

  
JUDITH N. KOLMAN  
CITY ATTORNEY

**Jordan Yanke**

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**From:** dewyzefan6@comcast.net  
**Sent:** Tuesday, April 6, 2021 4:56 PM  
**To:** Jordan Yanke  
**Subject:** RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Thank you. I have this where they're not in compliance. I still need to site the examples under the #s, but I'm not legal, so I'm trying to see if I can get someone to help me with that, but at least you'll have the 6 points and I'll do my best to get the examples.

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-1](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1)

Standards: The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;
2. The zoning classifications of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and
6. The policies of all current official plans or plan elements of the City.

---

**From:** Jordan Yanke <jyanke@darienil.gov>  
**Sent:** Tuesday, April 06, 2021 4:03 PM  
**To:** dewyzefan6@comcast.net  
**Subject:** RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Hi Annie –

I recommend submitting any/all documentation you have for tomorrow's meeting, but if there are further examples or issues you would like to point out at a later date, that info can be included with the record during the future meeting(s). Therefore, if you have any additional documentation prior to tomorrow's meeting, please send it to me via email or bring it to the meeting (if you plan on attending). You can also speak at the meeting and bring the questions up at that time, or do both.

Hope this helps. Thanks.



**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561

**Email:** [jyanke@darienil.gov](mailto:jyanke@darienil.gov)

**Office:** (630) 353-8113 |

**Connect with the City of Darien!**



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**From:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net) <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>

**Sent:** Tuesday, April 6, 2021 2:48 PM

**To:** Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>

**Subject:** RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

thank you very much!! I'm trying to look through all the online documentation you provided and saw today that it said proposal was sent to neighboring HOAs. Our board or managers may have received something, but nothing was ever sent to residents and we are the ones who live in the community.

also found are 6 criteria the petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment.

I do plan on citing some examples for each of the issues found - so having them completed before the may meeting will be ok?

[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-1](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1)

I really appreciate you replying and listening to concerns. I reached out to our management company today since they never communicated to ANY of the residents. Thank you.

I'm sorry for the additional correspondences, but I am very passionate about this since we reside here.

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**From:** Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>

**Sent:** Tuesday, April 06, 2021 2:16 PM

**To:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)

**Subject:** RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Hi Annie –

Thanks for your message. I will add your correspondence to the case file and submit it to the Planning and Zoning Commissioners for the public hearing tomorrow (04/07).

FYI – The contacts you listed below include the Mayor and City Councilmembers, in addition to administrators. While City Council will have the ultimate vote/decision on the proposed Sokol Court (i.e. Darien Heights) development, they will not hear the case at a meeting until at least May. That said, you are always welcome to reach out to Elected Officials (i.e. Mayor/Councilmembers) at any time on the proposed development or any other issue/concern/question. A link from the City website where complete contact information is provided has been included below:

<https://darien.il.us/government/elected-officials> (City Website Link - Elected Officials)



www.darien.il.us



Let me know if you need anything further. Have a good afternoon.

**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561

**Email: [jyanke@darienil.gov](mailto:jyanke@darienil.gov)**

**Office: (630) 353-8113 |**

***Connect with the City of Darien!***

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**From:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net) <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>

**Sent:** Tuesday, April 6, 2021 9:13 AM

**To:** Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>

**Cc:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)

**Subject:** Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

I'd also like to send this to everyone who makes the decisions in the meetings. I found the emails below. Are these the appropriate people to send them to?

[dgombac@darienil.gov](mailto:dgombac@darienil.gov); [bvana@darienil.gov](mailto:bvana@darienil.gov); [jmarchese@darienil.gov](mailto:jmarchese@darienil.gov); [jkenny@darienil.gov](mailto:jkenny@darienil.gov); [tschauer@darienil.gov](mailto:tschauer@darienil.gov); [tchlystek@darienil.gov](mailto:tchlystek@darienil.gov); [egustafson@darienil.gov](mailto:egustafson@darienil.gov); [iragona@darienil.gov](mailto:iragona@darienil.gov); [mjcoren@darienil.gov](mailto:mjcoren@darienil.gov); [mjcoren@darienil.gov](mailto:mjcoren@darienil.gov); [msullivan@darienil.gov](mailto:msullivan@darienil.gov); [tbelczak@darienil.gov](mailto:tbelczak@darienil.gov)

[https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm\\_term=article-slot-1&utm\\_source=newsletter-daily&utm\\_medium=email&utm\\_campaign=newsletter](https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter)

thank you for replying to my initial questions last week. you said we can submit questions to be asked in the meeting. below are my questions :

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
  - How will that affect property values?
- Can they then add section 8 since it can't be regulated?
  - How will that affect property values?
- Will putting apartments directly in our community lower our home values?
  - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes
- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the "proposed" apartments going for the high-end prices and floor plans to other floor plans, price points, etc?



- The Darien Patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
  - We just saw on the news last week that the Chicago area has become desirable and it's hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
  - With historically LOW interest rates currently, they're stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
  - Why after 16 years do they want to build apartments instead?
  - If no one can regulate their decisions, that could be very bad for the city of Darien and the surrounding communities in/near this location.
- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
  - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

**PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.**

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a **never-ending revolving door of people constantly coming and going in Darien and a lot of unknowns that sound like they CAN'T be regulated** and no one will be able to change anything once that's happened.

It will change the entire dynamic of our wonderful community, awesome town and surrounding communities a lot, and there's no going back.

We are the people/citizens of Darien who **LIVE in this community** so I hope that will be forefront in consideration of this amendment and how it will affect us.

**I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS RESIDENTS FIRST!!!!**

The residents put their trust in the city officials and council to look out for **US and OUR BEST INTERESTS**. I've talked to some other residents and I **strongly urge you to please NOT ALLOW** this amendment to pass and to seriously consider how the people who the officials represent feel, and how unsettling this is.

When you have a community of **OWNERS**, they take a lot of pride and are extremely **VESTED**; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a **CONDO OWNER**, that individual condo owner is more **VESTED** than renters.

When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of **COMMUNITY, TRUST and SAFETY**; and our community is filled with a lot of **LONG-TERM** residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for **YEARS**.

If this amendment is allowed to go through, it will show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as vested as we are!

If the amendment passes to build apartments, I think a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US.

Thank you,  
Annie Shea

---

**From:** Jordan Yanke <[lyanke@darienil.gov](mailto:lyanke@darienil.gov)>  
**Sent:** Wednesday, March 31, 2021 3:58 PM  
**To:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)  
**Subject:** City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie –

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- When and where is the meeting?  
*The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).*
- I understand the meeting is open to the public?  
*The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of twenty (20) members of the public at any one time, FYI.*
- Is there an option to attend virtually?  
*This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.*
- Is there a link to obtain additional information?  
*Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56: <https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>*
- Are the buildings proposed to be condos and/or townhouses?  
*The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.*
- Will they be section 8?  
*Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.*
- If so, what percentage of the building(s) would be section 8?  
*(N/A)*
- How many people will be allowed to occupy each unit?

Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".

[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-4748](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748)

• What type of parking will they have?

Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.

• How much will that impact the property values in the community?

At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.

• Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?

Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.



[www.darien.il.us](http://www.darien.il.us)

**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561

**Email:** [jyanke@darienil.gov](mailto:jyanke@darienil.gov)

**Office:** (630) 353-8113 |

**Connect with the City of Darien!**



Begin forwarded message:

From: [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)

Date: March 26, 2021 at 12:24:48 PM CDT

To: Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>

Cc: [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)

Subject: **darien new builds - apartments / condos on sokol court**

I hope you are having a good week. My name is Annie Shea and Byron Vana suggested I contact you.

I was informed by a neighbor there is going to be a meeting on April 7 about the proposed 2 new buildings on Sokol Court being built in our neighborhood in Darien.

Darien Apartment Project Has Some Concerned | Darien, IL Patch

<https://patch.com/illinois/darien-il/darien-apartment-project-has-some-concerned>

Please see my questions below:

- When and where is the meeting?
- I understand the meeting is open to the public?
- Is there an option to attend virtually?

- Is there a link to obtain additional information?
- Are the buildings proposed to be condos and/or townhouses?
- Will they be section 8?
- If so, what percentage of the building(s) would be section 8?
- How many people will be allowed to occupy each unit?
- What type of parking will they have?
- How much will that impact the property values in the community?
- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood.
- If so, where may I view the results?

I LOVE Darien and our quiet, wonderful neighborhood.

In order to determine how we choose to proceed with our home and living in Darien in the future will be vastly dictated by the potential addition of 2 new buildings being built abutting our community and the park.

Thank you,  
Annie Shea

**From:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>  
**Sent:** Monday, November 23, 2020 11:05 AM  
**To:** dewyzefan6 <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>; Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>; Joe Marchese <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>  
**Subject:** RE: apartments / condos on sokol court

Yes, all residents are encouraged to participate in this and all city issues. We will determine the review process once we receive formal application for the developer.



**Bryon Vana**

City Administrator  
 1702 Plainfield Road, Darien, IL 60561  
**Email:** [bvana@darienil.gov](mailto:bvana@darienil.gov)  
**Office:** (630) 353-8114 | **Mobile:** (630) 514-1251  
*Connect with the City of Darien!*

**From:** dewyzefan6 <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>  
**Sent:** Monday, November 23, 2020 11:02 AM  
**To:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>; Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>; Joe Marchese <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>  
**Subject:** RE: apartments / condos on sokol court

great. thank you. i rely appreciate your reply. are we allowed to participate when the city meets about this to ask questions and voice concerns once we know their pian?

----- Original message -----

**From:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>  
**Date:** 11/23/20 10:22 AM (GMT-06:00)  
**To:** dewyzefan6 <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>, Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>, Joe Marchese <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>  
**Subject:** RE: apartments / condos on sokol court  
 Ann

The plans approved in 2005 allow 2 building with a total of 66 units. The time frame for this project is not determined and the developer needs to make formal application to the City.  
If you have additional questions please contact Dan Gombac, Director of Community Development.  
Bryon

## **Bryon Vana**

City Administrator

1702 Plainfield Road, Darien, IL 60561

Email: [bvana@darienil.gov](mailto:bvana@darienil.gov)

From: Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>

Sent: Sunday, November 22, 2020 11:53 AM

To: dewyzefan6 <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>; Dan Gombac <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>; Joe Marchese <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>

Subject: RE: apartments / condos on sokol court

I'll send you more info tomorrow from the office. Thanks

Bryon

Bryon Vana

City Administrator

----- Original message -----

From: dewyzefan6 <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>

Date: 11/22/20 9:15 AM (GMT-06:00)

To: Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>

Subject: apartments / condos on sokol court

I saw this article and it's very concerning to me. We have lived here for almost 13 years and I love this community, town and its "peacefulness".

When are they going to be putting this building up?

Between noisy construction and a new building and not knowing how big it's going to be ... and the new truck facility coming ... we live very close to where all this congestion will be happening ...

I used to want to live in Darien until I died and now I'm dying to not live in Darien.

Darien Apartment Project Has Some Concerned | Darien, IL Patch

<https://patch.com/illinois/darien-il/darien-apartment-project-has-some-concerned>

**From:** Jeanne Peterson  
**To:** Jordan Yanke  
**Subject:** Input on Zoning Meeting 4/7/21  
**Date:** Tuesday, April 6, 2021 12:21:35 PM

---

I wanted to send my input in two items on the agenda for the April 7, 2021 planning meeting. I own a townhome in Waterfall Glen. I am opposed to the development of apartments for the Sokol Court property. I read on line that the developer wants to put in "upscale" apartments. How are \$1,500 a month apartment rentals "upscale"? I know that is what people in Midlothian are paying for apartments. We have enough issues with people using our private park and walking the neighborhood from the Extended Stay Hotel. For this reason, I now have security cameras. I am not opposed to condos but do not support apartments. I do support the Cannabis dispensing Organization.  
Thank you.

Jeanne Peterson

9471 Waterfall Glen Blvd

Darien, IL

**Jordan Yanke**

---

**From:** Mary Sullivan  
**Sent:** Tuesday, April 6, 2021 7:15 PM  
**To:** Jordan Yanke; Bryon Vana; Dan Gombac; Joe Marchese  
**Subject:** Fwd: Darien Heights Apartment Complex

Please make sure PZC receives this communication. Thank you!

**Mary Coyle Sullivan**  
City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** (630) 606-8664

Begin forwarded message:

**From:** Marema <marebunch@aol.com>  
**Date:** April 6, 2021 at 7:07:19 PM CDT  
**To:** Mary Sullivan <msullivan@darienil.gov>  
**Subject:** Darien Heights Apartment Complex

Hello Mary,

On November 13, 2020, I had emailed you about the property on Sokol Court. You passed my email on to Dan Gombac, who emailed information about the project. In that email, he stated that there were minor modifications to the project and it would need City Council site plan approval only. So basically, he was telling me that it was a done deal. After receiving the latest Direct Connect and reading on the Darien Patch, there are several changes that Mr. Swanson wants for this apartment complex. Now, his plan is going to the Planning and Zoning Commission on Wednesday.

The 2005 project that was approved had 66 units, he now wants 68 units plus 2 models for a total of 70 units. The 2005 project was for two buildings, he now wants one huge building. One of the things that really bothers me, is that he wants a variance of just 20 feet from our park fence, when it should be 40 feet because of the height of his building.

Your comments at the City Council meeting were surprising to me. You said that Mr. Swanson has received positive input about his project. I would like to know from who? People that are not living in this area and are not affected by it? No one that I know of from the townhomes are happy at all about this project. The few people that I have talked to from the condos aren't happy either. We wonder what this will do to the property value of our homes. Our townhome values are at an all time high. We get requests from people and realtors if any of our units are going on the market any time soon. His reasoning for having apartments over condos is very surprising to me as the real estate market is very hot right now and there is little new construction in this area. We would much rather see this project as condos instead of apartments.

Mr. Swanson is selling this project as a luxury, upscale apartment complex. I don't really think that many people would like to look out of their apartment window and see the Extended Stay

Hotel where drug deals happen and vehicles are burglarized. His rents for the apartments are comparable to those of the Farmingdale Apartment complex, and I don't consider those apartments upscale at all.

I have talked to Mr. Swanson several times in the past and met with him once but I just can't get on board with this project. How do you think the residents of your neighborhood would react to this project being built in their neighborhood? I think that a lot of the residents that live in the townhomes and condos feel that this is a done deal and there is nothing we can do about it. I have lived in Darien for 46 years, the last 19 on Waterfall Glen, and I have seen a lot happen in this city, some positive yet some negative.

I will be attending the meeting on Wednesday.

Chris Marema  
9405 Waterfall Glen Blvd.

Sent from my iPad



**Jordan Yanke**

---

**From:** dewyzefan6@comcast.net  
**Sent:** Wednesday, April 7, 2021 9:33 AM  
**To:** Dan Gombac; Bryon Vana; Joe Marchese; Joseph Kenny; Ted schauer; Thomas Chlystek; Eric Gustafson; JoAnne E. Ragona; mjcoren@darienil.gov; Michael J. Coren; Mary Sullivan; Tom Belczak; Jordan Yanke; Lester Vaughan; EconomicDevelopment  
**Cc:** dewyzefan6@comcast.net  
**Subject:** Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS

I really appreciate your attention to this issue that is **VERY IMPORTANT** to the residents of this community and strongly urge that you **DO NOT APPROVE THIS AMENDMENT FOR APARTMENTS ON SOKOL IN DARIEN.**

Please see all my questions and comments below. I have talked to several people in our HOA and everyone I've talked to so far feels the same.

### **COMPLIANCE ISSUES WITH CODES:**

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-1](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1)

**Standards:** The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

- 1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;**  
The community and surrounding communities are filled with and inhabited with single family homes, townhomes and condos. Most residents are owners and well established. Even if there may be some renters, they are renting from a single vested owner. Renters are not vested in communities like owners. It's more transient, renters don't typically maintain properties as well as owners. There will be a revolving door of people in and out of the city for the rest of time if this amendment goes through. the **CHARACTER** of the neighborhood is larger lots - SFR,TH, etc. **NOT** apartments and permitting the proposed use would **IRREVOCABLY ALTER THE ESSENTIAL CHARACTER** of the surrounding area. (please see more in my comments below about the wonderful people and sense of community we have here).
- 2. The zoning classifications of property within the general area of the property in question;**  
I believe that the **ZONING CLASSIFICATIONS** of property within the general area are single family and some multi-family (townhomes/condos) with the exception of the hotel, which from my understanding is mostly inhabited by elderly people trying to survive as best and safely as they can. Putting apartments in the middle of large lot single family/condo/townhome **OWNER** residences is contrary to the criteria for a Zoning amendment and should not be allowed. If you want to change the Zoning to permit apartments in **AN AREA ALREADY FULL OF APARTMENTS**, then that makes sense. It seems that apartments are inconsistent with the other uses permitted.
- 3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;**  
This property is perfectly suited for **CONDOMINIUMS** for which it is already zoned and has been

for 16 years. The current economy encourages SALES; not rentals. With historically LOW INTEREST RATES and the fact that people, especially in this economy and with all that's been happening in the last year, I can't see people wanting to spend \$1500-\$2700 to get NO EQUITY to live directly off an expressway when there's no amenities anywhere near the property and the ZONING AMENDMENT IS NOT NEEDED. The economy is in a different place now than it was in the last 16 years and it is ripe for condos and people wanting to establish themselves and have and build equity.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;  
Trend of development in the area are that people seem to want to purchase property. Single family homes, condos and townhomes have occupied this area for a long time and when homes in our community go on the market they SELL. The trend is toward SFR/TH's and not apartments.
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and  
The developer can still make plenty of money developing the parcel as condos. The current Zoning as condos does not significantly reduce the value of the property. And that the public and city will gain from more home ownership, stable residents, rather than potentially transient renters. The proposed use would REDUCE property values and the hard working current residents in the area will be the ones to suffer the financial losses we've been working SO HARD to build up for a lot of years.
6. The policies of all current official plans or plan elements of the City.  
I HAVE BEEN UNABLE TO REVIEW THE CITY'S COMPREHENSIVE PLAN BUT THERE IS NO INDICATION THAT THE PROPOSED USE IS CONSISTENT WITH ANY LONG -TERM PLAN OF THE CITY NOR ITS RESIDENTS. I feel that the plan to put up apartments will significantly devalue homes rather than add value and completely change the dynamic of the entire area.

In looking through all the online documentation I saw it said this proposal was sent to neighboring HOAs and there was no negative feedback. I have never seen any communication about this amendment - and to the best of my knowledge and in talking to other residents in our HOA community - no one has seen any communication about this amendment so many people are not informed at all about this issue and I believe would definitely oppose it if they were informed.

