

AGENDA
Municipal Services Committee
May 28, 2024
6:00 P.M. – Council Chambers

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. Old Business**
- 4. New Business**
 - a. [PZC2024-03](#) – Indian Prairie Public Library (7226 Clarendon Hills Rd/401 Plainfield Rd) Variation Requests (Electronic Message Board Signs)
 - b. [PZC2024-04](#) – Jack Calo (9004 Darien Woods Ct) Variation (Fence Height)
 - c. [PZC2024-05](#) – Dr. Tharp (2551 75TH Street) Zoning Text Amendment & Special Use
 - d. [Resolution](#) – Authorizing the purchase of 166 banners from Bannerville in an amount not to exceed \$15,770.00.
 - e. [Resolution](#) – Authorizing the purchase of one new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098.
 - f. [Resolution](#) – Waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000.
 - g. Minutes – [April 22, 2024](#) Municipal Services Committee
- 5. Director’s Report**
- 6. Next scheduled meeting – June 24, 2024**
- 7. Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MAY 28, 2024

CASE

PZC2024-03

Variation Requests (Electronic Message Board Signs)
 Indian Prairie Public Library
 7226 Clarendon Hills Road/401 Plainfield Road

ORDINANCE

ISSUE STATEMENT

Petitioner (Indian Prairie Public Library) seeks approval for variation requests from the City’s Sign Code. The petition specifically requests to allow for the installation of electronic message board signs. Property is located within the R-2 Single Family Residence District. The variation requests are from the following standards in the Sign Code:

- Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(A): Variation request to allow for the installation of electronic message board signs that have changing light intensity, brightness, and color.

GENERAL INFORMATION

Petitioner/Owner:	Indian Prairie Public Library
Property Location:	7226 Clarendon Hills Road/401 Plainfield Road
PIN Numbers:	09-27-207-012; 09-27-207-014; 09-27-207-022
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Public Library
Comprehensive Plan:	Municipal/Government (Existing & Future)
Surrounding Zoning & Uses	
North:	Single Family Residence District (R-2); Gas Station, Park, and Animal Clinic
East:	Single Family Residence District (R-2); Single Family
South:	Single Family Residence District (R-2); Hinsdale Transition Center School
West:	Single Family Residence District (R-2); Fire District
Size of Property:	3.98 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from Plainfield Road and Clarendon Hills Road, as it is a corner lot.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) **APPLICATION**
- 2) **JUSTIFICATION NARRATIVE**
- 3) **SITE PLAN & ELEVATIONS**

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 4) **LOCATION MAP & AERIAL IMAGE**
- 5) **SITE PHOTOS**

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southwestern corner of Plainfield Road and Clarendon Hills Road. According to the deed of record, the library assumed control of the property in the late 1980s and has maintained its location there since. The petitioner is proposing to install electronic message boards on each sign face of the existing monument signs along the aforementioned roads. There are two (2) monument signs, meaning four (4) total sign faces that would include an electronic message board. The square footage for each digital display would equal approximately 22 square feet.

It is important to note there is no overall height or size change to the monument signs. Instead, the petitioner has decided to reuse a static message display area on each sign with an electronic display if approved. The petitioner has filed for the variance application since the City's Sign Code does not allow electronic message boards.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents. The project meets all City Code standards outside of the requested variances. The petitioner submitted a narrative detailing the request, which is attached to this memo.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation:

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 the variation.*
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 (see below).*

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

1. *To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
2. *To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
3. *To promote the safety and recreational value of public travel.*
4. *To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
5. *To ensure compatibility of signs with surrounding land uses.*
6. *To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
7. *To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
8. *To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.*
9. *To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

Other/Historical Approval References

- PZC2018-09	Height:	23.33'
The Auto-Mobile Center of Darien	Size:	200 Square Feet (50 for EMS)
6710 Route 83	Setback:	80'
- PZC2020-09	Height:	6'
University Dermatology	Size:	36 Square Feet (20 for EMS)
8110 Cass Avenue	Setback:	4'
- PZC2022-02	Height:	12'
First American Bank	Size:	59 Square Feet (28 for EMS)
2013 75 TH Street	Setback:	4'

PZC MEETING – 05/15/2024

The Planning and Zoning Commission reviewed this petition at its May 15, 2024 meeting. The petitioner was present and answered questions after staff’s introduction of the case. One member of the public attended in order to better understand the appearance of the proposed signage.

Based on testimony and discussion at the meeting, the Planning and Zoning Commission made a motion to forward the case with a favorable recommendation to the Municipal Services Committee. The motion passed with a 7-0 vote, subject to the following conditions:

- 1. Messages will be held for at least 60 seconds.**
- 2. Messages will change all at once.**
- 3. Messages may display multiple colors.**
- 4. Illumination will maintain a constant light intensity or brightness.**
- 5. Illumination brightness must comply with the Sign Code and contain dimming capability sensor(s).**
- 6. Illuminated signage may be utilized every day between the hours of 7:00AM and 9:00PM.**
- 7. The electronic message board portion of the sign is limited to approximately 22 square feet per side.**

ALTERNATE CONSIDERATION

As recommended/directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the June 3, 2024 City Council agenda for formal consideration.

CITY OF DARIEN, ILLINOIS, Community Development Department

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

Staff Use Only	
Case No.:	PZC2024-03
Date Received:	03/01/2024
Fee Paid:	N/A
Check No.:	N/A
Hearing Date:	04/17/2024

PETITIONER INFORMATION

Indian Prairie Public Library
Petitioner's Name
Indian Prairie Public Library

SAME as Petitioner

Contact Name
Kristen Lawson

Owner's Name

Address, City, State, Zip Code
401 Plainfield Rd., Darien, IL 60561

Address, City, State, Zip Code

Phone #
(630)887-8760

Phone #

Fax #
kristenl@ippl.info

Email

Email



PROPERTY INFORMATION

401 Plainfield Rd., Darien, IL 60561

Property address

Acreage

09-27-207-012 09-27-207-014 09-27-207-022 - Governmental

PIN(s)

Zoning

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

- Variation
- Simple Variation
- Special Use
- Rezoning

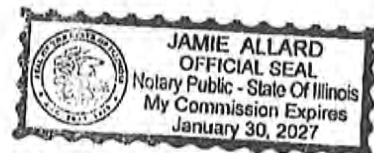
Requesting variance to sign code to allow installation of new LED display on existing monuments.