## QUESTIONS

[https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm\\_term=article-slot-1&utm\\_source=newsletter-daily&utm\\_medium=email&utm\\_campaign=newsletter](https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter)

It stated we can submit questions to be asked in the meeting. below are my questions :

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
  - How will that affect property values?
- Can they then add section 8 since it can't be regulated?
  - How will that affect property values?
- Will putting apartments directly in our community lower our home values?
  - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your

home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes

- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the "proposed" apartments going for the high-end prices and floor plans to other floor plans, price points, etc?
- The Darien Patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
  - We just saw on the news last week that the Chicago area has become desirable and it's hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
  - With historically LOW interest rates currently, they're stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
  - Why after 16 years do they want to build apartments instead?
  - If no one can regulate their decisions, that could be very bad for the city of Darien and the surrounding communities in/near this location.
- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
  - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

## CONCERNS

**PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.**

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a **never-ending revolving door of people constantly coming and going in Darien** and a **lot of unknowns** that sound like they **CAN'T be regulated** and no one will be able to change anything once that's happened.

It will change the entire dynamic of our wonderful community, awesome town and surrounding communities a lot, and there's no going back.

We are the people/citizens of Darien who **LIVE in this community** so I hope that will be forefront in consideration of this amendment and how it will affect us.

**I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS CURRENT RESIDENTS FIRST!!!!**

The residents put their trust in the city officials and council to look out for **US and OUR BEST INTERESTS**. I've talked to some other residents and I **strongly urge you to please NOT ALLOW** this amendment to pass and to **seriously consider** how the people who the officials represent feel, and how unsettling this is.

When you have a community of **OWNERS**, they take a lot of pride and are extremely **VESTED**; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a CONDO OWNER, that individual condo owner is more **VESTED** than renters.

When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of **COMMUNITY, TRUST and SAFETY**; and our community is filled with a lot of LONG-TERM residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for YEARS.

If this amendment is allowed to go through, it will sadly show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as VESTED as we are!

If the amendment passes to build apartments, I believe a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US and OUR best interests.

Thank you,  
Annie Shea

---

**From:** Jordan Yanke <jyanke@darienil.gov>  
**Sent:** Wednesday, March 31, 2021 3:58 PM  
**To:** dewyzefan6@comcast.net  
**Subject:** City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie –

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- When and where is the meeting?  
*The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).*
- I understand the meeting is open to the public?  
*The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of twenty (20) members of the public at any one time, FYI.*
- Is there an option to attend virtually?  
*This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.*
- Is there a link to obtain additional information?  
*Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56: <https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>*
- Are the buildings proposed to be condos and/or townhouses?  
*The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.*
- Will they be section 8?

*Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.*

- If so, what percentage of the building(s) would be section 8?  
(N/A)
- How many people will be allowed to occupy each unit?  
*Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".*  
[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-4748](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748)
- What type of parking will they have?  
*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*
- How much will that impact the property values in the community?  
*At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.*
- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?  
*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*



**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561  
Email: [jyanke@darienil.gov](mailto:jyanke@darienil.gov)  
Office: (630) 353-8113

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**Jordan Yanke**

---

**From:** Tim Tumlin <tumlintr@comcast.net>  
**Sent:** Wednesday, April 7, 2021 11:54 AM  
**To:** Jordan Yanke  
**Cc:** kkzzus@yahoo.com  
**Subject:** RE: Planning and Zoning Commission - Public Comment

Hello Jordan,

Thank you for your very prompt reply.

I see that the agenda (linked below) has the address with a period between darien and il. The address I see in your email to me does not. That likely explains what the problem is.

I must say that, at the risk of sounding curmudgeonly, this still makes me concerned. I am confident that virtually all my neighbors will be quite distressed over the proposals to be addressed in hearing PZC2021-02. I myself have only learned that it's up for discussion tonight, and I am certain they are in the same boat. Given the controversy this is sure to generate, there may well be a possibility that any action taken tonight which we believe is adverse to our interests would be vulnerable to subsequent challenge since the opportunity for residents to offer questions and comments has been limited by this error, innocent as I'm sure it is.

Therefore, I would like to ask that at least this hearing be canceled for tonight and continued to the next meeting so that we residents have a full opportunity offer input. I hope this isn't too much trouble, but I do think it will not only serve us residents better, and it could avoid much more trouble for all of us in the future.

Sincerely,

Tim Tumlin

<https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>

---

**From:** Jordan Yanke [mailto:jyanke@darienil.gov]  
**Sent:** Wednesday, April 7, 2021 11:36 AM  
**To:** tumlintr@comcast.net  
**Subject:** Planning and Zoning Commission - Public Comment

Hi Tim –

This is a test email to make sure you can reply to it with your comments for this evening's meeting. Let me know if it comes through. Thank you.



**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561

**Email: [jyanke@darienil.gov](mailto:jyanke@darienil.gov)**

**Office: (630) 353-8113 |**

***Connect with the City of Darien!***



**Jordan Yanke**

---

**From:** Karen Martin <mikar1085@gmail.com>  
**Sent:** Wednesday, April 7, 2021 2:44 PM  
**To:** Jordan Yanke  
**Subject:** amendment

Mr. Yanke,

I am unable to attend tonight's meeting.

As a Waterfall Glen townhome owner, I have concerns regarding the amendment to the original plan for the proposed development along Frontage Road.

A condo building would be a more desirable neighbor than apartment rentals, more long term residents in owned condominiums than short term rental units.

Also, this would add to the congestion on Frontage Road, which is already filled with speeding traffic. This proposed property would be closely situated next to the extended stay facility which is also next to a commercial area.

There was a deadly accident at this same spot last year.

Thank you for your time.

Karen Martin



**Jordan Yanke**

---

**From:** rick millard <rickmillard@att.net>  
**Sent:** Wednesday, April 7, 2021 2:51 PM  
**To:** Jordan Yanke  
**Subject:** Condo South frontage

Hi Jordan,

This is Rick Millard at 9210 waterfall glen and I am alittle concerned about the new apartments on the south frontage when it was zoned as Condo's before. I know they said it is individual metered and can switch later but this would bring about a pause to this development in my mind. Plus the space where this is at does not seem adequate also and would crowd this small area.

Thanks

Rick

**From:** Bryan Gay  
**To:** Jordan Yanke  
**Subject:** Fwd: Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS  
**Date:** Wednesday, April 7, 2021 1:08:47 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)

---

Hi Jordan,

I wanted to let you know, by not providing a virtual option, I won't be able to participate at tonight's meeting. I'm still not sure why this isn't an option, the City of Aurora, which I work with on a daily basis has moved every meeting to a virtual format since last March. I don't understand why this is no longer an option in Darien.

Anyways, I've been very diligent over the past year, limiting my in person interactions to a minimum, protecting my ability to work with my staff and help my parents when needed. FYI, I'm scheduled to be fully vaccinated on April 20. I'm so close, and I'll be ready to meet in person starting in May. I hope everyone understands, and will excuse my absence tonight.

Just for the record, I'm in favor of the Sokol Ct variance. While I understand Ms Shea's concerns, I disagree with several of the points she makes in the email below. The current housing market continues to be driven by renters; condominiums are not seen as favorable concepts and rental units are in high demand. This location is a premium with it's close proximity to the Interstate system, and with a hotel next door, and townhomes/condos within the general area, this product should fit in nicely.

As you know, P&Z does not cover HOA issues, and those questions should be discussed between the HOA in question and the property owner. This property is not a part of any existing HOA, is it? If it is, then it would be subject to that HOA's rules.

I will also point out, that a large development like this is not subject to any type of architectural review, or design standards. While the facade renderings are nice, I'm not a fan of the stucco along the top of the buildings. To me, it cheapens the look of the building and does not meet current building standards we see in other communities. I'd like to see the stucco removed and replaced with another masonry product, stone or glass.

Thank you for your time.  
Bryan Gay

----- Forwarded message -----

**From:** <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>  
**Date:** Wed, Apr 7, 2021 at 9:33 AM  
**Subject:** Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS  
**To:** <[dgombac@darienil.gov](mailto:dgombac@darienil.gov)>, <[bvana@darienil.gov](mailto:bvana@darienil.gov)>, <[jmarchese@darienil.gov](mailto:jmarchese@darienil.gov)>, <[jkenny@darienil.gov](mailto:jkenny@darienil.gov)>, <[tschauer@darienil.gov](mailto:tschauer@darienil.gov)>, <[tchlzystek@darienil.gov](mailto:tchlzystek@darienil.gov)>, <[egustafson@darienil.gov](mailto:egustafson@darienil.gov)>, <[jragona@darienil.gov](mailto:jragona@darienil.gov)>, <[mjcoren@darienil.gov](mailto:mjcoren@darienil.gov)>, <[mjcoren@darienil.gov](mailto:mjcoren@darienil.gov)>, <[msullivan@darienil.gov](mailto:msullivan@darienil.gov)>, <[tbelczak@darienil.gov](mailto:tbelczak@darienil.gov)>, Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>, <[lvaughan@darienil.gov](mailto:lvaughan@darienil.gov)>, <[EconomicDevelopment@darienil.gov](mailto:EconomicDevelopment@darienil.gov)>  
**Cc:** <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>

I really appreciate your attention to this issue that is **VERY IMPORTANT** to the residents of this community and strongly urge that you **DO NOT APPROVE THIS AMENDMENT FOR APARTMENTS ON SOKOL IN DARIEN.**

Please see all my questions and comments below. I have talked to several people in our HOA and everyone I've talked to so far feels the same.

## **COMPLIANCE ISSUES WITH CODES:**

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

[https://codelibrary.amlegal.com/codes/darieni/latest/darien\\_il/0-0-0-1](https://codelibrary.amlegal.com/codes/darieni/latest/darien_il/0-0-0-1)

**Standards:** The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;  
The community and surrounding communities are filled with and inhabited with single family homes, townhomes and condos. Most residents are owners and well established. Even if there may be some renters, they are renting from a single vested owner. Renters are not vested in communities like owners. It's more transient, renters don't typically maintain properties as well as owners. There will be a revolving door of people in and out of the city for the rest of time if this amendment goes through. the CHARACTER of the neighborhood is larger lots - **SER.TH.**, etc. NOT apartments and permitting the proposed use would **IRREVOCABLY ALTER THE ESSENTIAL CHARACTER** of the surrounding area. (please see more in my comments below about the wonderful people and sense of community we have here).
2. The zoning classifications of property within the general area of the property in question;

I believe that the ZONING CLASSIFICATIONS of property within the general area are single family and some multi-family (townhomes/condos) with the exception of the hotel, which from my understanding is mostly inhabited by elderly people trying to survive as best and safely as they can. Putting apartments in the middle of large lot single family/condo/townhome OWNER residences is contrary to the criteria for a Zoning amendment and should not be allowed. If you want to change the Zoning to permit apartments IN AN AREA ALREADY FULL OF APARTMENTS, then that makes sense. It seems that apartments are inconsistent with the other uses permitted.

3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;

This property is perfectly suited for CONDOMINIUMS for which it is already zoned and has been for 16 years. The current economy encourages SALES; not rentals. With historically LOW INTEREST RATES and the fact that people, especially in this economy and with all that's been happening in the last year, I can't see people wanting to spend \$1500-\$2700 to get NO EQUITY to live directly off an expressway when there's no amenities anywhere near the property and the ZONING AMENDMENT IS NOT NEEDED. The economy is in a different place now than it was in the last 16 years and it is ripe for condos and people wanting to establish themselves and have and build equity.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;

Trend of development in the area are that people seem to want to purchase property. Single family homes, condos and townhomes have occupied this area for a long time and when homes in our community go on the market they SELL. The trend is toward SFR./TH's and not apartments.

5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and

The developer can still make plenty of money developing the parcel as condos. The current Zoning as condos does not significantly reduce the value of the property. And that the public and city will gain from more home ownership, stable residents, rather than potentially transient renters. The proposed use would REDUCE property values and the hard working current residents in the area will be the ones to suffer the

financial losses we've been working SO HARD to build up for a lot of years.

6. The policies of all current official plans or plan elements of the City. I HAVE BEEN UNABLE TO REVIEW THE CITY'S COMPREHENSIVE PLAN BUT THERE IS NO INDICATION THAT THE PROPOSED USE IS CONSISTENT WITH ANY LONG -TERM PLAN OF THE CITY NOR ITS RESIDENTS. I feel that the plan to put up apartments will significantly devalue homes rather than add value and completely change the dynamic of the entire area.

In looking through all the online documentation I saw it said this proposal was sent to neighboring HOAs and there was no negative feedback. I have never seen any communication about this amendment - and to the best of my knowledge and in talking to other residents in our HOA community - no one has seen any communication about this amendment so many people are not informed at all about this issue and I believe would definitely oppose it if they were informed.

## QUESTIONS

[https://patch.com/illinois/darien-ii/big-darien-apartment-complex-proposed?utm\\_term=article-slot-1&utm\\_source=newsletter-daily&utm\\_medium=email&utm\\_campaign=newsletter](https://patch.com/illinois/darien-ii/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter)

it stated we can submit questions to be asked in the meeting. below are my questions :

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
  - How will that affect property values?
- Can they then add section 8 since it can't be regulated?

- How will that affect property values?
- Will putting apartments directly in our community lower our home values?
  - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes
- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the "proposed" apartments going for the high-end prices and floor plans to other floor plans, price points, etc?
- The darien patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
  - We just saw on the news last week that the Chicago area has become desirable and it's hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
  - With historically LOW interest rates currently, they're stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
  - Why after 16 years do they want to build apartments instead?
  - If no one can regulate their decisions, that could be very bad for the city of Darien and the surrounding communities in/near this location.
- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
  - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

## **CONCERNS**

**PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.**

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a never-ending revolving

**door of people constantly coming and going in Darien and a lot of unknowns that sound like they CAN'T be regulated and no one will be able to change anything once that's happened.**

**It will change the entire dynamic of our wonderful community, awesome town and surrounding communities alot, and there's no going back.**

**We are the people/citizens of Darien who LIVE in this community so I hope that will be forefront in consideration of this amendment and how it will affect us.**

**I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS CURRENT RESIDENTS FIRST!!!!**

**The residents put their trust in the city officials and council to look out for US and OUR BEST INTERESTS. I've talked to some other residents and I strongly urge you to please NOT ALLOW this amendment to pass and to seriously consider how the people who the officials represent feel, and how unsettling this is.**

**When you have a community of OWNERS, they take a lot of pride and are extremely VESTED; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a CONDO OWNER, that individual condo owner is more VESTED than renters.**

**When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of COMMUNITY, TRUST and SAFETY; and our community is filled with of a lot of LONG-TERM residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for YEARS.**

**If this amendment is allowed to go through, it will sadly show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.**

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as VESTED as we are!

If the amendment passes to build apartments, I believe a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US and OUR best interests.

Thank you,

Annie Shea

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**From:** Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>  
**Sent:** Wednesday, March 31, 2021 3:58 PM  
**To:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)  
**Subject:** City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie –

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- When and where is the meeting?

*The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).*

- I understand the meeting is open to the public?

*The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of*



twenty (20) members of the public at any one time, FYI.

- Is there an option to attend virtually?

*This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.*

- Is there a link to obtain additional information?

*Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56:  
<https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>*

- Are the buildings proposed to be condos and/or townhouses?

*The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.*

- Will they be section 8?

*Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.*

- If so, what percentage of the building(s) would be section 8?

*(N/A)*

- How many people will be allowed to occupy each unit?

*Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".*

*[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-4748](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748)*

- What type of parking will they have?

*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*

- How much will that impact the property values in the community?

*At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.*

- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?

*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*



**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561

Email: [jyanke@darienil.gov](mailto:jyanke@darienil.gov)

Office: (630) 353-8113 |

**Connect with the City of Darien!**



630-512-7976

**From:** Rachel Townsend  
**To:** Jordan Yanke  
**Subject:** Proposed Apartments on Sokol Court  
**Date:** Wednesday, April 7, 2021 3:06:11 PM

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Dear Mr. Yanke,

I wanted to say I disagree with the petitions for exceptions on 2305 Sokol Court.

The zoning rules exist to keep Darien "A Nice Place to Live," and companies asking for these types of exemptions are unfairly putting burden on the residents to be following up with developments to make sure that we continue to have that nice place to live.

Many people use the public areas here - the sidewalks and verges, and having a much larger building than originally planned, brought so close to the road, with such a large number of apartments instead of condos (without the required parking) will end up making the whole area much more difficult and unpleasant to use. Additionally, the building is requested to be very close to the Waterfall Glen park area, and there needs to be the required space here as well.

Please deny the exceptions for the area. Of course the condos without the exceptions are reasonable, but all these exceptions are too much for this space and neighborhood.

Thank you,  
Rachel Townsend  
9223 Waterfall Glen Blvd

**From:** Scott Styles  
**To:** Jordan Yanke  
**Subject:** Sokol Court Apartment Proposal  
**Date:** Wednesday, April 7, 2021 4:05:01 PM

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Mr. Yanke,

I've lived in the Waterfall Glen townhomes in Darien for the past 12 years. I love the quiet streets and sunny park. I plan to stay for many more years.

I am writing to encourage a denial of the requested zoning waivers for the proposed Sokol Court apartments. This is not an investment in the community, it's an effort by the developer to profit, by pushing his burden onto existing residents.

Exceptions to building height and minimum setback will put our Waterfall Glen park in the shadows. The high residential density will encourage a transient population.

I fear the proposed development will negatively impact local quality of life, diminishing the community I have grown to love. The previously approved condos were much better suited to Darien.

Please require the developer to meet the standards of our existing zoning ordinances, keeping Darien a nice place to live.

Regards,  
Scott Styles

**From:** Kevin Drum  
**To:** Jordan Yanke  
**Subject:** Apartment building  
**Date:** Wednesday, April 7, 2021 5:11:50 PM

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I live in waterfall glen townhouse and I am totally against this project. for one building to close to are fence which is are park that we pay for. second I can't believe that with everything going on in this country people can't pay rent and the virus still not controlled anybody in there right mind would want to build apartment's. plus why should there get a waiver for the height and closeness to the street. It's bad. Enough around here when Argonne is getting out and other offices sometimes you have to wait 20 to get on lemont road. And what will happen if he can't rent all the apartment', maybe make it section 8. We have enough people walking around here just from the hotel, I am not for this plan at all!

Sent from my iPhone

**From:** WALLY RIGHTON  
**To:** Jordan Yanke  
**Subject:** Fwd: 2305 Sokol Court  
**Date:** Thursday, April 8, 2021 8:47:05 AM

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As residents of the adjacent Preserves of Waterfall Glen Townhome Owners Association, we are voicing strong opposition to the PUD on Sokol Court as it is currently proposed. Of course, the only reason that Petitioner are requesting an increase in density is only to make the project more profitable for them and not the the long term viability of the surrounding neighborhood.

This building, no matter how well built, well-appointed and expertly marketed as a high end apartment complex is being proposed directly adjacent to one of the biggest interstate highways in the Chicago area. That proximity will prove more of a deterrent than an asset to the renters. Future residents in this proposed building will find the highway noise to be a major issue.

The Developer of the project, if built, undoubtedly will include in its marketing plan, that the State is planning to build a noise wall in the future. However, we all know the likelihood that the noise wall being built in the next ten years is very slim, if ever. Unlike the current townhome and condo owners nearby, it is doubtful most renters will be as determined to adjust to the noise. It is far more likely there will be a high turnover rate, which will only reduce the value of the building and therefore the value of our adjacent townhomes and condos.

I fully understand that the owner of the property has the right to improve it. I also realize that a project that strictly meets the zoning must be approved. Unfortunately for the current property owner, the proximity to the highway is the most likely reason the property has sat vacant for so long. Our property values will diminish when this development, as currently proposed, struggles to be economically viable in the future. If the Petitioner cannot make the financials work with a much more reasonable project, it is neither our fault nor the City's fault. If the Planning and Zoning Committee directs the Petitioner to return with a substantially smaller proposal, the PUD will have a substantially better chance in being an asset, rather than a liability to our neighborhood.

Wally and Joan Righton  
9227 Waterfall Glen Boulevard  
Darien, IL 60561

**From:** Mary Sullivan  
**To:** Jordan Yanke; Bryon Vana; Dan Gombac; Joe Marchese  
**Subject:** Fwd: Views on HUD  
**Date:** Thursday, April 15, 2021 11:14:46 AM

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See below.

**Mary Coyie Sullivan**  
City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** [\(630\) 606-8664](tel:(630)606-8664)

Begin forwarded message:

**From:** star14666@comcast.net  
**Date:** April 15, 2021 at 11:01:45 AM CDT  
**To:** Mary Sullivan <[msullivan@darienil.gov](mailto:msullivan@darienil.gov)>  
**Subject:** Re: Views on HUD

Hi, This guy Swanson is a slick con man! He applied for FEDERAL HUD FUNDS to build the projects next to my house! HUD means crime crime crime. To call the project an UPSCALE rental is B.S who in hell thinks living 50 yards from I-55 is upscale? Dont vote for carjacking, robbery, even gang murders!

On 04/13/2021 10:07 AM star14666@comcast.net wrote:

Hi, I will be attending the hearing on empty lot on 27 april. One question everyone needs to ask themselves is, would I want to live near a HUD section 8 housing complex? Of course the answer is NO unless your demented!

On 04/07/2021 10:48 AM star14666@comcast.net wrote:

I voted for you Tuesday, glad you won. Now please stand up for us in Darien keeping it safe and a nice place to live! Your opponent was ANTI POLICE and his poor showing confirms Darien is a law and order community. WE dont want criminals here! HUD director Fudge is an anti white racist HATER to the MAX!



On 03/28/2021 2:14 PM  
star14666@comcast.net wrote:

I take that as a NO to any and all HUD  
programs.

On 03/28/2021 1:16 PM Mary  
Sullivan  
<msullivan@darienil.gov>  
wrote:

To my knowledge there is no  
activity in ward 5 of Darien  
involving an expansion of  
HUD. If an issue as you  
described arises, I will research  
the matter and vote in the best  
interest of my constituents and  
fellow residents.

Regards - Mary Sullivan

Mary Coyle Sullivan

City of Darien Alderperson  
Ward 5

1702 Plainfield Road, Darien,  
IL 60561<x-apple-data-  
detectors://1/0>

Email:  
msullivan@darienil.gov<mailto:msullivan@darienil.gov>

Phone: (630) 606-8664<tel:  
(630)%20606-8664>

On Mar 28, 2021, at 11:47 AM,  
star14666@comcast.net wrote:

Oh yes to be clear is; do you support jamming HUD into a subdivision like ours for the "greater good" and force us to grapple with crime and everything else that comes from people who dont work. Never held a job NEVER wanted a job. Not to confuse this with anyone any color who BUYS a home in our subdivison a bonus to us all not a millstone.

On 03/28/2021 11:00 AM Mary Sullivan  
<msullivan@darienil.gov>  
wrote:

Hello Don . Can you please clarify your question?

Regards - Mary

Mary Coyle Sullivan

City of Darien Alderperson  
Ward 5

1702 Plainfield Road, Darien,  
IL 60561<x-apple-data-  
detectors://4/0>

Email:msullivan@darienil.gov<mailto:msullivan@darienil.gov>

Phone: (630) 606-8664<tel:  
(630)%20606-8664>

On Mar 28, 2021, at 10:08 AM,  
star14666@comcast.net wrote:

Hi, I see your sign at our exit.  
Waterfall glen residents  
wonder your view on HUD in  
Darien?

I will share your response with  
others here.

thank you

Don Letrich sr.

**From:** Mary Sullivan  
**To:** Jordan Yanke; Bryon Vana; Dan Gombac; Joe Marchese  
**Subject:** Fwd: Preserves of Waterfall Glen Townhome Owners Association - Darien Heights Residences PUD Rezoning - Meeting Thursday, April 15 - 6:30-9 p.m.  
**Date:** Tuesday, April 13, 2021 1:33:03 PM  
**Attachments:** [Darien Heights Residences - Neighbors 4-12-2021.pdf](#)

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Please see communication below

# Mary Coyle Sullivan

City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561  
Email: [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
Phone: (630) 606-8664

Begin forwarded message:

**From:** Tim Tumlin <[tumlintr@comcast.net](mailto:tumlintr@comcast.net)>  
**Date:** April 13, 2021 at 1:08:56 PM CDT  
**To:** Mary Sullivan <[MSullivan@darienil.gov](mailto:MSullivan@darienil.gov)>  
**Subject:** FW: Preserves of Waterfall Glen Townhome Owners Association - Darien Heights Residences PUD Rezoning - Meeting Thursday, April 15 - 6:30-9 p.m.

Hi Mary,

Thank you for getting back to me so soon. I'll look on Facebook for the information exchange you mentioned.

The attached letter from Mr. Swanson seems to clearly indicate that he is not making any changes in his proposal for the Sokol Court project he is proposing. My understanding from the P&Z Commission meeting was that they delayed a vote so he could consider making these units condos instead of rental apartments and change the design to better fit in to the neighborhood, and that those changes would be necessary for them to approve it. Is that how you interpreted their vote to delay?

I am told that this is the latest of several controversial and failed attempts to use this property for development, mainly because the builders were too ambitious and planned on putting too many units or too large a facility there. Since you have served on the P&Z before, perhaps you have an informed opinion as to whether a solution to this may be for us local residents to seek to change the zoning from R-3 to the less-dense R-2, grandfathering in all the existing usage now. The less-dense use of the land could be much more acceptable to nearby residents and stand a much better chance of

success. However, I'm a complete amateur in this business and this may be entirely unworkable. You would certainly know more than I.

Tim

---

**From:** susan@mcpmc.com [mailto:susan@mcpmc.com]

**Sent:** Tuesday, April 13, 2021 12:46 PM

**To:** tumlintr@comcast.net

**Subject:** Preserves of Waterfall Glen Townhome Owners Association – Darien Heights Residences PUD Rezoning – Meeting Thursday, April 15 – 6:30-9 p.m.

Dear Preserves of Waterfall Glen Owners:

See the attached letter received. Sharing with the owners in case you wish to attend the meeting this Thursday.

*Michelle D. Cohen, CMCA, AMS*

*Licensed Community Association Manager*

*MC Property Management Corp.*

*14224 McCarthy Road*

*Lemont, IL 60439*

*Office: (630) 985-2500, X6605*

*Fax: (630) 678-9027*

**From:** dewyzefan6  
**To:** Mary Sullivan; Jordan Yanke; dewyzefan6@comcast.net  
**Subject:** FW: Darien Heights Residences - Neighbors 4-12-2021.pdf  
**Date:** Tuesday, April 13, 2021 3:11:35 PM  
**Attachments:** Darien Heights Residences - Neighbors 4-12-2021.pdf

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Somchow I was not on the email list for this meeting but my neighbors forwarded this to me.

I'm very confused because everybody's understanding at the end of the last meeting was that Paul Swanson was going to meet with us when he had an alternate proposal for condos and something that looked more like the character of our community. however this letter from him seems to state that he just wants to try to further convince us again to build apartments and not stick to what the board asked him to do. Yet again not caring about the town or the committee or the residents at all. just himself and his profits.

He wants the town to break every variance for him and make all special exceptions for him instead of caring about the hundreds and hundreds of people that have to live right here and he supposedly cant get a loan which we feel is very hard to believe, so he wants that to be on us too and it seems like he he doesn't want to produce any alternate design that looks like the community. These are all huge red flags showing he does not care about any of the elected officials or respect dariens rules or our committees or our town or our resident. It seems to me that it's all about him.

Living here for 14 years believe in my heart of hearts that nobody who want that lifestyle wants it by the expressway without a Charming town and some kind of Starbucks or something. we do not believe people of that scale he refers to will want to pay top dollar to reside in a place on an expressway to get no equiry in a booming market - by a park though he totally stresses how these people will most likely not have kids.

We have all resided here for quite a long time and are ingrained in the community and this man has no ties to Darien and he doesn't seem to care at all or he would have this meeting according to what the committee asked him to do and he'd actually care about variances in the rules and the laws and the people who live here. I don't believe it all that he would want an apartment building right next to his house and I don't think anybody would that is involved in these decisions.

There seems to be a very nice vacant lot across the expressway as well.

He has no vested interest and never plans to have a vested interest. I believe he's going to build and sell right away and then we have no idea what it's going to turn into and nothing can be done then. that is so so scary and so so wrong wrong to do that to every single person and family and citizen who has their whole entire life vested here.

I have been talking to several people and we feel like this is just going to end very badly for everybody if apartments are allowed.

darien and this whole area going to change the city forever FOR THE BAD and the feel of the city and the feel of the communities and the enthusiasm of all the long-term vested residents who have been giving loyalty to this city for LOTS of years.

there is so much more going on than meets the eye. I have very very good gut instincts. and please mark my words.

----- Original message -----

From: Marema <marebunch@aol.com>

Date: 4/12/21 2:36 PM (GMT-06:00)

To: dewyzefan6@comcast.net

Subject: Darien Heights Residences - Neighbors 4-12-2021.pdf

Annie,

Here is the info about the meeting on Thursday.

Kathe and Chris Marema

**From:** [Scott Styles](#)  
**To:** [Mary Sullivan](#)  
**Cc:** [Joe Marchese](#); [Jordan Yanke](#)  
**Subject:** Proposed Darien Heights Apartments  
**Date:** Saturday, April 17, 2021 12:01:05 PM

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Alderperson Sullivan,

Congratulations on the results of this month's election. My wife and I were happy to vote you. We've grown to appreciate the importance of our local elected officials,

Locally - a few dozen votes matter. We vote in every local election. We encourage our friends, family and neighbors to do the same.

We are grateful for your contributions to the city. We are heartened our representative understands our values.

I am writing because we reside in the Waterfall Glen townhomes. I want to follow up on the proposed Darien Heights apartments.

I read this week's Planning and Zoning meeting packet. Yes, every page. Riveting.

Something jumped out at me. Significant zoning exceptions were present for the previously approved condos. The needs of our community have changed. Please do not use undeveloped plans (from 15 years ago!) as the reference. It is not appropriate for evaluating the proposed apartments.

Please hold the developer accountable. Accountable not to prior exceptions, but to Darien's true zoning rules. Doing otherwise is a transfer of wealth. An approval takes from our community (hundreds of residents), so the single developer can profit. That is not our burden to bear.

I read the promise of large tax revenue. Please do not accept this red herring. The 5 year projection takes a short term view of community impact. It ignores intangibles. It assumes no other purpose for the land.

What's the long term cost of lowered property values? How does a transient population impact crime? Schools? Darien's reputation as a nice place to live?

A fair evaluation needs to consider community appropriate uses. It needs to account for intangibles. Some things are more important than money.

Perhaps, an appropriate development must wait for favorable construction costs. As recovery from the pandemic continues, the economics will change. We need to take a long term view.

Please continue the fight for the better solution, on the behalf of your constituents.



Regards,

Scott Styles and Rachel Townsend

**From:** WALLY RIGHTON  
**To:** Jordan Yanke  
**Cc:** Joe Marchese; Mary Sullivan  
**Subject:** 2305 Sokol Court Proposal  
**Date:** Saturday, April 17, 2021 3:27:40 PM

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Jordan

Again, thanks for forwarding my comments.

I attended the April 15 meeting offered by Mr. Paul Swanson. According to those residents who also attended the April 7 Planning and Zoning Committee meeting, his meeting with us was simply a rehash of what he had presented earlier, in spite of the suggestions Committee members made to him on April 7. He did not acknowledge to us those suggestions he was given by the Committee. Nor did he even acknowledge he would have the necessary revisions for the Committee when he meets with them on April 21. I fully expect he already has exterior color changes for the April 21 meeting in demonstrating a token of accommodation. However, regardless of any the relatively cosmetic changes he will eventually agree to, they are all but a smoke screen concealing what they really want.

At the April 15 meeting, he heard the comments from many people who felt his exterior design clashed rather than complemented the adjacent townhomes, condos and the Extended Stay. The unspoken message from Mr. Swanson was "I don't want my project to complement your homes. I want it to stand out." It is ironic he addressed our invitation to his meeting as "Dear Neighbor." As part of his presentation, he did say one of his consultants opined this proposed building would have a neutral impact on our neighborhood - neither positively nor negatively. In other words, a zero sum game. What a great marketing point from which we can hang onto our future home values!

He repeatedly ignored the questions from several people on why he can secure financing for building an apartment building but not for a condo building. He had no answer to those who asked how can his proposed apartment building will be competitively attractive to the downtown scenes of Downers Grove, Lemont or Westmont for "young mobile professionals" tenants. This is especially significant when his rental ranges are very similar. He was rather dismissive of questions on the impact of the additional monthly fees would have in pushing the overall rental rates beyond the area's market rates. He proudly related how much more the tax revenue his development would generate over the current two vacant lots. Apparently absent from his calculations was how that figure likely would be offset by the future declining townhome and condo valuations if and when his project struggles to be financially viable.

As the meeting was concluding, I sincerely believe that those in attendance came to the realization of the end game of Shipper Columbus LLC and their hired hand, Mr. Swanson. Their true objective is to build apartments from which they can liquidate much easier than they can a condo building. So much for them saying how much they love our town! They are preying on Darien's great reputation, as well as the desirability of our Waterfall Glen community for a cash grab and nothing else.

As I stated at the meeting, some towns need or are at least somewhat desirous of getting more apartment buildings. As a resident of this city since 1977, I can tell you Darien has very little need for more apartments and certainly our Waterfall Glen

neighborhood does not need any.  
Wally Righton  
9227 Waterfall Glen Boulevard  
Darien

**From:** [Mary Sullivan](#)  
**To:** [Jordan Yanke](#)  
**Subject:** Fwd: Apartment building project in front of 2301 Oakmont way building  
**Date:** Sunday, April 18, 2021 9:56:21 AM

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# Mary Coyle Sullivan

City of Darien Alderperson Ward 5  
[1702 Plainfield Road, Darien, IL 60561](#)  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** [\(630\) 606-8664](tel:(630)606-8664)

Begin forwarded message:

**From:** [milicevicd@aol.com](mailto:milicevicd@aol.com)  
**Date:** April 18, 2021 at 9:54:16 AM CDT  
**To:** Mary Sullivan <[MSullivan@darienil.gov](mailto:MSullivan@darienil.gov)>  
**Subject:** Apartment building project in front of 2301 Oakmont way building

Hi Marry, I, Dusan Milicevic and my wife Simsa Milicevic urge you to stand against apartment building in front of our 2301 Oakmont way building due to increase of traffic and noise. Looks like also building new apartment with heating and air conditioning units for each apartment would increase air pollution. I am also suggesting that Darien government evaluate possibility to reduce traffic noise from I-55. Noise is especially annoying during rush hours and early in the morning (4-7 AM). Noise reduction would protect the value of our apartments.

Best regards,

Dusan and Simsa Milicevic  
Phone 6303246678

**From:** [hmjar@aol.com](mailto:hmjar@aol.com)  
**To:** [Jordan Yanke](#)  
**Subject:** Proposed Apartment Building at Sokol Cout and South Frontage Road  
**Date:** Monday, April 19, 2021 11:15:11 AM

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From: Harriet Jarosz  
2301 Oakmont Way  
Darien, IL

Dear Mr. Yanke,

I have two objections to the proposed apartment building: First it will attract a transient population to an area of owner owned and occupied residences. I understand the original proposal was for a Condominium building and I find the builder's reason for the change of plan spurious. Second the color of the building is completely foreign to this and will be an awful eyesore.

Thank you for your consideration of these objection.

Sincerely,

Harriet Jarosz

**From:** [Dorothy Fara](#)  
**To:** [Jordan Yanke](#)  
**Subject:** vacant property on frontage road  
**Date:** Monday, April 19, 2021 11:37:56 AM

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Good morning Jordan: I would like to point out several items about the proposed apartment building that is proposed for the Sokol property on Frontage Road. The building will not look anything like the surrounding property. He does want it to stand out and be noticed. The parking lot will have 127 spaces, Where are they going to pile the snow? All moving vans (in and out) will have to use the front entrance since the garage area has an incline they will not want to use, and get to the elevators. The new residents cannot walk for exercise along Frontage road. There are no sidewalks and no shoulders and just too dangerous to use for walking. I have lived here for 19 years and know that. No buses, no trains, no grocery stores near by, have to drive to everything just like we do at the Waterfall Glen Condos. That will put more traffic on Frontage Road. The colors the building has chosen will not blend in with the surrounding homes and hotel. It is too big of a project for that small vacant lot. We know some day some one will build there, nice piece of property, but not something that will bring in more traffic. So close to I-55 will have the apartments nearer the highway moving out fast. If I open a window or balcony door for fresh air I hear every truck and car that goes by on I-55. We have good insulation, as he says he will also use, but there is no way to stop the noise once you open even ONE window. Please do not let this get built, there are better plans to come along  
Thanks, Dorothy Fara, Waterfall Glen Condos

**From:** [Marianne Anselone](#)  
**To:** [Mary Sullivan](#)  
**Cc:** [Jordan Yanke](#); [lmallers@comcast.net](mailto:lmallers@comcast.net)  
**Subject:** Condo Complex plan  
**Date:** Monday, April 19, 2021 12:30:16 PM

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Hi Mary!