I, Kristen Lawson, 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]
Signature

Subscribed and sworn to before this 27 day of February, 2024

[Signature]
Notary Public





401 Plainfield Road | Darien, Illinois 60561-4207

T 630/887-8760 F 630/887-1018 ippl.info

2/28/2024

Village of Darien

Attn: Jordan Yanke

RE: Indian Prairie Public Library Sign Variance Request

Justification Narrative

The petitioner is requesting approval of electronic messaging displays to replace the existing static letter displays on their monument signs. A total of 4 electronic message displays will replace 4 existing static letter displays on two monument signs. The existing monument signs are located on Plainfield Road and Clarendon Hills Road adjacent to the library entrances.

The Indian Prairie Public Library offers multiple programs daily, in addition to providing public services and assistance. The existing static displays make it difficult for the library to inform the public in real time about the full range of services available. The replacement of static displays will allow the library to better serve the public by providing timely information about programming and services.

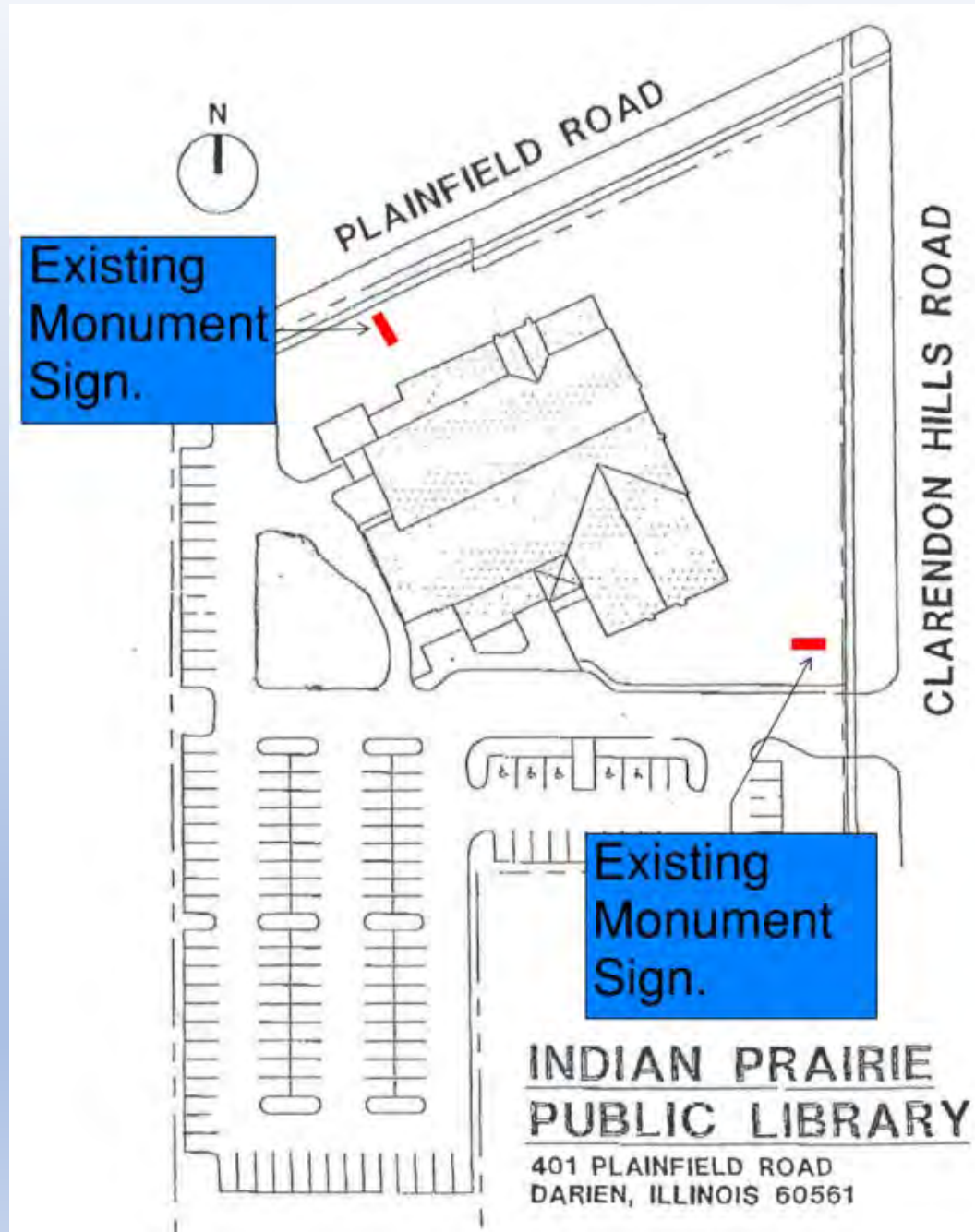
The frequency of screen changes and display hours can be limited programmatically to accommodate the Village of Darien's requirements. Display changes will be full screen replacements to ensure a tasteful presentation appropriate for a community organization.

This request will have no adverse effect on the surrounding properties nor present any public safety concerns.