First of all congratulations on your campaign and win. We truly need you

I have lived in the waterfall Glen condo complex since 2001 and really enjoy this area, especially when I used to travel for work and the location was easy access to both airports and other places I used to drive because of the easy access to all highways. I'm retired now and still like the area because it's close to shopping and a variety of other recreational activities.

I know some of my friends who live in our building are against this new complex being built but I'm not sure that I agree with a lot of their reasoning except the aesthetic value seems way off - design (and color??) will create an eyesore ! Rentals versus condos is a business decision but from my experience renters do not really take care of their property no matter how much they are paying. I used to live in Willowbrook at AmlI when it was pretty expensive in the Mid90s... I was paying over \$1200 for a one bedroom even at that time. So I think the rent this person will be charging isn't really extreme. Granted it's not low income housing, which would not be a good idea in our area because there is little public transportation on frontage road, but it's not really luxury. So his argument there doesn't hold water in my opinion. Trying to draw empty-nesters or younger corporate type workers to BUY would make sense due to location. Allowing pets (dogs) can be a mess if they don't leash and pickup waste... as many renters I've known over the years have done (or not done!)

If the builder can tell us what color the building is going to be and if there is any chance to modify the building ornamentation design to match the neighborhood a little bit better I am all for it if no rentals. Condos are selling like hot cakes here at great prices. Not sure where he got his info that the condo market isn't there.

If he's going to stick with his plans, it seems this sort of building would be more suited to a corporate area and not a neighborhood nestled next to a forest preserve. What was he thinking?

That's my two cents... Thank you for listening and I know you will make the best decision possible.

Marianne Anselone  
2301 Oakmont Way. Darien

Sent from my iPhone

**From:** Mary Sullivan  
**To:** Jordan Yanke  
**Subject:** Fwd: Large apartment Complex  
**Date:** Monday, April 19, 2021 1:17:05 PM

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# Mary Coyle Sullivan

City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** (630) 606-8664

Begin forwarded message:

**From:** RICHARD HERRICK <[rreherrick@comcast.net](mailto:rreherrick@comcast.net)>  
**Date:** April 19, 2021 at 11:59:25 AM CDT  
**To:** Mary Sullivan <[MSullivan@darienil.gov](mailto:MSullivan@darienil.gov)>  
**Subject:** Large apartment Complex

TO: Alderwoman Mary Sullivan  
City of Darien Planning Commission

As a Waterfall Glen resident and condo owner at 2301 Oakmont Way, I would like to express some serious concerns I have regarding the proposed building of a large apartment complex adjacent to my property on South Frontage Road.

Information I've received indicates that the builder would like to charge rates that would attract high end renters. What happens if this doesn't materialize? It can only be assumed that rents would be lowered to an amount that would fill the building, thus lowering the community standards. Transient living is not desirable to this condo-owned neighborhood. I feel my property value would decrease and property taxes would increase as a result of the land being developed in this way at this time. Eventually more police and fire protection would be needed, traffic volume on South Frontage Road would dictate widening to accommodate bicyclists and the additional traffic. In addition, stop signs and/or traffic lights would be necessary for safety reasons. The small community of Waterfall Glen is not ready financially or otherwise for this growth change at this time.

I am totally against this project.

Robert E. Herrick  
April 19, 2021



**From:** Frank Tremmel  
**To:** Mary Sullivan; Jordan Yanke; Lmellers@comcast.net  
**Subject:** RENTAL UNITS  
**Date:** Tuesday, April 20, 2021 9:36:38 AM

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To all, We are owners in the Waterfall Glen Condo complex and are opposed to rental units by the Extended Stay hotel. It has been our experience renters do not take care of other people's property. If they are unable to rent luxury apartments, do we know they will not lower the rents? The traffic on Frontage Road will be terrible. We bought property here because it was nice and quiet. Thank You All, Mr. and Mrs Frank Tremmel

**From:** Chris  
**To:** Joe Marchese; Bryon Vana; Joseph Kenny; tchauer@darrienil.gov; Thomas Chlystek; Eric Gustafson; Mary Sullivan; Tom Belczak; Lester Vaughan; Jordan Yanke  
**Subject:** Proposed Apartment complex on Sokol Ct.  
**Date:** Tuesday, April 20, 2021 12:47:38 PM

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Hello,

I had attended the 4-7-2021 Planning and Zoning meeting regarding this apartment complex. Many homeowners from the Preserves of Waterfall Glen Townhomes and the Waterfall Glen Condos were present. We are all against this development for numerous reasons that were discussed. The Planning and Zoning Committee suggested to the developer, Paul Swanson, to have an additional meeting with all the homeowners on Thursday 4-15-21 to see if he would come up with some changes to his proposal. He did not want to change anything, which was disappointing to all of us who attended this meeting. I am not able to attend the Planning and Zoning Meeting on 4-21-21 but I wish to again voice my displeasure with this apartment complex. It will be an eyesore to the community, reduce our property values and reduce our quality of living. I would like to know how many of you have ever driven through our wonderful community? Would you like this development dumped in your neighborhood? Mr. Swanson is going to build this apartment complex and then sell it. The rents he will be charging are not for high end apartments, they are the same as the Farmingdale Apartments which are not considered high end in my book. I am urging that this apartment complex not be approved. I hope my statement will be shared with the Planning and Zoning Committee.

Chris Marema  
9405 Waterfall Glen  
Darien IL

Sent from my iPad

**From:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)  
**To:** [Dan Gombac](#); [Bryon Vana](#); [Joe Marchese](#); [Joseph Kenny](#); [Ted schauer](#); [Thomas Chlystek](#); [Eric Gustafson](#); [JoAnne E. Ragona](#); [mjcoren@darienil.gov](mailto:mjcoren@darienil.gov); [Michael J. Coren](#); [Mary Sullivan](#); [Tom Belczak](#); [Jordan Yanke](#); [Lester Vaughan](#); [EconomicDevelopment](#); [Maria Gonzalez](#)  
**Cc:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)  
**Subject:** Proposed Darien Heights Apartments on Sokol - QUESTIONS / CONCERNS for 4/26 MEETING  
**Date:** Monday, April 26, 2021 8:42:41 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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My name is Annie Shea and I have sent a few prior emails and attended the last 3 meetings. 2 with the zoning committee who thankfully voted 7-1 AGAINST Paul Swanson's petition to change EVERYTHING about this possible build.

I have included my recent thoughts directly below, followed by the other 2 communications I presented in the last few meetings I have attended.

We strongly urge you to VOTE AGAINST the proposed apartments. There are SO MANY RED FLAGS and it will change our community forever for the worst. The owners and developer want to build what they want to build, they want ALL laws and variances that everyone else has to follow ALL changed for them.

Once you vote to approve apartments (so many of us believe will fail) it cannot be regulated and Darien and it's residents and communities and government will be left to deal with the aftermath of what this will bring.

Paul and the owner will come and go and leave Darien to deal with the long-term effects of what this will bring to us all. This will NOT end well and we will all suffer while Paul and the owner walk away and sell it to the next company with no regard for anyone in Darien.

There are A LOT of red flags on every aspect of this proposal and project, and it hasn't even started yet

I have a very good gut instincts and I think there's so much more going on with this than meets the eye and it really scares me and all the people in our community I've spoken to.

- The new owner purchased the property knowing full well it was zoned for condos for 15 years. It sounds like they didn't even consider building what it was zoned for.
- They not only want to change ALL zoning for their gain, but they want All the variances changed for THEM, and will offer no concessions to blend into the town and community AT ALL.
- They will not get \$2700 for 2 bedroom apartments in Darien right off an expressway by a townhouse/condo community and hotel with no other amenities like a charming coffee shop, shopsping, etc.
- They're painting a pretty picture now of all the things they want to offer, but once the apartments are approved, there is NO regulating it and then when they change their plan entirely what happens to Darien?
- Paul indicated his building will generate approx. \$110k the 1<sup>st</sup> year and approx \$200k in 2<sup>nd</sup> year. That's even **IF** anyone rents.

- IF NOT, Darien will be in a financial hole from the beginning and will STAY in a financial hole and it will be a HUGE NIGHTMARE
- People will leave in masses and Darien will lose a lot of revenue and its wonderful reputation of “a nice place to live”.
- **Condos are guaranteed revenue.** If you build approx. 68 units where owners pay \$5500 a year in taxes (that’s approx what we pay now), Darien is guaranteed approx. \$341K a year. If taxes are \$6000 a year Darien is guaranteed \$403K a year; doubling revenue from the currently proposed apartments.
- There will be a revolving door or transient people in and out of Darien that are NOT invested in our town or community.
- Apartments will lower property values and hurt our extremely wonderful community TERRIBLY; and people have worked so hard for what they have built in their lives and we are all just recovering from a year that hit us all hard with COVID; and we already have so much uncertainty.
- Apartments are NOT guaranteed revenue in any way, shape or form.
- Apartments if NOT rented will become a huge detriment and liability for Darien.
- A resident brought in a previous meeting that the same thing was proposed and passed in Orland Park. People didn’t rent and it did NOT go well.
- Apartments are very very risky and when they don’t rent it can turn into anything and Darien will suffer as a whole.
- Plus with COVID if you rent, it’s impossible to vacate renters and then the owners will have to go into default or sell and again; and the community, property values, residents suffer and it becomes a major safety concern
- **There are nothing but red flags and it’s very very concerning.**
- Paul read report stats, but people in Paul’s meeting indicated they were almost certain those reports were stats geared towards the city of Chicago, not Darien.
- Paul and the owners (who we are not hearing from for some reason) won’t and haven’t budged an inch showing they do not care at all about Darien, the residents, committees, city council, mayor or town in general.
- Everyone raised their hands before speaking in the meetings and they indicated several times they could NOT procure a loan for condos though thousands of developers are building condos and they’re selling so fast people are losing out every day and would love to be able to purchase a condo.
- It appears in the meeting Paul conducted from what some of the residents questioned, it sounds more possible they do NOT want to procure a loan for condos; and IF that’s the case then one must ask WHY and what’s their REAL agenda.
- With the owners Paul is working with owning approx. 200 properties and being very established I find that quite hard to believe they can’t procure a loan for condos
- **If that’s the case they cannot get a loan being so established company with that many properties and properties, that appears to be another huge red flag**
- They don’t seem to want to make any long term investment in Darien
- One resident asked in the initial meeting if Paul still owned or was affiliated with the properties he referred to in trying to sell his idea, and he said NO.
- Why will they NOT CONSIDER building something in the character of the community?

Do they have a whole other agenda with this building that appears to be just a simple dark L shaped building with no appeal at all?

- Concerned residents feel they are going to build and leave not caring what happens to Darien or it's possible financial losses and safety concerns.
- With a very booming market and historically low interest rates most people want to buy and gain equity.
- A recent Darien Patch article just stated those facts as well. The market is hot and millennials want to buy.
- People do NOT want to rent in this market and throw their money out the window to get nothing in return without having any amenities like a charming town with shops, coffee shop, outdoors dining, shops, etc.
- The park in the community belongs to the townhouse association so they can't utilize that and that could be a situation that the park and pond access is not allowed for them; and Paul wants to extend his building to be only be 20 feet away from the park where people's children play.
- One neighbor is currently working construction on a condo development and people are buying in advance in developments and there's a lot of condo and townhouse developments in this market .
- One neighbor has been trying to buy a condo for several months and they're selling so fast they lose out on every condo they try to buy.
- If condos are built that's WAY more of an investment in Darien with GUARANTEED property taxes, VESTED owners and CONCERNED citizens.
- Also as people begin to retire and downsize from townhouses, they'll stay in Darien and the community because they love it so much and it'll keep our town and community STRONG instead of having people move out of Darien to go live in another town where they can buy a condo.
- We asked if they can guarantee they'd be here in a year and 2 and they said they couldn't guarantee that.
- They DON'T WANT to blend in with the character of the community or be part of Darien at all. They want Darien to give, give, give while they take, take, take.
- Darien is a wonderful town and Waterfall Glen is such a lovely, friendly community with people of all walks of life who all look out for each other, work very hard, are invested, pay their taxes, all get along and feel safe ...
- Paul and the owners don't ever want to be a part of that and won't even negotiate or work with Darien in any capacity.
- They are ONLY out for themselves and what they can get out of it; and they've showed that over the last few meetings.
- The zoning committee also instructed Paul to meet with homeowners once he had alternate design in the character of the community and for condos.
- Paul and the owner totally ignored and disrespected the committee's instructions and presented exactly what he presented at the 1<sup>st</sup> meeting that he knew everyone was very adamantly against. Again NO regard for anyone except for HIMSELF and HIS plan.
- If that's what's happening before anything starts, everyone should be very very concerned about what's really going on.

- The committee all voted WITHOUT hesitation to not let the marijuana dispensary be put in a residential area to keep everyone safe. The residents concern was that “shady characters” as the residents stated, would be in and out of the neighborhood. That is for about 15 mins at a time.
- Please vote with US WITHOUT HESITATION and give us the same safety and peace of mind you afforded them because this community’s revolving door of transient people and possible “shady characters” won’t be coming and going in 15 mins increments. They will be here for 6 mos to 1 year and that is much more of a safety concern for a community with a lot of senior citizens and young families.
- I have every confidence the committees, and the city council will stand with its citizens and residents to keep Darien safe and keep it a nice place to live because we would stand with you and vote to keep you, your families and your community safe.

Thank you,  
Annie Shea

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**From:** dewyzefan6@comcast.net <dewyzefan6@comcast.net>

**Sent:** Wednesday, April 21, 2021 6:40 PM

**To:** annie6@highenergydesign.com

**Subject:** Darien Heights Residences - Neighbors 4/21/21

To read at 04/21/21 meeting

<https://patch.com/illinois/darien-il/home-prices-darien-area-increased-past-year-see-how-much>

Again I’ll reiterate my concerns from the first meeting. I see nothing but red flags.

They presented the apartment proposal and after the residents in the meeting were so upset the board clearly stated paul should meet with the homeowners when he had a proposal for condos and with an alternate design that matches the character of our community - that once approved can’t be regulated and that should put EVERYONE on VERY high alert.

I want to know why we had the EXACT same meeting as the prior week where paul and the owner were VERY aware everybody was extremely and adamantly opposed to this build and yet changed absolutely NOTHING.

You instructed them to come up with and present an alternative plan and design for condos and meet with the owners. They completed ignored your instructions and did not care what you had to say and that is extremely disrespectful and another HUGE RED FLAG.

They are NOT interested in matching the character of our community, or our town and that’s A HUGE RED FLAG. There’s but BUT HUGE RED FLAGS WAVING ALL OVER THE PLACE and nothing’s even been started yet.

they refuse to change the design. They refuse to even consider condos. They refuse to follow the

laws and variances. This land was zoned for over 15 years for condos and now they want to come to Darien and they want ALL the laws that everyone else has to follow and willing does so, changed just for THEM. They refuse to budge or care about the residents or care about the town, or care any of the committees or care or respect the city council or the mayor.

They are ONLY interested in their own agenda and really WHAT is their REAL agenda? Once you give approval and there are no regulations, they can do whatever they want so please SERIOUSLY think about that.

Everyone raised their right hands in the first meeting before they spoke. We were told they couldn't get a loan for condos. In the last meeting with Paul, it was stated the owner owns 200 buildings or projects. That means they are very established and if they can't get a loan for condos, we need to question that when tons of developers are getting loans and building condos. Also it was indicated it seems they DON'T want to get a loan for condos and are ONLY interested in apartments.

Also why are we not speaking to the owner and we are just speaking to Paul.

I'd like to know

- Out of the 200 properties, how many were proposed for high end apartments and are still high end?
- How many were built in areas like this and are there fact sheets showing how they fared and if they're still high end?
- How long have they owned each property?
- And if they've owned for awhile, do they only own the high end ones or the ones that become something different?
- How many lenders they applied at and what was the reason they turned down condos as opposed to apartments in the booming housing market with extremely low interest rates?
- And at the lenders they say they got turned down at what was the banks reasoning for saying apartments are better especially when people rent they can skip out A LOT easier without paying and owners are held responsible so it's SO much more secure, to me, getting financing for condos?
- Are they working with any investors or government agencies, or plan to, and what's their agenda and intentions?
- Can you do a proposal and then change it at any time and make the apartments all together something different than you're proposing?

We have a neighbor who is in the construction industry and is currently building condos. There's lots of other developers out there building condos. We've heard from other resident who has been trying to buy a condo for months, but keeps getting beat out because they're in such high demand, we have historically low interest rates and a historically high demand to buy; not to rent. An article just came out in the patch this week talking about the booming market to buy and a growing number of millennials become interested in owning homes. It is also driving up home values increasing tax revenue for Darien which is in total is far greater than one apartment building we all see failing with either high end apartments or then having to turn it into section 8.

they indicated that the taxes would be (and don't quote me) approx. 110K the first year and double the second year. if you fill up a 68 unit condo building with owners who have to pay 6000 in taxes like we do in the townhouses darien gets taxes in the amount of 408k, peace of mind, steady taxes, invested residents and not a company who can come in, propose a plan, ask us to break every rule for them and if the renters don't pay or the building doesn't rent out, then darien loses everything. a lady from the condos stated in the meeting last week with paul, the same thing happened in orland park, people didn't rent, and things did NOT go well.

also to reiterate from the last 2 meetings, people will NOT pay 2700 a month to live across from an expressway and next to a hotel and a children's park to build absolutely NO equity when there's an extremely high demand for houses and the historically low interest rates. Real estate agents would agree, lenders would agree, business people would agree and the residents would agree.

they want darien to change everything for THEM, but they won't even budge an inch or try to even consider how strongly we feel. That clearly shows they have not and do not care about us or our town or our officials or our laws. Everything is for them. Nothing is for Darien and nothing is about contributing to the town, the look, the feel or how VERY VERY upset residents are..there is nothing in their plan AT ALL to BENEFIT the hundreds and hundreds and hundreds of residents, but everything should be changed for ONE person and their agenda who's not even a resident of our town and don't plan on staying long, leaving all of us to deal with whatever this brings. We asked them if they can guarantee they'd be here in a few years and they didn't answer.

It will change our town FOR THE WORST. We will have a revolving door of transient people who will come and go and not be vested in this community or take care of it like we do. it will not help darien, it will not make darien safe. It will not make darien a nice place to live, it will lower property values and overall change the community and city as a whole FOR THE WORSE.

If they were truly interested in bettering our town and community and they actually cared about the people who really care about this community and each other and have worked VERY hard to buy and keep these properties, especially during COVID and have lived here a long time to see their hard earned money go out the window - they would have worked directly with the officials and the committee and the residence from day 1 to blend into this community that means SO VERY MUCH to us all - you would ask how can I contributed to darien while still making money and blending in and then we could all work together. The residents should not suffer for people who are not part of darien and don't want to be's agenda, profit and gain and law bending requests and I am beyond stressed and sickened about this and I know thee's A LOT of other people who feel the same way.

You all voted WITHOUT hesitation to not let the marijuana dispensary be put in a residential area to keep everyone safe. Their concern was that "shady characters" as they stated, would be in and out of the neighborhood. That is for about 15 mins at a time. please vote with US WITHOUT HESITATION and give us the same safety and peace of mind you afforded them because our revolving door of transient people and possible "shady characters" won't be coming and going in 15 mins increments. They will be planted here for 6 mos to 1 year and that is much less safe.

I have every confidence the committees, and the city council will stand with its citizens and residents



to keep darien safe and keep it a nice place to live because we would stand with you and vote to keep you, your families and your community safe.

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**From:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net) <[dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)>

**Sent:** Wednesday, April 07, 2021 9:33 AM

**To:** [dgombac@darienil.gov](mailto:dgombac@darienil.gov); [bvana@darienil.gov](mailto:bvana@darienil.gov); [jmarchese@darienil.gov](mailto:jmarchese@darienil.gov); [jkenny@darienil.gov](mailto:jkenny@darienil.gov); [tschauer@darienil.gov](mailto:tschauer@darienil.gov); [tchlystek@darienil.gov](mailto:tchlystek@darienil.gov); [egustafson@darienil.gov](mailto:egustafson@darienil.gov); [jragona@darienil.gov](mailto:jragona@darienil.gov); [mjcoren@darienil.gov](mailto:mjcoren@darienil.gov); [mjcoren@darienil.gov](mailto:mjcoren@darienil.gov); [msullivan@darienil.gov](mailto:msullivan@darienil.gov); [tbelczak@darienil.gov](mailto:tbelczak@darienil.gov); 'Jordan Yanke' <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>; [lvaughan@darienil.gov](mailto:lvaughan@darienil.gov); [EconomicDevelopment@darienil.gov](mailto:EconomicDevelopment@darienil.gov)

**Cc:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)

**Subject:** Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS

I really appreciate your attention to this issue that is **VERY IMPORTANT** to the residents of this community and strongly urge that you **DO NOT APPROVE THIS AMENDMENT FOR APARTMENTS ON SOKOL IN DARIEN.**

Please see all my questions and comments below. I have talked to several people in our HOA and everyone I've talked to so far feels the same.

#### **COMPLIANCE ISSUES WITH CODES:**

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-1](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1)

Standards: The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;

**The community and surrounding communities are filled with and inhabited with single family homes, townhomes and condos. Most residents are owners and well established. Even if there may be some renters, they are renting from a single vested owner. Renters are not vested in communities like owners. It's more transient, renters don't typically maintain properties as well as owners. There will be a revolving door of people in and out of the city for the rest of time if this amendment goes through. the CHARACTER of the neighborhood is larger lots - SFR.TH, etc. NOT apartments and permitting the proposed use would IRREVOCABLY ALTER THE ESSENTIAL CHARACTER of the surrounding area. (please see more in my comments below about the wonderful people and sense of community we have here).**

2. The zoning classifications of property within the general area of the property in

question;

I believe that the ZONING CLASSIFICATIONS of property within the general area are single family and some multi-family (townhomes/condos) with the exception of the hotel, which from my understanding is mostly inhabited by elderly people trying to survive as best and safely as they can. Putting apartments in the middle of large lot single family/condo/townhome OWNER residences is contrary to the criteria for a Zoning amendment and should not be allowed. If you want to change the Zoning to permit apartments IN AN AREA ALREADY FULL OF APARTMENTS, then that makes sense. It seems that apartments are inconsistent with the other uses permitted.

3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;

This property is perfectly suited for CONDOMINIUMS for which it is already zoned and has been for 16 years. The current economy encourages SALES; not rentals. With historically LOW INTEREST RATES and the fact that people, especially in this economy and with all that's been happening in the last year, I can't see people wanting to spend \$1500-\$2700 to get NO EQUITY to live directly off an expressway when there's no amenities anywhere near the property and the ZONING AMENDMENT IS NOT NEEDED. The economy is in a different place now than it was in the last 16 years and it is ripe for condos and people wanting to establish themselves and have and build equity.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;

Trend of development in the area are that people seem to want to purchase property. Single family homes, condos and townhomes have occupied this area for a long time and when homes in our community go on the market they SELL. The trend is toward SFR./TH's and not apartments.

5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and

The developer can still make plenty of money developing the parcel as condos. The current Zoning as condos does not significantly reduce the value of the property. And that the public and city will gain from more home ownership, stable residents, rather than potentially transient renters. The proposed use would REDUCE property values and the hard working current residents in the area will be the ones to suffer the financial losses we've been working SO HARD to build up for a lot of years.

6. The policies of all current official plans or plan elements of the City.

I HAVE BEEN UNABLE TO REVIEW THE CITY'S COMPREHENSIVE PLAN BUT THERE IS NO INDICATION THAT THE PROPOSED USE IS CONSISTENT WITH ANY LONG -TERM PLAN OF THE CITY NOR ITS RESIDENTS. I feel that the plan to put up apartments will significantly devalue homes rather than add value

**and completely change the dynamic of the entire area.**

In looking through all the online documentation I saw it said this proposal was sent to neighboring HOAs and there was no negative feedback. I have never seen any communication about this amendment - and to the best of my knowledge and in talking to other residents in our HOA community - no one has seen any communication about this amendment so many people are not informed at all about this issue and I believe would definitely oppose it if they were informed.

## QUESTIONS

[https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm\\_term=article-slot-1&utm\\_source=newsletter-daily&utm\\_medium=email&utm\\_campaign=newsletter](https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter)

**it stated we can submit questions to be asked in the meeting. below are my questions :**

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
  - How will that affect property values?
- Can they then add section 8 since it can't be regulated?
  - How will that affect property values?
- Will putting apartments directly in our community lower our home values?
  - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes
- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the "proposed" apartments going for the high-end prices and floor plans to other floor plans, price points, etc?
- The darien patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
  - We just saw on the news last week that the Chicago area has become desirable and it's hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
  - With historically LOW interest rates currently, they're stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
  - Why after 16 years do they want to build apartments instead?
  - If no one can regulate their decisions, that could be very bad for the city of Darien

and the surrounding communities in/near this location.

- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
  - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

## CONCERNS

### **PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.**

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a **never-ending revolving door of people constantly coming and going in Darien** and **a lot of unknowns** that sound like **they CAN'T be regulated** and no one will be able to change anything once that's happened.

It will change the entire dynamic of our wonderful community, awesome town and surrounding communities alot, and there's no going back.

We are the people/citizens of Darien who **LIVE in this community** so I hope that will be forefront in consideration of this amendment and how it will affect us.

### **I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS CURRENT RESIDENTS FIRST!!!!**

The residents put their trust in the city officials and council to look out for **US and OUR BEST INTERESTS**. I've talked to some other residents and **I strongly urge you to please NOT ALLOW** this amendment to pass and to seriously consider how the people who the officials represent feel, and how unsettling this is.

When you have a community of **OWNERS**, they take a lot of pride and are extremely **VESTED**; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a CONDO OWNER, that individual condo owner is more VESTED than renters.

When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of **COMMUNITY, TRUST and SAFETY**; and our community is filled

with of a lot of LONG-TERM residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for YEARS.

If this amendment is allowed to go through, it will sadly show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as VESTED as we are!

If the amendment passes to build apartments, I believe a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US and OUR best interests.

Thank you,  
Annie Shea

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**From:** Jordan Yanke <[jyanke@darienil.gov](mailto:jyanke@darienil.gov)>  
**Sent:** Wednesday, March 31, 2021 3:58 PM  
**To:** [dewyzefan6@comcast.net](mailto:dewyzefan6@comcast.net)  
**Subject:** City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie –

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- [When and where is the meeting?](#)  
*The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).*
- [I understand the meeting is open to the public?](#)  
*The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of twenty (20) members of the public at any one time, FYI.*
- [Is there an option to attend virtually?](#)  
*This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.*
- [Is there a link to obtain additional information?](#)  
*Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56:*  
<https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>

- Are the buildings proposed to be condos and/or townhouses?  
*The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.*
- Will they be section 8?  
*Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.*
- If so, what percentage of the building(s) would be section 8?  
*(N/A)*
- How many people will be allowed to occupy each unit?  
*Please see the following link for definition of “Family” per the City’s Zoning Ordinance. Each proposed dwelling unit can contain a “Family”.*  
[https://codelibrary.amlegal.com/codes/darienil/latest/darien\\_il/0-0-0-4748](https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748)
- What type of parking will they have?  
*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*
- How much will that impact the property values in the community?  
*At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.*
- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?  
*Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.*

**Jordan Yanke**

Senior Planner  
1702 Plainfield Road, Darien, IL 60561  
**Email:** [jyanke@darienil.gov](mailto:jyanke@darienil.gov)  
**Office:** (630) 353-8113 |  
*Connect with the City of Darien!*



**From:** [armondcozzi@gmail.com](mailto:armondcozzi@gmail.com)  
**To:** [Joe Marchese](#); [Joseph Kenny](#); [Ted schauer](#); [Thomas Chlystek](#); [Eric Gustafson](#); [Tom Belczak](#); [Mary Sullivan](#); [Lester Vaughan](#); [Jordan Yanke](#)  
**Subject:** Preserves of Waterfall Glen Townhome Owner:  
**Date:** Wednesday, April 28, 2021 12:28:08 PM  
**Importance:** High

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Hi Darien Government,

I oppose the new building being built for renters.

- I don't think the developer had honest intentions of developing for condos and wanted to rent. He could easily sell all of the properties being how "hot" the market is. What value does it add to rent in our area? Why would this be approved if it doesn't add any value to people who live around here?
- No one in our community or the condo association next to us wants this. How many times do we have to complain? Why would you even allow this to happen?
- Please tell everyone what benefit this is to the community.

Thank You,

**Armond Cozzi**

P: 630-808-4988

E: [armondcozzi@gmail.com](mailto:armondcozzi@gmail.com)

**From:** [Julia Edwards](#)  
**To:** [Joe Marchese](#); [Tom Belczak](#); [Joseph Kenny](#); [Mary Sullivan](#); [Ted schauer](#); [Lester Vaughan](#); [Thomas Chlystek](#); [Jordan Yanke](#)  
**Subject:** Fwd: Preserves of Waterfall Glen Townhome Owners' Association – Voice Your Concerns!  
**Date:** Wednesday, April 28, 2021 12:36:20 PM

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Hello-

We are Preserves of Waterfall Glen Townhome Owners and would like to voice our opinion and strong consideration to make this development condominium only. Owners take care of their property and invest in the community. We are not interested in having transient apartment renters here who are not going to be invested in developing our community for the better.

Please strongly vote against this apartment complex and urge them to pursue condo ownership solely. Our property value and the beauty of the community depends on it.

Thank you in advance for your consideration!

Sincerely,  
Julia and Victor Tijerina  
9222 Waterfall Glen Blvd  
Darien, IL

Begin forwarded message:

**Dear Preserves of Waterfall Glen Townhome Owner:**

The Darien City Council will be voting on Monday, May 3rd at 7:30 pm whether or not to approve the Apartment Building that borders our property. Please attend the meeting if you can or email the following city officials to voice your concerns about this apartment building.

***Michelle D. Cohen, CMCA, AMS***  
***Licensed Community Association Manager***  
***MC Property Management Corp.***  
***14224 McCarthy Road***  
***Lemont, IL 60439***  
***Office: (630) 985-2500, X6605***  
***Fax: (630) 678-9027***



## ZONING/DEVELOPMENT ANALYSIS & COMPARISON FOR DEVELOPMENT SCENARIOS (CONDOMINIUMS VS. APARTMENTS)

	Highland Condominiums (Approved, 2005)	Darien Heights Apartments (Proposed, 2021)	Scenario No. 1 Build to Existing PUD Standards	Scenario No. 2 Revocation of PUD and Build under New PUD	Scenario No. 3 Revocation of PUD and Build to Underlying Zoning (R-3) Standards
Total Number of Dwelling Units	66 Units	68 Units	24 Units	19 Units	28 Units
PUD Residential Density	<b>9.6 Dwelling Units/Acre**</b>	<b>9.9 Dwelling Units/Acre**</b>	8 Dwelling Units/Acre	6.8 Dwelling Units/Acre	N/A
Site Density	23.5 Dwelling Units/Acre	24.2 Dwelling Units/Acre	8.5 Dwelling Units/Acre	6.8 Dwelling Units/Acre	10 Dwelling Units/Acre
Building Height	<b>47.9 Feet**</b>	<b>40 Feet**</b>	35 Feet (Max Allowed)	35 Feet (Max Allowed)	35 Feet (Max Allowed)
Parking Spaces	132	137	48	38	56
Building Coverage (%)	36%	17%	40% (Max Allowed)	40% (Max Allowed)	40% (Max Allowed)
Total Lot Coverage (%)	55%	55%	60% (Max Allowed)	60% (Max Allowed)	60% (Max Allowed)
Setback Distance:					
East Lot Line (Abuts Pocket Park)	10 Feet	<b>20 Feet**</b>	10 Feet <u>OR</u> Distance Equal to Height of Building if Greater than 24 Feet in Height	10 Feet <u>OR</u> Distance Equal to Height of Building if Greater than 24 Feet in Height	10 Feet
Southern Lot Line (Abuts Oakmont Way Development)	30 Feet	40 Feet	30 Feet <u>OR</u> Distance Equal to Height of Building if Greater than 30 Feet in Height	30 Feet <u>OR</u> Distance Equal to Height of Building if Greater than 30 Feet in Height	30 Feet
Landscaping	Comply with City Code	Comply with City Code	Comply with City Code	Comply with City Code	Comply with City Code
Signage	Comply with City Code	Comply with City Code	Comply with City Code	Comply with City Code	Comply with City Code

**\*\*The data points illustrated by asterisk above are non-compliant with City Code, meaning they are required to be waived as part of the planning/zoning process through the Planning and Zoning Commission, Municipal Services Committee, and City Council. Please refer to the previous page for the ordinance sections associated with the petitioner's requested waivers, in addition to the City Code standard for each.\*\***

= Possible/Hypothetical Scenarios

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

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A MAJOR CHANGE IN A  
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(DARIEN HEIGHTS/2305 SOKOL COURT & 2345 S FRONTAGE ROAD)**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN**

**THIS 3<sup>rd</sup> DAY OF MAY, 2021**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of May, 2021.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A MAJOR CHANGE IN A  
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT  
AND GRANTING PRELIMINARY PUD APPROVAL  
(DARIEN HEIGHTS/2305 SOKOL COURT & 2345 S FRONTAGE ROAD)**

**RECITALS**

A. The Subject Property of this Ordinance is approximately 2.81 acres in area with a common address of 2305 Sokol Court and 2345 S Frontage Road and is legally described on [EXHIBIT 1](#) attached hereto and made a part hereof (the “Subject Property”).

B. The Subject Property is part of a larger parcel annexed to the City in 1996.

C. Pursuant to Ordinances No. 0-31-05 and 0-33-05, the City granted preliminary and final PUD approval for development of the Subject Property consisting of 66 condominium units in two buildings.

D. No development has taken place on the Subject Property since the 2005 approvals.

E. The contract purchaser of the Subject Property (“Developer”) has petitioned the City for a major change to the approved 2005 PUD Plan. Specifically, Developer proposes to improve the Subject Property with one 4-story multi-family building containing sixty-eight (68) rental units.

F. Developer also proposes that in connection with the development plan, the City grant waivers from certain of the bulk standards of the Zoning Ordinance.

G. Pursuant to notice as required by law, the City’s Planning and Zoning Commission conducted a public hearing on Developer’s proposal. The Commission recommended against Developer’s proposal.

H. The City Council Municipal Services Committee further reviewed Developer's proposal. Following such review, a motion to recommend approval of Developer's proposal to the full City Council failed for lack of a second.

I. The City Council has further reviewed Developer's proposal and has determined that granting this major change to the previously approved PUD is reasonable and will support the sound growth and development of the City.

**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: Major Change Approval.** The City Council hereby approves a major change in the previously approved Planned Unit Development for the Subject Property, which change would allow the development of the Subject Property as a 4-story 68-unit multi-family rental development, subject to the terms, conditions, and limitations set forth in this Ordinance.

**SECTION 2: Preliminary Plan Approved; Approved Preliminary Plan Identified.** In accordance with Section 5A-3-2-2 of the Darien City Code, the City Council approves the preliminary plan for the Subject Property. The following submittals constitute the approved preliminary plan for the Subject Property, copies of which documents are on file with the City:

- A. Site Plan, 1 Sheet, prepared by Arthur Swanson & Associates, LTD., latest version dated January 19, 2021.
- B. Floor Plan, 2 Sheets, prepared by Arthur Swanson & Associates, LTD., latest version dated January 19, 2021.
- C. Building Elevations, 1 Sheet, prepared by Arthur Swanson & Associates, LTD., latest

version dated January 19, 2021.

- D. Preliminary Engineering Plan (Includes Existing Conditions, Geometric Site Plan, Engineering Plan), 3 Sheets, prepared by Pearson, Brown, & Associates, Inc., latest version dated January 19, 2021.
- E. Landscape Plan, 3 Sheets, prepared by Gary R. Weber Associates, Inc., latest version dated January 19, 2021.

**SECTION 3: Waivers.** As part of the approved preliminary plan, the following waivers are granted in connection with the development of the Subject Property:

- A. A waiver from Section 5A-3-3-4 of the Zoning Ordinance is granted to allow a residential density of 9.9 du/residential acre.
- B. A waiver from Section 5A-3-3-5 of the Zoning Ordinance is granted to waive the requirement for the required one off-street loading berth.
- C. A waiver from Section 5A-3-3-9(B) of the Zoning Ordinance is granted to allow a setback from the eastern property line of 20 feet instead of the required 40 feet.
- D. A waiver from Section 5A-3-3-10 of the Zoning Ordinance is granted to allow a four-story structure with a maximum building height of 40 feet instead of a maximum of three-story building of 35 feet in height.