Indian Prairie Public Library Proposed Changes to Monument Signs

Site Plan



Proposed Monument Sign Changes

- Existing Brick Monument and Pylon Sign to Remain
- Remove Existing Static Letter Display (each side of two monument signs)
- Add New LED Electronic Message Display (each side of two monument signs)



LED Sign Characteristics

- New Color Display
- Possibility For Scrolling Letters
- Multiple Messages
- Size to Closely Match the Existing Static Letter Display
- Actual Sign Package will be Submitted for Permit Upon Receipt of Variance and Award of Project



Eastbound Plainfield Road

Existing



Proposed



Westbound Plainfield Road

Existing



Proposed



Southbound Clarendon Hills Road

Existing



Proposed



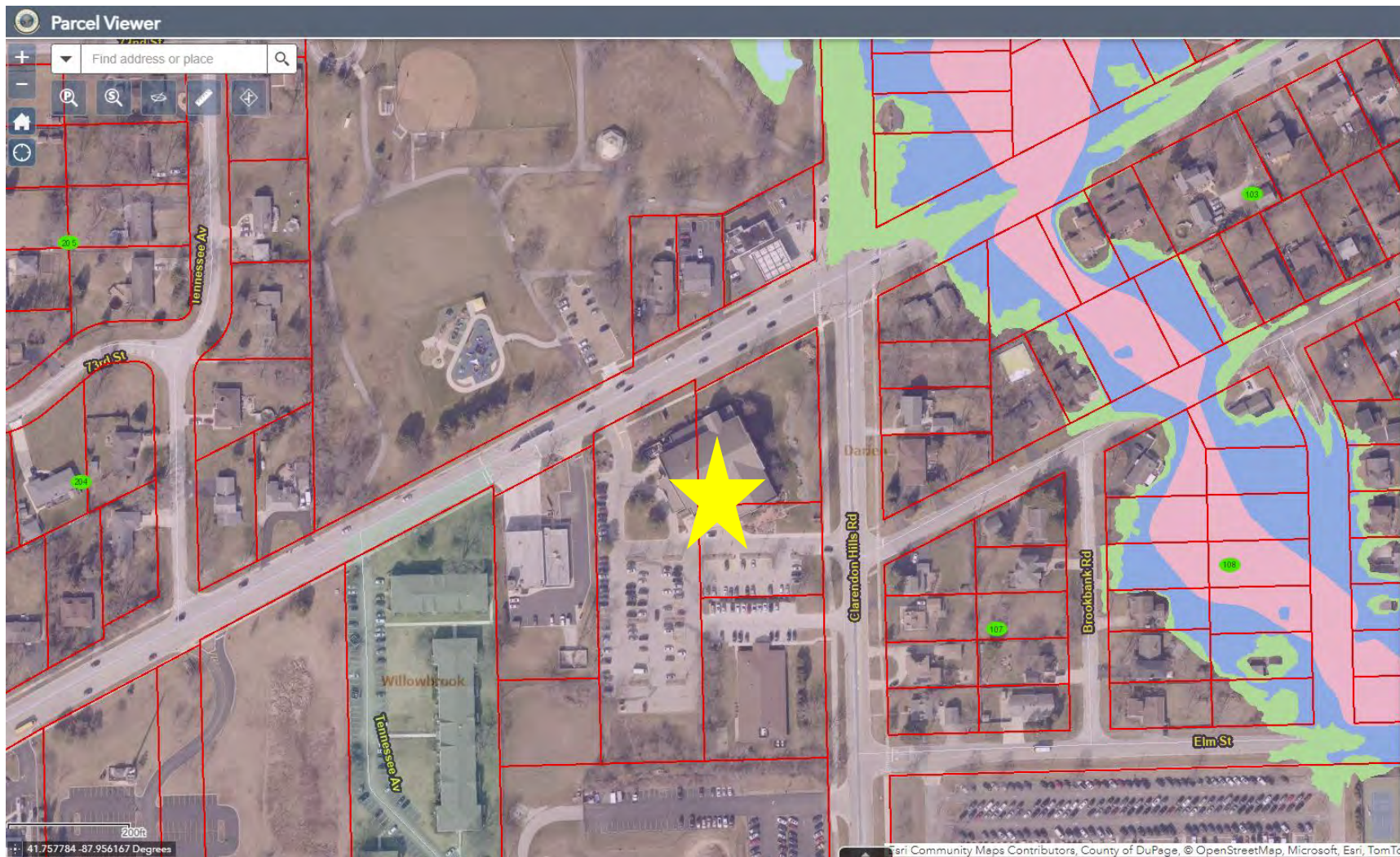
Northbound Clarendon Hills Road

Existing



Proposed













CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SERIES OF VARIATIONS TO ALLOW THE
INSTALLATION OF ELECTRONIC MESSAGE BOARD SIGNS**

PZC2024-03: INDIAN PRAIRIE PUBLIC LIBRARY
(7226 CLARENDON HILLS ROAD/401 PLAINFIELD ROAD)

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

THIS ____ DAY OF _____, 2024

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SERIES OF VARIATIONS TO ALLOW THE
INSTALLATION OF ELECTRONIC MESSAGE BOARD SIGNS**

**PZC2024-03: INDIAN PRAIRIE PUBLIC LIBRARY
(7226 CLARENDON HILLS ROAD/401 PLAINFIELD ROAD)**

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 R-2 Single Family Residence District pursuant to the Darien Zoning Regulations;

WHEREAS, the petitioner has requested approval of a variation from the terms of the Darien Sign Code to allow the installation of illuminated electronic message board signs; and

WHEREAS, pursuant to notice as required by law, the Planning and Zoning Commission conducted a public hearing on May 15, 2024, and has forwarded its findings and recommendation of approval of this petition to the City Council; and

WHEREAS, on May 28, 2024, the 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:

ORDINANCE NO. _____

SECTION 1: Subject Property. This Ordinance is limited and restricted to the property generally located at 7226 Clarendon Hills Road/401 Plainfield Road, Darien, Illinois, and legally described as follows:

PARCEL 1: THAT PART OF THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST ¼ AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID NORTH EAST ¼ 1,246.8 FEET TO A POINT THAT IS 512.5 FEET SOUTH OF THE POINT OF INTERSECTION OF THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS PLAINFIELD ROAD WITH SAID EAST LINE OF THE NORTH EAST ¼ FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH EAST ¼ 250.0 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF THE NORTH EAST ¼ 390.2 FEET TO THE CENTER LINE OF SAID PLAINFIELD ROAD; THENCE NORTH 63 DEGREES 49 MINUTES EAST ALONG SAID CENTER LINE 278.6 FEET TO THE EAST LINE OF SAID NORTH EAST ¼; THENCE SOUTH ALONG SAID EAST LINE 512.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST ¼ AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID NORTH EAST ¼ 982.8 FEET TO A POINT THAT IS 776.5 FEET SOUTH, MEASURED ALONG SAID EAST LINE, FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS PLAINFIELD ROAD WITH THE EAST LINE OF SAID NORTH EAST ¼; THENCE SOUTH 89 DEGREES 55 MINUTES WEST PARALLEL WITH THE SAID SOUTH LINE OF SAID NORTH EAST ¼ 250.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST ¼ 168.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTH EAST ¼ 572.0 FEET TO THE CENTER LINE OF SAID PLAINFIELD ROAD; THENCE NORTH 63 DEGREES 49 MINUTES EAST ALONG SAID CENTER LINE 187.2 FEET TO A LINE THAT IS PARALLEL WITH AND 250.0 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTH EAST ¼; THENCE SOUTH ALONG SAID PARALLEL LINE 654.2 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM PARCELS 1 AND 2 ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF PLAINFIELD ROAD OR CLARENDON HILLS ROAD.

PINs: 09-27-207-012; 09-27-207-014; 09-27-207-022

ORDINANCE NO. _____

SECTION 2: Variations from Sign Code Granted with Conditions. The following variations are hereby granted to allow for the installation electronic message board signs on the Subject Property:

- A. A variation from Sections 4-3-7(A)(11) and 4-3-10(A) of the Darien Sign Code to permit the installation of electronic message board signs.
- B. A variation from Section 4-3-7(C)(4) of the Darien Sign Code to permit illuminated signage with changing light intensity, brightness, and color.

SECTION 3: Conditions. The variations are subject to the following conditions:

- 1) **Messages will be held for at least 60 seconds.**
- 2) **Messages will change all at once.**
- 3) **Messages may display multiple colors.**
- 4) **Illumination will maintain a constant light intensity or brightness.**
- 5) **Illumination brightness must comply with the Sign Code and contain dimming capability sensor(s).**
- 6) **Illumined signage may be utilized every day between the hours of 7:00AM and 9:00PM.**
- 7) **The electronic message board portion of the sign is limited to approximately 22 square feet per side.**

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

SECTION 5: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,

ORDINANCE NO. _____

DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2024.

AYES _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS**, this ____ day of _____, 2024.

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MAY 28, 2024

CASE

PZC2024-04

Variation (Fence Height)
Jack Calo – 9004 Darien Woods Court

ORDINANCE**ISSUE STATEMENT**

Petitioner requests variation from Section 5A-5-8 of the Zoning Regulations. The petition specifically requests to allow a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet. Property is located in the R-2 Single Family Residence District.

GENERAL INFORMATION

Petitioner/Owner:	Jack & Karen Calo
Property Location:	9004 Darien Woods Court
PIN Number:	10-04-105-017
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Single Family
Comprehensive Plan:	Low Density Residential (Existing/Future)
Surrounding Zoning & Uses	
North:	Multi-Family Residence District (R-3); Single Family
East:	Single Family Residence District (R-2); Single Family
South:	Single Family Residence District (R-2); Single Family
West:	Single Family Residence District (R-2); Single Family
Size of Property:	0.35 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access off Darien Woods Court.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) **APPLICATION**
- 2) **JUSTIFICATION NARRATIVE**
- 3) **SITE PLAN**
- 4) **FENCE CONTRACT**

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 5) **LOCATION MAP & AERIAL IMAGE**
- 6) **SITE PHOTOS**

PLANNING OVERVIEW/DISCUSSION

The subject property was platted in 1997 and is part of the Burnside Darin Woods Subdivision. The parcel is improved with a single-family residence and rear yard deck, patio, and pool. The property is primarily flat and does not contain any natural features or floodplain. According to the submitted application and site plan, the petitioner is proposing to replace an existing perimeter fence and increase the height of the fence to 8 feet within the corner side yard. In this instance, the corner side yard of the property abuts Frontage Road and is close to Interstate 55.

Although a 2013 zoning ordinance amendment allowed certain fences to be 8 feet in height, the amendment limited it to fences in the rear or corner side yards extending along or abutting Route 83, Cass Avenue, Plainfield Road, and 75TH Street. Due to the location of the subject property, the proposed 8-foot fence requires a variance.

Site Plan Review & Justification Narrative

City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. Additionally, the petitioner submitted a narrative describing the project that includes a justification for the request. That narrative is attached to this memo.

PZC MEETING – 05/15/2024

The Planning and Zoning Commission reviewed this petition at its May 15, 2024 meeting. The petitioner was present and answered questions after staff's introduction of the case. The president/representative of the pertinent Homeowners Association (HOA) attended and spoke in favor of the request.

Based on testimony and discussion at the meeting, the Planning and Zoning Commission made a motion to forward the case with a favorable recommendation to the Municipal Services Committee. The motion passed with a 7-0 vote.

ALTERNATE CONSIDERATION

As recommended/directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the June 3, 2024 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

JACK CALO
Applicant's Name
9004 DARIEN WOODS CT. DARIEN
Address, City, State, Zip Code
630-430-8862
Telephone
JSCALO@YAHOO.COM
Email

SAME
Owner's Name
SAME
Address, City, State, Zip Code
SAME
Telephone
SAME
Email

RECEIVED
MAY 15 2024
Community Development
City of Darien

PROPERTY INFORMATION

9004 DARIEN WOODS CT. DARIEN
Property address

10-04-105-017
PIN Number(s)

R-2
Zoning District

RESIDENTIAL
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.)