**SECTION 4: Additional Development Condition.** Except as provided herein, the development of the Subject Property shall proceed in accordance with all applicable ordinances of the City, including but not limited to ordinances relating to final PUD Plan approval.

**SECTION 5: 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 3<sup>rd</sup> day of May, 2021.**

AYES \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3<sup>rd</sup> day of May, 2021.**

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT 1****Legal Description of 2305 Sokol Court & 2345 S Frontage Road**

PARCEL 1: LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RESUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1959 AS DOCUMENT 916621, IN DUPAGE COUNTY, ILLINOIS, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF HOMER GLEN SUBDIVISION, BEING ALSO THE NORTH LINE OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 369.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION; THENCE NORTH 33 DEGREES 36 MINUTES 05 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 OF HOMER ANDRUS SUBDIVISION, A DISTANCE OF 578.33 FEET TO THE SOUTH LINE OF FORMER ROUTE 66 PER DOCUMENT NO. 931792 AND DOHLMAN'S RESUBDIVISION (DOCUMENT NO. 967060), BEING ALSO THE SOUTH LINE OF FEDERAL AID HIGHWAY ROUTE 98 PER DOCUMENTS 524869 AND 524870; THENCE NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF FORMER ROUTE 66, A DISTANCE OF 373.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 297.48 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 160.50 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.08 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. WHICH PROPERTY IS ALSO KNOWN AS LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PIN: 10-05-404-002/024. The property is located at 2305 Sokol Court & 2345 S Frontage Road, Darien, Illinois 60561.

**AGENDA MEMO**  
**CITY COUNCIL**  
**MAY 3, 2021**

**CASE**

PZC2021-03                      Zoning Text Amendment to City Code Section 5A-9A-5(A) to add an additional property/address (2019 75<sup>TH</sup> Street; Former Steak n' Shake Building) to the List of Permitted Locations for a Cannabis Dispensing Organization.

**ISSUE STATEMENT**

Motion to deny a petition by the City of Darien for a text amendment of the Zoning Code regarding Title 5A, Chapter 9A: Cannabis Establishments, Section 5(A): Permitted Locations for Cannabis Dispensing Organizations. This amendment add an additional property/address (2019 75<sup>TH</sup> Street; Former Steak n' Shake Building) to the List of Permitted Locations for a Cannabis Dispensing Organization.

**ATTACHMENTS**

- A. [Aerial Image of Petition Site](#)
- B. [City Code Title 5A, Chapter 9A: Cannabis Business Establishments](#)
- C. [City Code Title 5A, Chapter 2, Section 2-5: Standards for Amendments](#)
- D. [Public Comment](#)

**BACKGROUND**

The State of Illinois enacted the Cannabis Regulation and Tax Act (Act), which pertains to the possession, use, cultivation, transportation, and dispensing of adult-use cannabis, which became effective on June 25, 2019. Subsequent to this action by the State, Darien's City Council approved Ordinance O-34-19 and Ordinance O-09-20 on December 16, 2019 and May 18, 2020 respectively, which created code (Title 5A, Chapter 9A) regulating Cannabis Establishments throughout the City.

During its February 16, 2021 meeting, the City Council discussed amending the previously adopted code section (Title 5A, Chapter 9A). The discussion pertained to adding one (1) address/location to the list of properties that permit a *Cannabis Dispensing Organization* by right. On March 1, 2021, the City Council voted in favor for the City to initiate a zoning text amendment in accordance with the above-mentioned. Therefore, this item appeared before the Planning and Zoning Commission on April 7, 2021 and the Municipal Services Committee on April 26, 2021 to obtain a recommendation on the ordinance revision (i.e. text amendment) to add the following property to the list of permitted locations for a *Cannabis Dispensing Organization*:

- **2019 75<sup>TH</sup> Street – Vacant/Former Restaurant Building (Steak 'n Shake)**  
**(B-2 Community Shopping Center Business District)**  
**PIN: 09-29-409-021 – (Aerial Image)**

For reference, the list of current locations that permit a *Cannabis Dispensing Organization* by right are shown below, in addition to the definition of use. If the proposed text amendment is approved by City Council, the Zoning Ordinance (Section 5A-9A-5(A)) would be amended to include the petition site as a location on the following list:

1. 75<sup>TH</sup> Street and Lemont Road-Chestnut Court Shopping Center  
(B-3 General Business District)  
PINs: 09-29-300-008, -22/024



2. 75<sup>TH</sup> Street east of Lyman Avenue in 2100 Block (Darien Towne Center)  
(B-3 General Business District)  
PINs: 09-29-400-032/033
3. 6800-6818 Route 83 (Darien Center)  
(B-2 Community Shopping Center Business District)  
PINs: 09-23-304-032/033, 035/036
4. 7900 S Cass Avenue – Existing Office Building  
PIN: 09-28-412-009
5. 8100 S Cass Avenue – Outlot  
PIN: 09-34-102-018
6. 8100 S Cass Avenue  
PIN: 09-34-102-019
7. Mid 8100 Block of Cass Avenue (PINS 3 & 4)  
PINs: 09-34-102-022/024
8. 8100 Block of Lemont Road  
PINs: 09-32-106-007/008, 023/024, 035/036, 09-32-115-005/008

**CANNABIS DISPENSING ORGANIZATION (DEFINITION):**

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers.

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**NOTE:** Amendments (i.e. text amendment) to the zoning ordinance are subject to action by the Plan Commission and final action by the City Council. It should be noted that the proposed ordinance revision/text amendment is subject to City Council Action pursuant to City Code Section 5A-2-2-5 (F). Under this section and given specific circumstances, Subsection No. 3 calls for two-thirds (2/3) majority vote by the City Alderman in order for passage of an Amendment. In other words, there would need to be five (5) favorable votes in this instance. The subsection is highlighted via the attachment and in italicized text below:

*In case a written protest against any proposed amendment of the regulations or districts, signed and acknowledged (i.e., notarized) by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoining or across an alley therefrom, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered, is filed with the City Clerk, the amendment shall not be passed except by a favorable vote of two-thirds (2/3) of the City Aldermen then holding office.*

Under the above italicized section and specifically underlined portion, staff has determined that any one of the following properties would trigger the two-thirds (2/3) vote requirement if the property owner(s) filed a written protest in accordance with City Code Section 5A-2-2-5 (F)(3):

1. 2013 75<sup>TH</sup> Street (First American Bank)  
PIN: 09-29-409-022
2. 2189 75<sup>TH</sup> Street (Home Depot/Darien Towne Center)  
PIN: 09-29-400-033
3. 2016 Harper Road (Single Family Residence)  
PIN: 09-29-409-017
4. 2020 Harper Road (Single Family Residence)  
PIN: 09-29-409-018

**[Note that the City has received two (2) notarized written protests in accordance with the above zoning subsection].**

### **ZONING STANDARDS**

The Cannabis Business Establishments code has been attached for reference.

### **PZC MEETING – 04/07/2021**

The Planning and Zoning Commission reviewed this petition at its April 7, 2021 Public Hearing. The City was the petitioner and gave the presentation.

The Planning and Zoning Commission forwarded the case with a non-favorable recommendation to the Municipal Services Committee with a vote of 6-0.

### **MSC MEETING – 04/26/2021**

The Municipal Services Committee reviewed this petition at its April 26, 2021 meeting. City staff, as the petitioner, provided a presentation and public comment was then made.

After discussion, a motion was made to forward the case to the City Council with a favorable recommendation, but the motion failed. There were no other motions made on the case and therefore it is forwarded to the City Council with a non-favorable recommendation. It should be noted that during discussion of the case Alderman Eric Gustafson stipulated that he is withdrawing his support for the case.

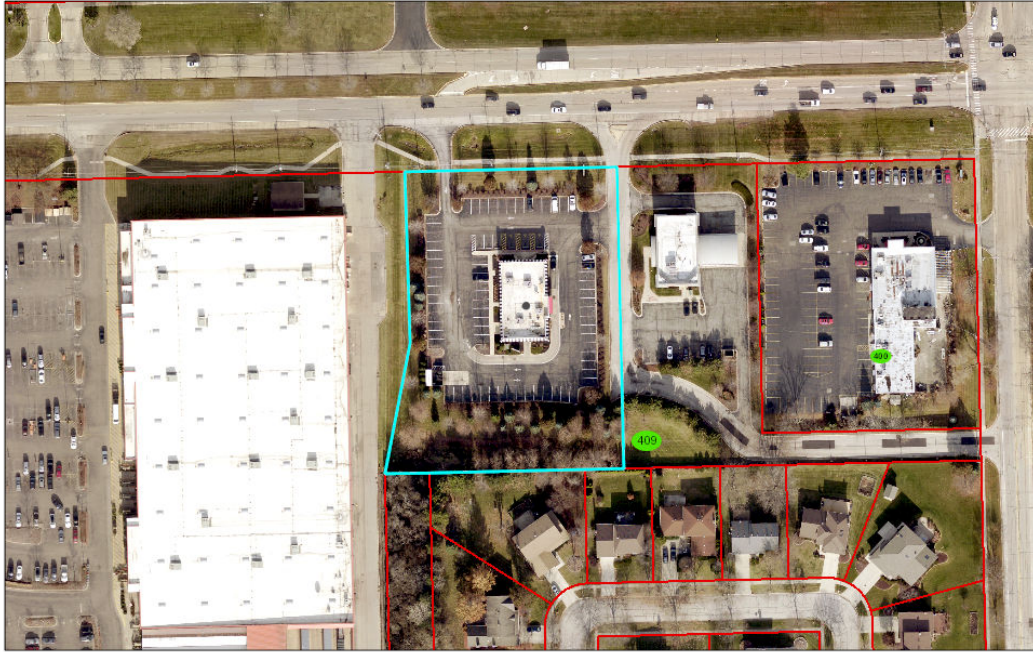
### **ALTERNATE CONSIDERATION**

As directed by City Council.

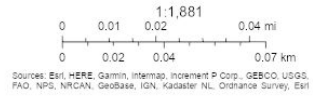
### **DECISION MODE**

This item will be placed on the May 3, 2021 City Council agenda for formal consideration.

# Dupage County Parcel Report



polygonLayer ..... Subdivision Lot Lines  
 Cadastral Real Estate



**PIN: 0929409021**

<b>PIN</b>	0929409021
<b>OWNER</b>	BELLAIRE HUDSON ET AL
<b>PROPERTY STREET NUMBER</b>	2019
<b>PROPERTY STREET DIRECTION</b>	
<b>PROPERTY STREET NAME</b>	75TH ST
<b>PROPERTY APARTMENT</b>	
<b>PROPERTY CITY</b>	DARIEN
<b>PROPERTY ZIPCODE</b>	60561

## ARTICLE A. CANNABIS BUSINESS ESTABLISHMENTS

### SECTION:

#### 5A-9A-1: Purpose And Intent

#### 5A-9A-2: Definitions

#### 5A-9A-3: Compliance With Applicable Laws

#### 5A-9A-4: Certificate Of Zoning Compliance/State Law

#### 5A-9A-5: Permitted Locations For Cannabis Dispensing Organizations

#### 5A-9A-6: Use Standards/Regulations

#### 5A-9A-7: Parking Requirements

#### 5A-9A-8: Signage

#### 5A-9A-1: PURPOSE AND INTENT:

(A) The intent of this chapter is to protect the public health, safety and welfare of the City and its residents by establishing regulations in regard to the cultivation, processing, dispensing and transportation of cannabis within the corporate limits of the City of Darien.

(B) The purpose of this chapter is to ensure new cannabis business establishments are integrated with surrounding uses and are compatible in character with the surrounding neighborhood or area of the zoning district in which they are located.

(C) The zoning and regulations contemplated herein shall only apply to cannabis business establishments licensed and operating under state law. (Ord. 0-34-19, 12-16-2019)

#### 5A-9A-2: DEFINITIONS:

The following words and terms, wherever they appear in this chapter, shall be construed as herein defined. Additionally, the City adopts all other definitions set forth in the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act, as if fully set forth herein.

CANNABIS:	Marijuana, hashish, and other substances that are identified as including any parts of the plant <i>Cannabis sativa</i> and including derivatives or subspecies, such as indica, of all strains of cannabis, whether growing or not; the seeds thereof, the resin extracted from any part of the plant; and any compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means cannabis flower, concentrate and cannabis-infused products.
CANNABIS BUSINESS ESTABLISHMENT:	A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.
CANNABIS CRAFT GROWER:	A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization. A craft grower may contain up to five thousand (5,000) square feet of canopy space on its premises for plants in the flowering state. The Department of Agriculture may authorize an increase or decrease of flowering stage cultivation space in increments of three thousand (3,000) square feet by rule based on market need, craft grower capacity, and the licensee's history of compliance or noncompliance with a maximum space of fourteen thousand (14,000) square feet and shall not be located within one thousand five hundred feet (1,500') of another craft grower or cultivation center.

CANNABIS CULTIVATION CENTER:	A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishment(s). A cultivation center may not contain more than two hundred ten thousand (210,000) square feet of canopy space for plants in the flowering stage for cultivation of cannabis as provided in state law.
CANNABIS DISPENSING ORGANIZATION:	A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers.
CANNABIS INFUSER ORGANIZATION OR INFUSER:	A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulations to produce a cannabis-infused product.
CANNABIS PROCESSING ORGANIZATION OR PROCESSOR:	A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.
CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:	An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Program.
CONSUME, CONSUMING OR CONSUMPTION:	Smoking, eating, drinking, chewing, applying topically or otherwise ingesting.
MEDICAL CANNABIS DISPENSING ORGANIZATION:	A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients, individuals with a provisional registration for qualifying patient cardholder status, or an Opioid Pilot program participant as set forth in the Compassionate Use of Medical Cannabis Program Act, 410 Illinois Compiled Statutes 130/1, et seq., and as it may be amended from time to time, and the regulations promulgated thereunder.
MEDICAL CULTIVATION CENTER:	A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis as set forth in the Compassionate Use of Medical Cannabis Program Act, 410 Illinois Compiled Statutes 130/1, et seq., and as it may be amended from time to time, and the regulations promulgated thereunder.
STATE LAW/STATUTE:	The Cannabis Regulation and Tax Act, 410 Illinois Compiled Statutes 705/1, et seq., and the Compassionate Use of Medical Cannabis Program Act, 410 Illinois Compiled Statutes 130/1, et seq., and as they be amended from time to time, and the regulations promulgated thereunder. (Ord. 0-34-19, 12-16-2019)

**5A-9A-3: COMPLIANCE WITH APPLICABLE LAWS:**

Cannabis business establishments shall comply with all regulations provided in the Cannabis regulation and Tax Act, 410 Illinois Compiled Statutes 705/1, et seq., and the Compassionate Use of Medical Cannabis Program Act, 410 Illinois Compiled Statutes 130/1, et seq., and as they may be amended from time to time, and the regulations promulgated thereunder, and the regulations provided below. In the event that either or both of the Acts are amended, the more restrictive of the state or local regulations shall apply; however, in the event the local regulations conflict with state law, state law shall prevail. (Ord. 0-34-19, 12-16-2019)

**5A-9A-4: CERTIFICATE OF ZONING COMPLIANCE/STATE LAW:**

A City-issued certificate of zoning compliance, state-issued license for the specific cannabis business establishment, and a City-issued business license are required prior to any cannabis business establishment is allowed to open for business. (Ord. 0-34-19, 12-16-2019)

**5A-9A-5: PERMITTED LOCATIONS FOR CANNABIS DISPENSING ORGANIZATIONS:**

(A) Cannabis dispensing organizations shall be a permitted use in the following locations:

75th Street and Lemont Road-Chestnut Court Shopping Center (B-3 General Business District)	PINs: 09-29-300-008, 022/024
75th Street east of Lyman Avenue in 2100 Block (Darien Towne Center) (B-3 General Business District)	PINs: 09-29-400-032/033
6800-6818 Route 83 (Darien Center) (B-2 Community Shopping Center Business District)	PINs: 09-23-304-032/033, 035/036
7900 S. Cass Avenue – Existing office building	PIN: 09-28-412-009
8100 S. Cass Avenue – Outlot	PIN: 09-34-102-018
8100 S. Cass Avenue	PIN: 09-34-102-019
Mid 8100 Block of Cass Avenue (PINS 3 & 4)	PINs: 09-34-102-022/024
8100 Block of Lemont Road	PINs: 09-32-106-007/008, 023/024, 035/036, 09-32-115-005/008

(B) Cannabis dispensing organizations shall be permitted only as a special use in the following location:

1. 7800 Lemont Road (OR & I Office, Research and Light Industry District), PIN: 09-29-302-065, subject to the following conditions:

(a) If there is a mixed use within one structure, the cannabis dispensing organization shall not be allowed if the other business establishments cater to children under the age of twenty-one (21).

(b) The petition for special use must meet the criteria for a special use set forth in section 5A-2-2-6 of the Zoning Ordinance.

(C) Cannabis Dispensing Organizations shall not be allowed in the following locations as either a permitted or special use:

75th Street, west of Lyman Avenue (2400 block of Market Place of Darien)	PIN: 09-29-301-034
Brookhaven Plaza – Existing Walgreens	PIN: 09-28-402-021
Brookhaven Plaza – Interior	PIN: 09-28-402-026
Brookhaven Plaza – Existing Grocery Store	PINs: 09-28-402-024/025
1225 Plainfield Road	PINs: 09-28-410-001, 043
7300 Block of Route 83 between 73rd and 74th Streets	PINs: 09-26-115-009, 018/019
2600 Block of 83rd Street	PIN: 09-32-116-008
8200 Block of Lemont Road	PIN: 09-32-106-030
Southwest Quadrant of Lemont Road and 83rd Street	PINs: 09-31-402-016/018, 09-31-415-002, 004/016, 018/020

(D) Cannabis dispensing organizations shall be permitted as a special use in all non-residential districts having properties not listed in subsections (A) through (C), above, and subject to meeting the criteria for a special use set forth in section 5A-2-2-6 of the Zoning Ordinance.