SEE ATTACHED LETTER

Karen Calo
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that KAREN CALO 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 19 day of MARCH 2024.

Diane T. Noverini
Notary Public

Table with 2 columns: Field and Value. Fields include Date Received (03/19/2024), Case Number (PZC2024-04), Fee Paid (\$360.00), and Hearing Date (04/17/2024).



City of Darien

Zoning Variation Request

I am requesting a variance to the standard 6-foot fence height regulation for the North side of my backyard. The specific area in question runs along Highway 1-55 and S. Frontage Rd.

My property compared to most homes along S. Frontage Rd is unique in a way, that our backyard abuts the highway, and an 8-foot high fence would greatly enhance our quality of life and enjoyment of our backyard. Here are the reasons for our request:

Privacy and Safety - The taller fence would provide better privacy by shielding our backyard from the noise, visual distractions and pollution associated with highway traffic.

Benefit to Neighbors - Our request would not adversely affect our neighbors. In fact, the taller fence would positively impact their enjoyment of their own property.

Aesthetics - We intend to choose a fence design that complements the existing landscape and neighborhood aesthetics. The additional height would not be visually intrusive or disruptive.

We have discussed our plans with our immediate neighbor, and they are supportive of our request. We also believe this meets and adheres to the City's design criteria in justifying this zoning variation. Thank you for your consideration granting a variance to allow an 8-foot-high fence along the specified side of our backyard. We believe this modification will not adversely affect neighboring properties and in fact enhance our value, enjoyment and comfort.

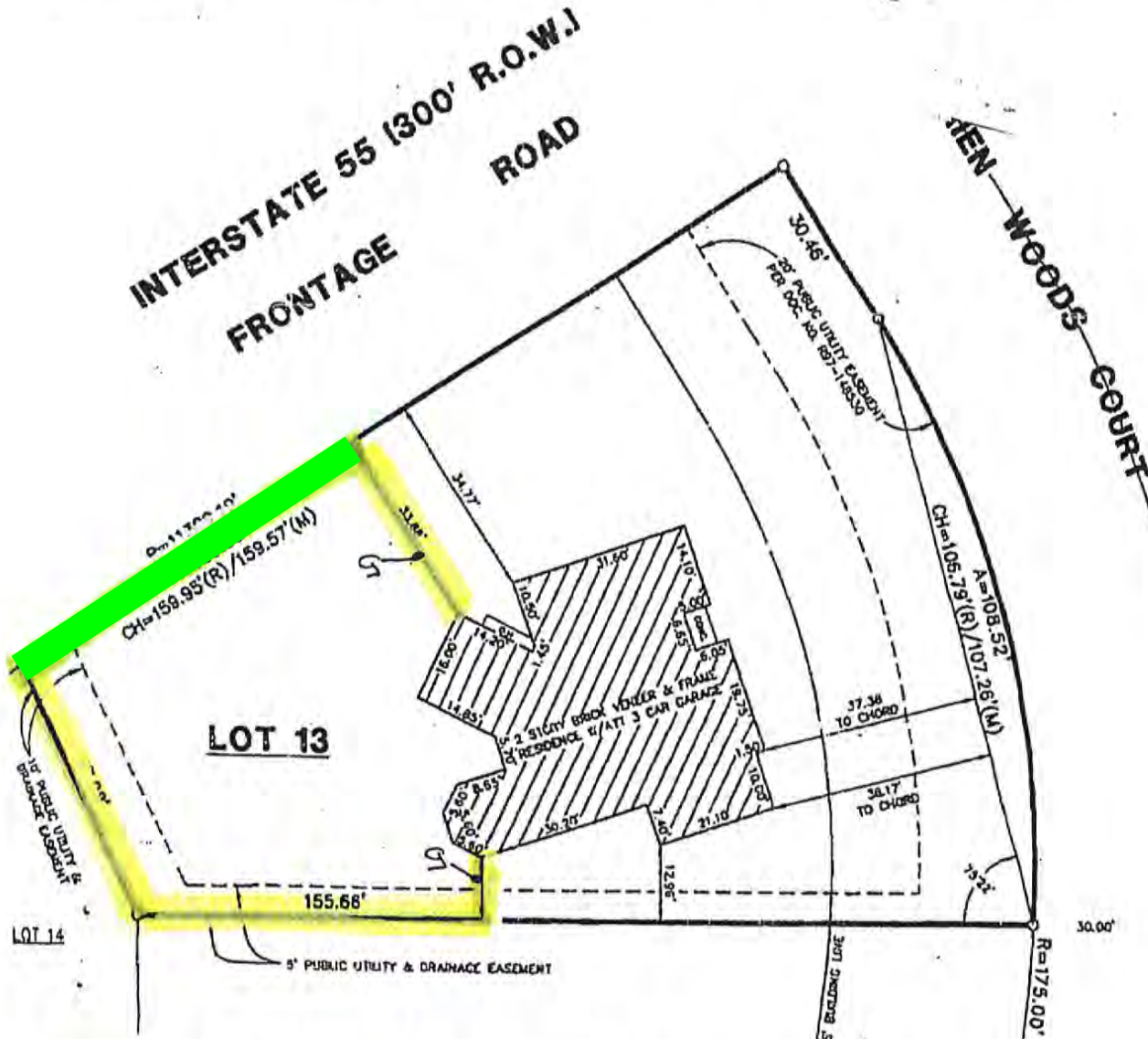
Sincerely,

Jack Calo



PLAT OF SURVEY

LOT 13 IN BURNSIDES DARIEN WOODS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1997 AS DOCUMENT NO. R97-47975 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1997 AS DOCUMENT NO. R97-148330, ALL IN DUPAGE COUNTY, ILLINOIS.



LOT 13

LOT 14

LOT 12

THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF HEAVY SNOW COVER. EVERY EFFORT WAS MADE BY AES CONSULTANTS, LTD. TO ACCURATELY LOCATE ANY AND ALL IMPROVEMENTS, ADDITIONS, ETC., (SPECIFICALLY THOSE WHICH MAY ENDOUR UPON PROPERTY LINES). THIS COMPANY ASSUMES NO LIABILITY FOR LOCATING THOSE ITEMS WHICH ARE CLEARLY WITHIN PROPERTY LINE BOUNDARIES AND ARE NOT VISIBLE DUE TO THE SNOW COVER.



6' H vinyl
8' H privacy

LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- FOUND IRON ROD
- + FOUND CROSS IN CONCRETE
- WOOD FENCE
- CHAIN LINK FENCE
- O.H. OVERHEAD

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL FIELD MEASURED LOT CORNERS AND BUILDING LINES WITH THIS PLAT BEFORE

CERTIFICATION

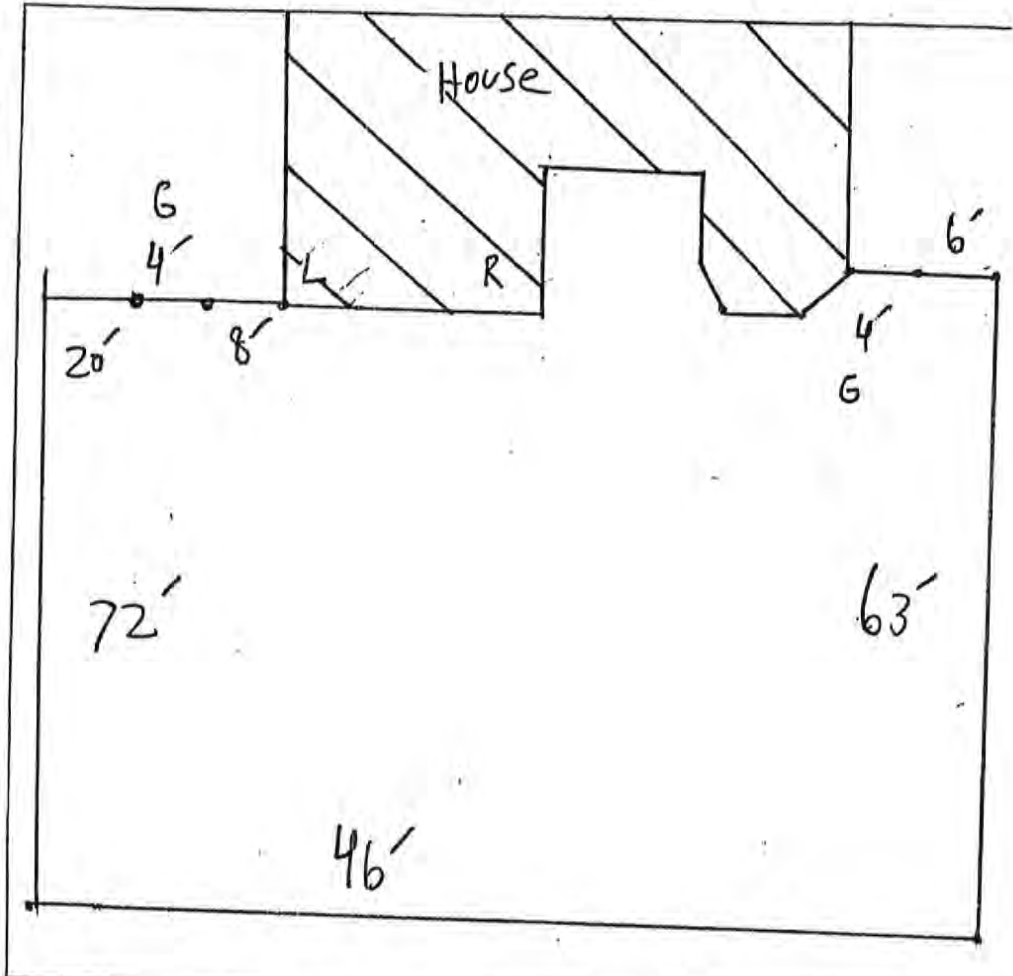
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS IS TO CERTIFY THAT WE, AES CONSULTANTS, LTD., AN ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.



Scope Of Work By Diamond Fence Corp

2127 N Ginger Circle Palatine, IL 60074
 Dario(847)-730-7889
 Junior(224)-245-8456
 Email:info@diamondfencecorp.com

Name Jack C
 Address 9004 Darien Woods Ct
 City Darien zip 60561
 Contact: Jack
 Phone: 630-430-8862
 Email jjcabo@yahoo.com