(E) The following cannabis business establishments shall be allowed as permitted uses in the locations set forth below: cannabis craft grower; cannabis cultivation center, including medical cannabis cultivation center; cannabis infuser organization or infuser; processing organization or processor; and transporting organization or transporter:

1. 7800 Lemont Road (OR&I Office, Research and Light Industrial District), PIN: 09-29-302-065.
2. Any property in the I-1 General Industrial District. (Ord. 0-34-19, 12-16-2019; amd. Ord. 0-09-20, 5-18-2020)

**5A-9A-6: USE STANDARDS/REGULATIONS:**

(A) Cannabis Dispensing Organizations: No more than one (1) license shall be issued for a cannabis dispensing organization. This licensing limitation does not apply to a medical cannabis dispensary that does not sell recreational cannabis. The cannabis dispensing organization shall comply with the following:

1. The hours of operation may be between six o'clock (6:00) A.M. and ten o'clock (10:00) P.M.
2. Operation of the dispensary is prohibited when video surveillance equipment is inoperative.
3. Operation of the dispensary is prohibited when point-of-sale equipment is inoperative.
4. Operation of the dispensary is prohibited when the State of Illinois' cannabis electronic verification system is inoperative.
5. Operation of the dispensary is prohibited when there are fewer than two (2) employees working.

6. No lounges or other methods of onsite consumption of cannabis shall be allowed within a dispensary or smoke shop.

7. No cannabis lounges or cafes shall be allowed as a cannabis business establishment within the City of Darien.

8. Cannabis may not be consumed within a cannabis dispensary for any purpose and in any form including, but not limited to, samples, tastings, edible products or by-products or by smoking or in the public right-of-way within twenty five feet (25') of a cannabis dispensary. Signage must be posted near the entrances and exits of the cannabis dispensary providing notice of this policy.

(B) There are no business license restrictions in the OR&I Office, Research and Light Industrial Zoning District and I-1 General Industrial Zoning District for the following cannabis business establishments:

1. Cannabis craft grower;

2. Cannabis cultivation center, including medical cannabis cultivation center;

3. Cannabis infuser organization or infuser;

4. Processing organization or processor;

5. Transporting organization or transporter. (Ord. 0-34-19, 12-16-2019)

**5A-9A-7: PARKING REQUIREMENTS:**

The cannabis business establishment shall be required to comply with the parking requirements applicable to the underlying zoning district. (Ord. 0-34-19, 12-16-2019)

**5A-9A-8: SIGNAGE:**

Signage shall comply with the standards of the underlying zoning district and state law. (Ord. 0-34-19, 12-16-2019)

**5A-2-2-5: AMENDMENTS:**

(A) Authority; Declaration Of Public Policy: For the purpose of promoting the public health, safety, and general welfare, conserving the value of property throughout the community, and lessening or avoiding congestion in the public streets and highways, the City Council may, from time to time, after a public hearing thereon by the Plan Commission, and subject to the procedure provided in this Section, amend the regulations imposed in the districts created by this Title (a "text amendment"), amend district boundary lines (a "map amendment"), or grant district designations to lands newly annexed; provided, however, that if no specific designation is given to land newly annexed, that land shall automatically be given the R-1 District designation. In all amendatory ordinances adopted under the authority of this Section, due allowance shall be made for existing conditions, the conservation of property values, the direction of building development to the best advantage of the entire community, and the uses to which property is devoted at the time of the adoption of such amendatory ordinance.

(B) Initiation: Amendments may be proposed by any governmental body or any interested person or organization, with the exception of map amendments which may be initiated only by the City Council, Plan Commission, or by a person being the owner, lessee, or contract purchaser of the subject property.

(C) Application: No application for an amendment shall be submitted to the City until a preapplication meeting has been held with the Zoning Enforcement Officer and the applicant has addressed the concerns of the Zoning Enforcement Officer, as advised by the appropriate staff members and other governmental agencies. An application for an amendment shall be filed with the Zoning Enforcement Officer, with a copy to the City Clerk, in such forms and containing such information as the Zoning Enforcement Officer may, from time to time, prescribe. The Zoning Enforcement Officer will review the application for completeness. No application shall be accepted by the City for processing until all the required documentation has been submitted by the applicant. If the application is deemed incomplete, the Zoning Enforcement Officer shall notify the applicant in writing, with a copy to the City Clerk, specifying the information and documentation that must be submitted by the applicant to complete the application. The Zoning Enforcement Officer shall notify the applicant that the City has accepted the application and shall forthwith process and forward the application to the Plan Commission for review and public hearing, with a copy of such application forwarded to the City Council for their information at its next regular meeting. Any changes in the application made by the applicant, whether initiated by the applicant or at the request of the City, shall be submitted to the Plan Commission via the Zoning Enforcement Officer no later than two (2) weeks prior to the scheduled date of the public hearing. Any change not submitted by that time may be accepted by the Plan Commission, at their discretion, by majority vote, or the application may be recommended for continuance.

**(D) Action By The Plan Commission:** The Plan Commission shall hold a public hearing on the proposed amendment within forty five (45) days from the date the application was forwarded to the Plan Commission by the Zoning Enforcement Officer. Notice of such hearing shall be published at least once not more than thirty (30) nor less than fifteen (15) days before such hearing in a newspaper of general circulation within the City. Provided, however, that in the case of text or map amendments initiated by the City, actual notice by certified mail, not less than ten (10) days prior to the date of the public hearing, shall be given to the person or persons to whom the current real estate tax bills are sent, for each parcel of property affected by the amendment. Actual notice need not be provided for parcels whenever the proposed amendment only makes textual changes in the regulations of the district, nor for parcels in any district if the amendment is a comprehensive amendment to the Zoning Title.

A public hearing, once commenced, may be continued from time to time with the approval of the applicant. Where the date, place, and time of the next hearing is announced at the close of the last hearing, no further notice of the next hearing need be made; otherwise, notice of the date, place, and time of the new hearing must be made in the manner provided by law. Where the applicant objects to a continuance, only one further continuance of not more than fourteen (14) days shall be allowed. The Plan Commission shall, within sixty (60) days after the close of the public hearing, transmit a written report giving its findings and recommendations to the City Council. If no report is filed within this time period and no time extension is granted by the City Council, the application shall be deemed to have received recommendation of denial. Provided, however, that if at any time after the commencement of the public hearing the City Council has required by motion that the Plan Commission close the public hearing and present a written report containing findings and recommendations no later than sixty (60) days from the date of the motion, the Plan Commission shall be so required, and failure to file such report within the sixty (60) days shall be deemed a recommendation to deny the application. The Plan Commission may recommend that the City Council impose such conditions and restrictions upon the premises as may be necessary to comply with the standards established in this Section and the objectives of this Title and other ordinances of the City.

(E) Action By The Planning And Development Committee: Upon receipt of the recommendation of the Plan Commission, the Planning and Development Committee may recommend that the City Council impose such conditions and restrictions upon the premises as may be necessary to comply with the standards established in this Section and the objectives of this Title, and other ordinances of the City.

**(F) Action By The City Council:**

1. The City Council by motion may require the close of the public hearing and the presentation of a report containing findings and recommendations no later than forty five (45) days after the date of the motion. In the event that no report is filed with the City Council within that forty five (45) days, the application shall be considered as having received a recommendation of denial.

2. The City Council, after receipt of the report from the Plan Commission and Planning and Development Committee, or, if no report is received, after the time period allowed to file such report has elapsed, and without further public hearing, may grant or deny any proposed amendment or may refer it back to the Plan Commission for further consideration. The Plan Commission shall, within the time period stipulated by the City Council in its communication, or if no time period is so stipulated, no later than forty five (45) days from the date of referral by the City Council, transmit a written report to the City Council. If no report is received by the City Council within the stipulated time period and no further time extension is granted, the application shall be deemed to have received a recommendation of denial.

3. In case a written protest against any proposed amendment of the regulations or districts, signed and acknowledged (i.e., notarized) by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoining or across an alley therefrom, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered, is filed with the City Clerk, the amendment shall not be passed except by a favorable



vote of two-thirds ( $\frac{2}{3}$ ) of the City Aldermen then holding office.

4. If an application for a proposed amendment is not acted upon finally by the City Council within ninety (90) days of the date upon which such application is initially returned to the City Council from the Plan Commission, it shall be deemed to have been denied. However, if the applicant requests the City Council that the ninety (90) day time period be extended, the City Council may postpone its final action on the application until the expiration of the time extension requested if the application is not acted upon within the time extension period and no further extensions are requested by the applicant and used by the City Council, the application shall be deemed to have been denied.

5. No application for a map amendment which has been denied by the City Council shall be resubmitted for a period of one year from the date of denial by the City Council. The City Council may, on the grounds of substantial new evidence or proof of changed conditions, allow a new application to be submitted to the City Clerk prior to the expiration of the one year period.

(G) Standards: The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;
2. The zoning classifications of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and
6. The policies of all current official plans or plan elements of the City.

The Plan Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to a more restrictive classification than that requested by the applicant if said classification is in conformance with the planning policies of the City. For the purpose of this paragraph, the R-1 District shall be considered the most restrictive classification and I-1 shall be considered the least restrictive classification. (Ord. 0-03-00, 4-3-2000)



Ed Sawica

[Sent from Yahoo Mail on Android](#)

On Tue, Mar 9, 2021 at 11:38 AM, Bryon Vana

<[bvana@darinil.gov](mailto:bvana@darinil.gov)> wrote:

Hi Ed

I just received the message below in yellow:

D99 is planning on sending an email to all participants explaining the registration process for the second dose. The email should be sent out by COB today.

Let me know when you do receive it.

Have a great day.

Bryon

**Bryon Vana**

City Administrator  
1700 Plainfield Road, Darien, IL 60561

Email: [bvana@darinil.gov](mailto:bvana@darinil.gov)

Office: (630) 353-8114 | Mobile: (630) 514-1251

[Connect with the City of Darien!](#)



From: Ed Sawica <[edsawica@yahoo.com](mailto:edsawica@yahoo.com)>  
Sent: Monday, March 08, 2021 11:01 PM  
To: Bryon Vana <[bvana@darinil.gov](mailto:bvana@darinil.gov)>; Bryon Vana <[bvana@darinil.gov](mailto:bvana@darinil.gov)>  
Subject: RE: COVID-19 Vaccine Opportunity for Residents 65+

Hi Bryon,

I wanted to touch on two topics.

First, the 2/28 vaccine event at Downers South HS was very organized and well run. Thanks for your good work in getting word out to Darien residents.

Second, Let me know if you can help clarify the following matter:

We were to receive an email to register for the 2nd dose to be administered on 3/21. But, we have not yet received an email.

I checked the IDPH Covid-19 Vaccination website and the 3/21 event # Downers South HS is not listed. Could you check with your Downers Grove contact to determine if emails were already sent or if not, approximately when they will be sent? I only ask for your assistance since the event was primarily for Downers people (teachers, first responders, >65 residents, etc) and since only a few people >65 from Darien were included & we received the ok to register through you, it is possible Darien residents might have been overlooked regarding email notification of time slot arrangements for the 2nd dose.

If we don't receive an email to set up a time, we will most likely go there on 3/21 without a time slot and explain the situation.

Any clarifying points would be appreciated.

Thanks Bryon,

Ed & Yolanda Sawica

312-953-0403 (cell)

Per instructions we received:

**"Notifications to register for the second vaccination will be sent via email."**

[Sent from Yahoo Mail on Android](#)

On Fri, Feb 26, 2021 at 6:07 PM, Bryon Vana

[<bvana@daricmil.gov>](mailto:bvana@daricmil.gov) wrote:

So happy it all worked out and glad you read our Direct connect!

Stay healthy

Bryon

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Ed Sawica [<edlasktreas@yahoo.com>](mailto:edlasktreas@yahoo.com)

Date: 2/26/21 5:01 PM (GMT-06:00)

To: Bryon Vana [<bvana@daricmil.gov>](mailto:bvana@daricmil.gov)

Cc: [ginhalpaty@yahoo.com](mailto:ginhalpaty@yahoo.com)

Subject: Re: COVID-19 Vaccine Opportunity for Residents 65+

Hi Bryon,

After speaking to you, I successfully registered BOTH myself and my wife. YEA! [Emoji]

Thank you very much for coordinating what could be the most important appointment (possibly life-saving) we ever scheduled.

Have a GREAT weekend,

Ed and Yolanda Sawica

312-953-0403 (cell)

On Friday, February 26, 2021, 02:16:31 PM CST, Bryon Vana [<bvana@daricmil.gov>](mailto:bvana@daricmil.gov) wrote:

Important email from Mayor Joseph A. Marchese

District 99 Vaccine Consortium Clinic

Registration Confirmation and Appointment Sign-Up Link

Good afternoon

I am pleased to let you know you have been selected to participate in the Free COVID-19 vaccination clinic. Please carefully read all of the information below to ensure a successful visit.

Clinic Date and Location

\* Sunday, February 28, 2021

\* Downers Grove South High School, 1436 Norfolk



Connect with the City of Darien

[cid:73f2f50-d66c-4ab7-a86f-d6f1459cc1e8@yahoo.com] <[https://visitor.r20.constantcontact.com/manage/optin?v=001cDYQOns5TfV9dima\\_gEwZ1bVhZfE6jx\\_GIVmsvRcfmMRj10T4AuYGa74HdVc3DVLQ9gWNB29yYWIjkkhJLk5Pc4fYaypysfCWPCp8kc%3D](https://visitor.r20.constantcontact.com/manage/optin?v=001cDYQOns5TfV9dima_gEwZ1bVhZfE6jx_GIVmsvRcfmMRj10T4AuYGa74HdVc3DVLQ9gWNB29yYWIjkkhJLk5Pc4fYaypysfCWPCp8kc%3D)> [cid:ce97e313-c646-5f6-7-f8d7-41785516eab4@yahoo.com] <<https://www.facebook.com/CityofDarien>> [cid:16e7aa3a-a999-8d48-2aaa-61a43db2a7f1@yahoo.com] <<https://twitter.com/cityofdarien?lang=en>> [cid:afdd3b9f-bc48-0202-1b53-23c56349cb0ae@yahoo.com] <<https://nextdoor.com/city/darien-il/>>

[cid:a5d1f1ba-cb6c-88f1-5fbc-ca92a73c5992@yahoo.com] Bryon Vana

City Administrator

1702 Plainfield Road, Darien, IL 60561

Email: [bvana@darienil.gov](mailto:bvana@darienil.gov)

Office: (630) 353-8114 | Mobile: (630) 514-1251

Connect with the City of Darien

[cid:95ac89b6-e65f-9981-c103-e3fc4b5141bd@yahoo.com] <[https://visitor.r20.constantcontact.com/manage/optin?v=001cDYQOns5TfV9dima\\_gEwZ1bVhZfE6jx\\_GIVmsvRcfmMRj10T4AuYGa74HdVc3DVLQ9gWNB29yYWIjkkhJLk5Pc4fYaypysfCWPCp8kc%3D](https://visitor.r20.constantcontact.com/manage/optin?v=001cDYQOns5TfV9dima_gEwZ1bVhZfE6jx_GIVmsvRcfmMRj10T4AuYGa74HdVc3DVLQ9gWNB29yYWIjkkhJLk5Pc4fYaypysfCWPCp8kc%3D)> [cid:4b191251e-d191-f56a-f55e-3f3554ac1a7e@yahoo.com] <<https://www.facebook.com/CityofDarien>> [cid:81e41345-3af5-c1cf-828f-adbceb9c361a@yahoo.com] <<https://twitter.com/cityofdarien?lang=en>> [cid:126b-5c15-a33a-c30b-5f56-550723c28482@yahoo.com] <<https://nextdoor.com/city/darien-il/>>

From: Ed Sawica <[ed.sawica@yahoo.com](mailto:ed.sawica@yahoo.com)>

Sent: Wednesday, February 24, 2021 3:20 PM

To: Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>

Subject: COVID-19 Vaccine Opportunity for Residents 65+

Hi Bryan,

Both my wife and I meet the criteria listed below. Please let us know if we can get on the list.

Thanks,

Ed Sawica

Two reservations requested:

Edward Sawica

Yolanda Sawica

[Image removed by sender.]

The following email provides timely information on news and services from the City of Darien.

**City of Darien Website** - [http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA\\_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX\\_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc\\_e\\_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>](http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc_e_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>)

**View City Council agendas and minutes** - [http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA\\_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX\\_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc\\_e\\_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>](http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc_e_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>) | **Read past issues of Direct Connect** - [http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA\\_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX\\_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc\\_e\\_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>](http://20.r6.net/n.jsp?r=00lon1SVS11.BxOZCqAHvEZAKc9RiNIDA66lpMlMlWwvq4TT36ns0DMA_rkFySSqGj9FOyycqKdikG4y8-GChvYG2nlAVgnIJZ3dl1eXAtbsDh7OvqjcuRc1hPLX_CmgzEIGPdXRYH8vbTpedvrbDpO3f0pRXA&c=322QOpismvZFc_e_ZjvCqjH9Suf-eamlhJfhiXh7zSivZzODn3Q=&ch=P9w&nj2Pn9vVRJzh774grhCvYpE8sFBvqvjB3SytzcZz6HHDlw=>)

Special Edition eNews - Feb. 24, 2021

COVID-19 Vaccine Opportunity for Residents 65+

Community High School District 99 is hosting a COVID-19 vaccination clinic on:

Sunday, February 28, 2021

10:00 AM to 1:00 PM

Downers Grove South High School

1436 Norfolk Street

There is a very limited supply of doses. A portion of these limited doses will be reserved for City of Darien residents who are 65 and older. The available number of doses has not yet been determined. This clinic is for the Pfizer vaccine and you must commit to having both shots administered. The first shot is this Sunday, February 28, and the second is on Sunday, March 21. By signing up you are agreeing to attend both clinics on those dates at a time you register for between 10:00 a.m. - 1:00 p.m.

To be eligible you must

- \* Have been born on or before February 28, 1956. Proof of age and residency will be verified at the event.
- \* Be a resident of the City of Darien, living within Darien's Corporate boundaries
- \* Be available to attend the clinic on Sunday, February 28 between the hours of 10:00 AM and 1:00 PM and available to attend the second dose clinic on Sunday, March 21 between the hours of 10:00 AM and 1:00 PM.

We are sure that the demand will be greater than we are able to accommodate. If you are interested in participating in the vaccination clinic, you need to send an email to [bvana@darienil.gov](mailto:bvana@darienil.gov) upon reading this notice. In your email please state that you meet the criteria listed above. Residents will be selected on a first-come basis based on the receipt of the emails received.