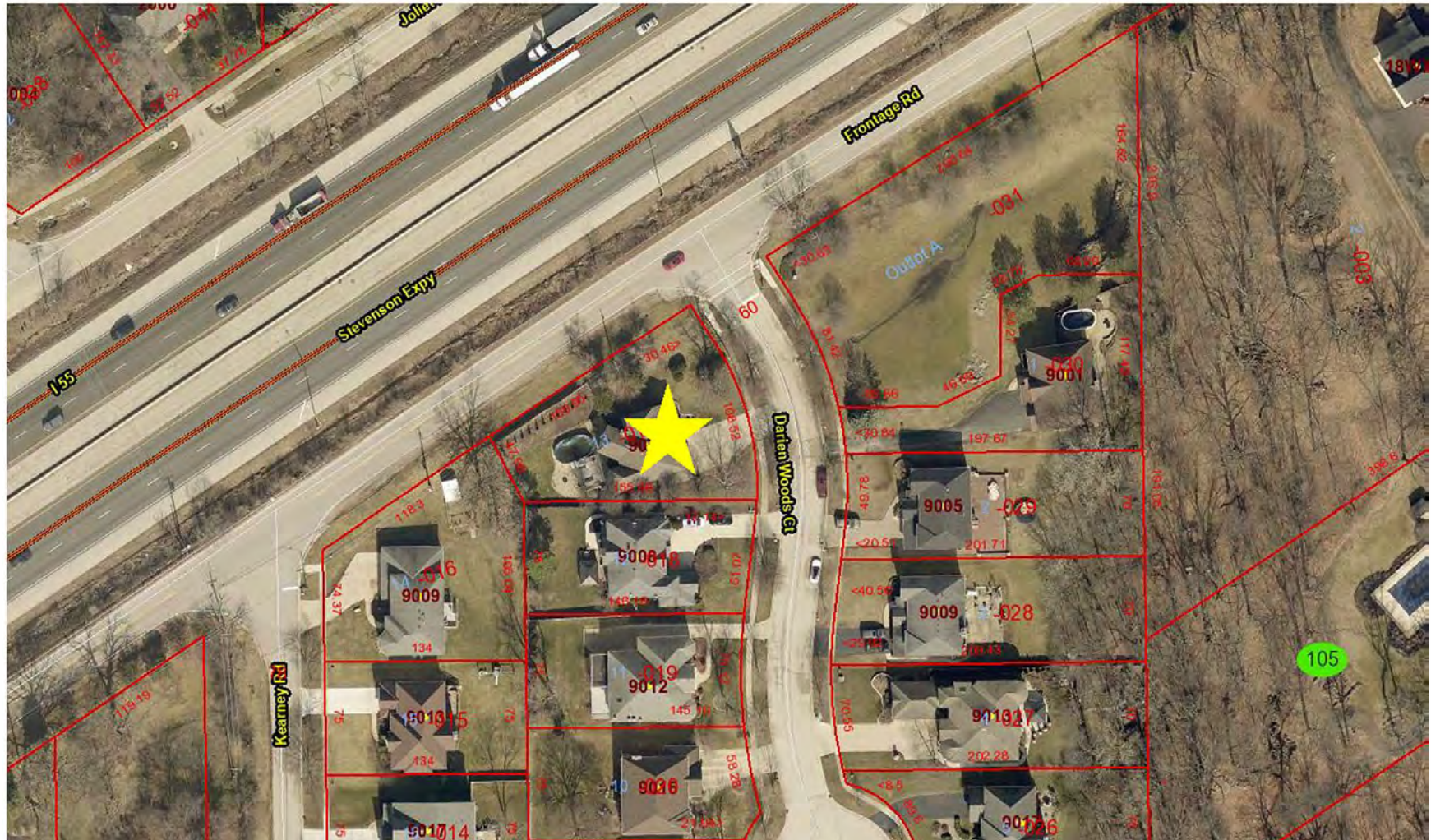
Footage 223'
 Height 6' @ 8'
 Take down 223' yes
 Haul dirt yes