Look for an email from either the City of Darien OR High School District 99, that contains a link to an online registration form. We anticipate this email to be sent on Thursday or Friday

Confirmation emails will only be sent to the number of residents that can be accommodated for the clinic. If you receive an email, complete the online registration and follow further instructions. Only those receiving the email noted above will be able to complete the online registration.



**From:** [Mary Sullivan](#)  
**To:** [Jordan Yanke](#); [Dan Gombac](#); [Bryon Vana](#); [Joe Marchese](#)  
**Subject:** Fwd: Steak and Shake property  
**Date:** Saturday, March 27, 2021 7:17:03 AM

---

Good day. Wanted you all to have this email below. Also was wondering what he is asking about the Buona Beef Property on 75/Cass.

Thank you and have a good day and weekend! Mary

**Mary Coyle Sullivan**  
City of Darien Alderperson Ward 5  
[1702 Plainfield Road, Darien, IL 60561](#)  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** [\(630\) 606-8664](tel:(630)606-8664)

Begin forwarded message:

**From:** Kelly Glisan <[uhgkglisan@sbcglobal.net](mailto:uhgkglisan@sbcglobal.net)>  
**Date:** March 26, 2021 at 4:48:11 PM CDT  
**To:** Mary Sullivan <[msullivan@darienil.gov](mailto:msullivan@darienil.gov)>  
**Subject:** Steak and Shake property

Alderwoman Sullivan,  
Foremost, thank you so very much for your tireless advocacy on behalf of your represented district, Carriage and Tara Hill.

Consistent with the proposal before the Council to re-zone the former Steak and Shake property as a Pot Shop it may be a poor choice of location. It may be a much better location for a streamlined, "Quick Portillos". Who doesn't love Portillos, but are inconvenienced by the drive to Weber or to RT 83 to their large brick and mortar and the wait involved!

Driving by there today and surveying the surrounding neighborhood it is readily apparent there is a parochial school less than a quarter block away. Bordering the faith based institution is a grade school, Elizabeth Ide. A city approved private business selling drugs in the immediate proximity may place these children at addition risk of abduction. Have the parishioners of the church been notified and made aware? Has the PTO and BOE of Elizabeth Ide been made aware?

Likewise, these children face an addition risk of getting hit by a driver with tunnel vision as a side effect resulting form the ingestion of narcotics. Simply, it is a poor choice of location and a bad idea. It is my hope you will give thoughtful consideration and express your opinion regarding this location.

Additionally, I observed a zoning change proposed for the Buona Beef location, I was just there two weeks ago, good food, but the sign was not there. What do they want to do with that property that would require a zoning change?

Thank you again for your efforts to keep Darien a "nice place to live".

Kindest Regards.

**From:** [Mary Sullivan](#)  
**To:** [Jordan Yanke](#); [Bryon Vana](#); [Dan Gombac](#); [Joe Marchese](#)  
**Subject:** Fwd: Zoning Meeting  
**Date:** Monday, March 29, 2021 10:21:11 AM

---

Please include the email below as well in the PZC packet for Steak N Shake property.

Regards - Mary

**Mary Coyle Sullivan**  
City of Darien Alderperson Ward 5  
[1702 Plainfield Road, Darien, IL 60561](#)  
**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)  
**Phone:** [\(630\) 606-8664](tel:(630)606-8664)

Begin forwarded message:

**From:** "Lisa N. & Richard J. Hauser" <[lisanrich5@gmail.com](mailto:lisanrich5@gmail.com)>  
**Date:** March 28, 2021 at 10:08:35 AM CDT  
**To:** Mary Sullivan <[msullivan@darienil.gov](mailto:msullivan@darienil.gov)>  
**Subject:** Zoning Meeting

Hi Mary,

I hear some talk about a zoning meeting taking place soon regarding the former Steak n Shake property in Darien? I only have second hand information at best, but was told the rezoning vote could determine if a cannabis store could potentially open on the property in the future. If you have any information regarding when this meeting would take place I would appreciate it and would like to attend.

It was my understanding that a cannabis store in Darien would be in a discreet location. I believe the location of that particular property is not "discreet", being located between the Home Depot center and the Downers Delight restaurant. Also, the location is just a short walk away from the residential Gallagher and Henry subdivision, to the south of the property. This can present additional

problems for those nearby residents. In general, I feel because of the small size of Darien, compared to surrounding suburbs like Downers Grove or Naperville, it will be a difficult task to find a discreet location for stores like these.

Please feel free to use this email as evidence of my opposition to the rezoning of the former Steak n Shake property to allow a cannabis store in the location, if the debate is still ongoing. Also, if there will be a meeting open to the public regarding this I am interested in attending. Any further information you can provide would be appreciated.

Thanks so much Mary.

Sincerely,

Lisa Hauser  
2221 Dunmore Drive

**From:** [Bryon Vana](#)  
**To:** [Lana Johnson](#); [Jordan Yanke](#)  
**Subject:** RE: Say No to Cannabis Dispensary Zoning.  
**Date:** Monday, April 5, 2021 1:17:16 PM

---

Hi

Thank you. I copied Jordan on this.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Lana Johnson <[lpjohnson13@gmail.com](mailto:lpjohnson13@gmail.com)>  
**Date:** 4/5/21 11:50 AM (GMT-06:00)  
**To:** Bryon Vana <[bvana@darienil.gov](mailto:bvana@darienil.gov)>  
**Subject:** Re: Say No to Cannabis Dispensary Zoning

Hello Mr. Vana, someone told me to send this to Jordan Yanke but it bounced back, so I'll send it to you.

Thank you!  
Lana Johnson

On Mon, Apr 5, 2021 at 11:43 AM Lana Johnson <[lpjohnson13@gmail.com](mailto:lpjohnson13@gmail.com)> wrote:

Hello - I understand there is a Planning and Zoning Committee meeting this Wed 4/7 to discuss re-zoning the old Steak and Shake to make it eligible to become a cannabis dispensary.

I have written before on this topic but wanted to reiterate that cannabis does not belong in Darien. The reason I feel this way is it is not consistent with Darien's values or with what we are trying to be: a safe, family-oriented community where people come to raise families.

I realize the tax revenue is attractive; however, the value of the tax revenue pales in comparison to the social costs of having a cannabis dispensary in our community..

My husband and I moved to Darien 14 years ago and we have three kids: one in high school and two in junior high. This issue is important to us. I don't want to live in a town that purposefully chooses to have a cannabis dispensary. This would NEVER happen in Hinsdale or Burr Ridge.

And if you MUST have a dispensary, please put it in a more obscure location. Putting one right on a busy section of 75th street? Every time I drive past it, it will be a shining beacon to me ... a symbol of what Darien feels is really important.

Does Darien think tax dollars from cannabis = more important than our values as a community and our vision for what we want our town to be ?

Please say NO to this zoning and please make a firm commitment to keeping cannabis out of

Darien.

Thank you for all you do and for your consideration.

Regards,  
Lana Johnson

*LaNora Auriene*

7730 Stevens Street  
Darien, IL 60561-4428  
630-852-2108  
vacations@lanoratravel.com

I'm writing to request time to address the Darien Planning & Zoning Commission's public hearing on April 7, specifically in reference to the discussion on the proposed additional cannabis store.

I get quite concerned with decisions being considered that reflect so negatively on My City. After purchasing my home in 1971 I feel I have the right and background to have my opinions and make my suggestions. I also have the audacity to call it My City.

The initial suspect procedure to OK the Brookhaven business was greatly disturbing and lacking as to the proceures followed. I had twice intended to attend the offered opportunities to join that procedure. Due to physical/medical issues I was unable to arrange to do that. I hope to contribute this time forward.

Please allow me some additional time at the hearing to add a few more points and answer any questions.

LaNora Auriene

7730 Stevens Street

630-852-2108

Take Time To Take A Break

Planning and Zoning Commission  
City of Darien  
1702 Plainfield Road  
Darien, IL 60561

April 7, 2021

Dear Commission Members,

The City of Darien is requesting, by petition, for a text amendment to Section 5A-9A-5 (A) of the city's Zoning Ordinance, to add an additional property/address: 2019 75<sup>th</sup> Street, Darien, to the list of permitted locations for a Cannabis Dispensing Organization. This location represents the former Steak n' Shake restaurant building.

As a 31-year resident of Darien, I would like to submit a formal objection to this request for the following reasons:

- 1). The site is located on 75<sup>th</sup> Street, which is a major regional artery within our city, township and county. This location and its proposed use are highly likely to attract a significant amount of daily and weekend vehicular traffic and pedestrian movement in an already congested corridor and area. Lines of potential customers would be visible from 75<sup>th</sup> Street, therefore attracting large crowds and marijuana customers from a broad geographic region.
- 2). Several schools and preschools are located on or close to 75<sup>th</sup> Street - In close proximity to this proposed site. These would include but are not limited to: Marquette Manor Baptist School; Elizabeth Ide Elementary School; Darien Park District preschool; Kiddie Academy of Darien; and Eisenhower Junior High School. The proposed dispensary location would be an inappropriate site due to it being so close to children and teens, subjecting them to potentially long lines of potential marijuana customers and drivers coming into the area. Children and teens should not be in proximity to a dispensary where marijuana use would be pervasive.
- 3). This site is surrounded in close proximity to residential properties located on 75<sup>th</sup> Street; and single family homes located directly behind the building. This would be an inappropriate location for a dispensary that would be so close to individuals and families and subject them to potentially long lines of marijuana customers and drivers traveling to and from the neighborhood. The residential sector would also be subjected to marijuana use at this location.

While I realize that 75<sup>th</sup> Street will continue to be a busy thoroughfare and businesses will come and go, there are limits to what should be considered an appropriate "business use" among impressionable children and residential neighborhoods. We pride ourselves in having a family-



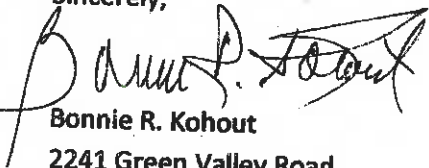
focused "Nice place to live" community where safety and protection have always been a priority. Why not wait to get another restaurant at this site? Darien residents have been very supportive of our local restaurants during the pandemic and a new dining venue would easily be acceptable. Perhaps we should prioritize a better use for everyone.

Generally speaking, most residents welcome retail uses along 75<sup>th</sup> Street that would support retail sales tax for the city and serve the needs of our local population. But we also ask our public representatives to represent our collective best interests when it comes to encouraging businesses that are appropriate for their respective locations.

The requested location at 2019 75<sup>th</sup> Street is NOT "a greatest and best use," and the petition should be denied.

Thank you.

Sincerely,



Bonnie R. Kohout

2241 Green Valley Road

Darien, IL 60561

**From:** [Jeanne Peterson](#)  
**To:** [Jordan Yanke](#)  
**Subject:** Input on Zoning Meeting 4/7/21  
**Date:** Tuesday, April 6, 2021 12:21:35 PM

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I wanted to send my input in two items on the agenda for the April 7, 2021 planning meeting. I own a townhome in Waterfall Glen. I am opposed to the development of apartments for the Sokol Court property. I read on line that the developer wants to put in "upscale" apartments. How are \$1,500 a month apartment rentals "upscale"? I know that is what people in Midlothian are paying for apartments. We have enough issues with people using our private park and walking the neighborhood from the Extended Stay Hotel. For this reason, I now have security cameras. I am not opposed to condos but do not support apartments. I do support the Cannabis dispensing Organization.  
Thank you.

Jeanne Peterson

9471 Waterfall Glen Blvd

Darien, IL

From: Sasan Bakhtiari & Shiva Adham  
2016 Harper Road  
Darien, IL 60561  
PIN: 09-29-409-017

April 5, 2021

To: City of Darien  
Planning and Zoning Commission

RECEIVED  
APR 08 2021  
Community Development  
City of Darien  
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APR 09 2021  
Community Development  
City of Darien

This letter is in response to the public notice dated March 23, 2021, from the City of Darien Planning and Zoning Commission regarding the petition (CASE #2021-03) by the City of Darien for a text amendment to Section 5A-9A-5 (A) of the City of Darien Zoning Ordinance to add an additional property/address (2019 75<sup>th</sup> Street-Former Steak n' Shake property, PIN: 09-29-409-021) to the list of permitted locations for a cannabis dispensing organization.

As the owners of one of the two residential properties adjacent to the site located at 2019 75<sup>th</sup> Street, we hereby declare our strong opposition to any zoning text amendment to list the former Steak n' Shake property as a cannabis dispensing organization. In view of the fact that there are currently a number of discreet locations in Darien that are permitted to be used as a cannabis store, adding the Steak n' Shake lot to that list in our view is not justified. What differentiates this site from the other sites is its non-discreet location. The proximity of the former Steak n' Shake lot to a residential neighborhood and its tight ingress/egress on Fairview avenue renders the presence of a cannabis store in that location both a safety and a quality of life concern to the adjoining community. With the Steak n' Shake lot being well suited for a broad range of private businesses, we sincerely hope that the zoning commission rejects any petition to permit listing of the site located at 2019 75<sup>th</sup> Street as a cannabis store.

Regards,

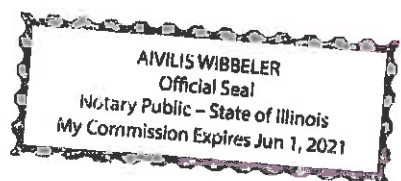
*Sasan Bakhtiari*

*Shiva Adham*

Sasan Bakhtiari and Shiva Adham

State of IL  
County of JUDAS  
Signed and attested before me on 4/9/21 (Date) By  
SASAN BAKHTIARI (name/s of person/s)  
*[Signature]*  
(Seal) (Signature of Notary Public)

State of IL  
County of JUDAS  
Signed and attested before me on 4/9/21 (Date) By  
SHIVA ADHAM (name/s of person/s)  
*[Signature]*  
(Seal) (Signature of Notary Public)



April 7, 2021  
Mr. Lester Vaughn  
City of Darien, Alderperson Ward 2  
1702 Plainfield Road, Darien, IL 60561  
Email: [vaughn@darienil.gov](mailto:vaughn@darienil.gov); [ivanke@darien.il.gov](mailto:ivanke@darien.il.gov)

FROM: Mr. Bruce Burrell and Ms. Joline Labedis (Burrell)  
7222 Sunrise Avenue  
Darien, IL 60561

**1. QUESTION: Since there are currently eight current Darien locations, \* "... that permit a Cannabis Dispensing Organization by right" why are those eight locations below not being encouraged?**

1. 75<sup>th</sup> St and Lemont Rd-Chestnut Court Shopping Center (B-3 General Business District)
2. 75<sup>th</sup> St east of Lyman Ave in 2100 Block (Darien Towne Center) (B-3 General Business District)
3. 6800-6818 Route 83 (Darien Center) (B-2)
4. 7900 S. Cass Avenue
5. 8100 S. Cass Avenue - Outlot
6. 8100 S. Cass Avenue
7. Mid 8100 Block of Cass Avenue (Pins 3 & 4)
8. 8100 Block of Lemont Road

\*Of Note: A new Cannabis Dispensary will be opening in Westmont, IL, as near as 3.5 miles from the border of the City of Darien.

**2. QUESTION: What City of Darien ordinances/laws/codes/amendments/standards/policies, etc. delineating the feet in distance required for a Cannabis Dispensing Organization to be located from:**

1. A public or private school or any non-profit entity?
2. A private home in the City of Darien?

In conclusion, since the City of Darien already has eight permitted locations for a *Cannabis Dispensing Organization*, and 2019 75<sup>th</sup> Street, does not have a new owner with interest for same, plus a new *Cannabis Dispensary* will open soon in Westmont, IL. It is illogical to pursue another location, incurring use of further tax dollars of unknown expense let alone another dispensary opening up closely to Darien.

The City of Darien should remain, "A nice place to live".

\*(See Agenda Memo Planning and Zoning Commission, April 7, 2021, Case: PZC2021-03, pp.115-129).

4/6/2021

Dear Mayor Marchese and City of Darien, IL Council Members,

We are the residents that lives in 2020 Harper Rd Darien, IL 60561 and have lived over 18 years here in Darien. Our names are Mr. and Mrs. Tomy and Leelamma Jacob. We received the letter in the mail regarding the Cannabis store. We are writing this letter to oppose the cannabis dispensary proposal on 2019 75<sup>th</sup> Street, Darien, IL. We do not want a Cannabis store behind our property because we feel it is a safety and traffic concern. We live directly behind the old Steak 'n Shake building, literally our backyard. Few trees and a brick wall are the only things that divides us from that property. We feel it is a privacy concern as well. We do not see any benefits to placing a cannabis store right in our backyard. We ask that this matter be given immediate attention and response from the city of Darien.

Thank you for your allowing us to voice our opinion,

Sincerely,

Mr. & Mrs. Tomy and Leelamma Jacob

Tomy Jacob - 4-6-21  
L Jacob 4-6-2021

RECEIVED  
APR 09 2021  
Community Development  
City of Darien

4/6/2021

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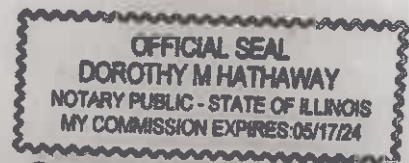
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Thank you for your allowing us to voice our opinion,

Sincerely,

Mr. & Mrs. Tomy and Leelamma Jacob

L Jacob



*Dorothy M. Hathaway*

RECEIVED

APR 15 2021

Community Development  
City of Darien

# City of Darien

## Memorandum

**Date:** May 3, 2021  
**TO:** City Council, Clerk, Treasurer  
**FROM:** Joseph Marchese, Mayor  
**RE:** Appointments to Council Committees

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Please find below my recommendations for Committee Chairpersons and Committee Members for our three City Council Committees.

### Administrative/Finance Committee

**Mary Coyle Sullivan – Chairperson**

Ted Schauer

Lester Vaughan

### Police Committee

**Joseph Kenny – Chairperson**

Lester Vaughan

Thomas Chlystek

### Municipal Services

**Thomas Belczak – Chairperson**

Eric Gustafson

Joseph Kenny

If you have any questions or would like to discuss the appointment, please feel free to contact me any time prior to the May 3 City Council Meeting.

# CITY OF DARIEN

## Memorandum

**TO:** City Council

**FROM:** Joseph A. Marchese, Mayor

**DATE:** April 29, 2021

**RE:** Annual Staff Re-Appointments

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I am bringing forward the annual staff re-appointments for the City Council's consent at the May 3<sup>rd</sup> City Council Meeting. The reappointments include the following:

- Daniel Gombac, Director of Municipal Services
- Gregory Thomas, Police Chief

Please feel free to contact me if you have any questions.

mg



## 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**