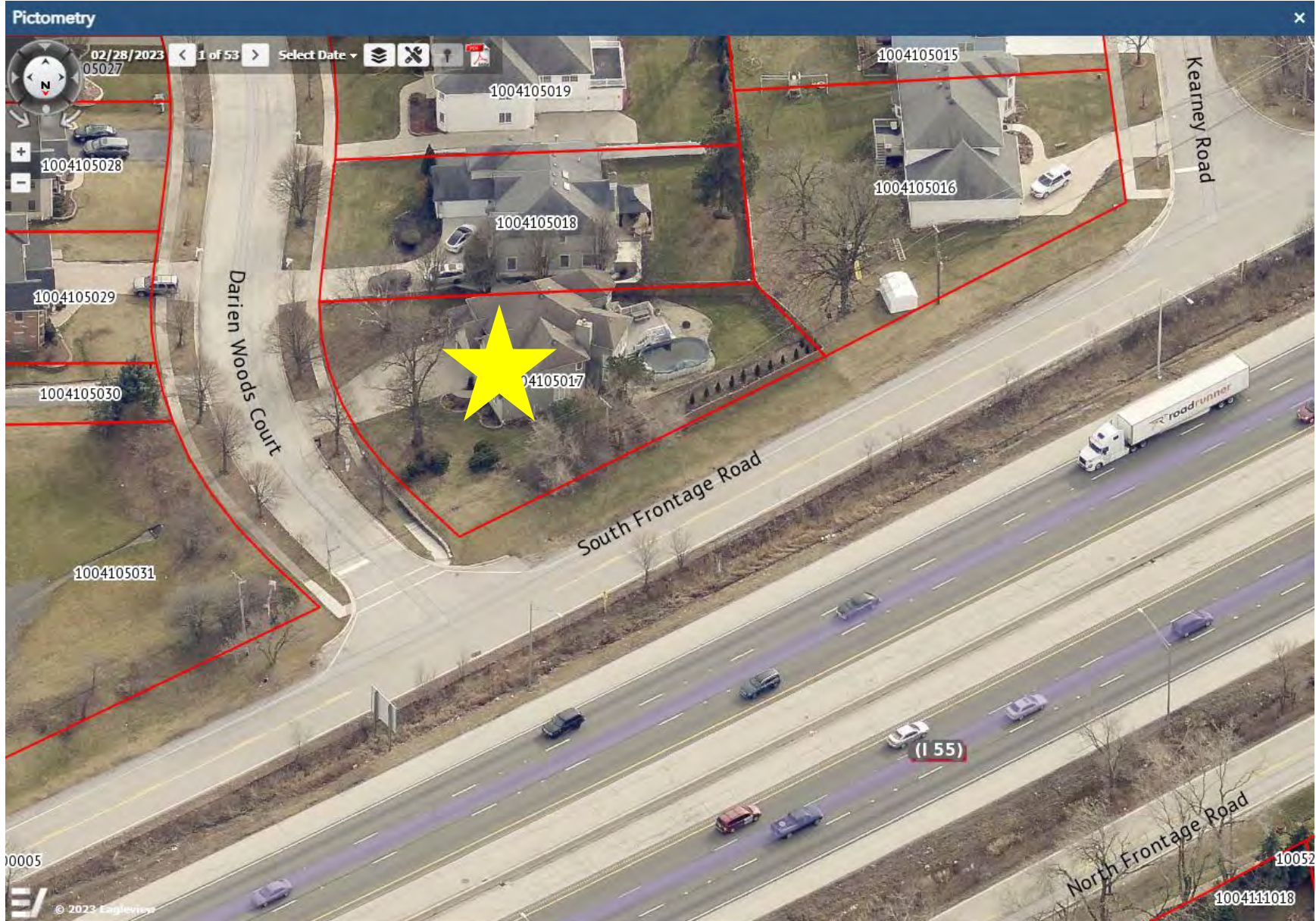
Julie dig # _____

Diamond Fence corp. is not liable for sprinkle lines or personal utilities not marked by J.u.l.e/uic. Customers responsibility to clear out fence lines before fence installation. Bushes, trees, plants.

Job description

- 215' of Privacy fence Tan Vinyl
- 2 14' wide gates Tan Vinyl
- 5-year Labor warranty
- limited life time warranty on Material. Manufactures













CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION FROM THE
DARIEN ZONING ORDINANCE**

(PZC2024-04: 9004 DARIEN WOODS COURT)

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS ____ DAY OF _____, 2024

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION FROM THE
DARIEN ZONING ORDINANCE**

(PZC2024-04: 9004 DARIEN WOODS COURT)

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 R-2 Single Family Residence District pursuant to the Darien Zoning Regulations;

WHEREAS, the petitioner has requested approval of a variation from the terms of the Darien Zoning Ordinance, Section 5A-5-8 of the City Code, to allow for a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet; and

WHEREAS, pursuant to notice as required by law, the Planning and Zoning Commission conducted a public hearing on May 15, 2024, and has forwarded its findings and recommendation of approval of this petition to the City Council; and

WHEREAS, on May 28, 2024, the Municipal Services Committee reviewed the petition and has forwarded its recommendation of approval of this petition to the City Council; and

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

ORDINANCE NO. _____

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

SECTION 1: Subject Property. This Ordinance is limited and restricted to the property generally located at 9004 Darien Woods Court, Darien, Illinois, and legally described as follows:

LOT 13 IN BURNSIDES DARIEN WOODS BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1997 AS DOCUMENT R97-097975 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1997 AS DOCUMENT R97-148530, IN DUPAGE COUNTY, ILLINOIS.

PIN: 10-04-105-017

SECTION 2: Variation Granted. A variation is hereby granted from the Zoning Ordinance, Section 5A-5-8 of the City Code, to allow a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet.

SECTION 3: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supercede state law in that regard within the City of Darien.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2024.

ORDINANCE NO. _____

AYES _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this ____ day of _____, 2024.**

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MAY 28, 2024

CASE

PZC2024-05

Zoning Text Amendment & Special Use
 (2551 75TH Street)

ORDINANCE

ISSUE STATEMENT

Petitioner (Dr. Steven Tharp) requests the following:

- 1) Zoning Text Amendment to Section 5A-8-2-4 of the Zoning Ordinance listing “dental office and/or dental clinic” as a special use within the Neighborhood Convenience Shopping District (B-1); and
- 2) Special use approval for a dental office and/or dental clinic within the Neighborhood Convenience Shopping District (B-1).

While the proposed text amendment applies to the zoning ordinance in general, the special use application applies to the subject property at 2551 75TH Street. The property is located within the Neighborhood Convenience Shopping District (B-1).

Applicable Regulations: Zoning Section 5A-8-2, B-1 District Standards

GENERAL INFORMATION

Petitioner:	Dr. Steven Tharp
Property Owner:	Dirlevski LLC
Property Location:	2551 75 TH Street
PIN Number:	09-29-301-001
Existing Zoning:	Neighborhood Convenience Shopping District (B-1)
Existing Land Use:	Logistics Office
Comprehensive Plan:	Commercial/Office (Existing); Commercial/Office (Future)
Surrounding Zoning & Uses	
North:	B2 (Downers Grove); Restaurant and Auto Repair Shop
South:	Single Family Residence District (R-2); Residential
East:	Single Family Residence District (R-2); Residential
West:	Community Shopping Center District (B-2): Restaurant
Size of Property:	0.57 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from Main Street.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) **APPLICATION**
- 2) **JUSTIFICATION NARRATIVE**
- 3) **SITE PLAN**
- 4) **FLOOR PLAN**

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 5) **NEIGHBORHOOD CONVENIENCE SHOPPING DISTRICT (B-1)**
- 6) **LOCATION MAP & AERIAL IMAGE**
- 7) **SITE PHOTOS**

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southeastern corner of 75th Street and Main Street. It is slightly more than a half-acre in size and is zoned Neighborhood Convenience Shopping District (B-1). The property contains a longstanding office building that has housed several tenants over the years and is currently occupied by a logistics office. The petitioner proposes to occupy approximately half of the existing building to operate a dental office/clinic, while other future tenant(s) would fill the remaining building space as offices.

At this time, the petitioner has proposed adding dental office/clinic as part of the business operation on site. While the proposed activity is limited in nature, the zoning ordinance does not permit any type of dental use within the B-1 District. After being informed of this and having further discussion, the petitioner decided to submit for a text amendment to allow a dental office/clinic within the B-1 District as a special use at the subject location.

The Planning and Zoning Commission is to consider the proposed text amendment and special use in tandem, and is tasked with recommending conditions or edits for the zoning text amendment and special use if deemed appropriate. Note there are no variations requested as part of this application.

Site Plan Review & Findings of Fact

City staff has reviewed the submittal documents and staff does not have review comments outside of requesting input from the Commission regarding items above. The project involves almost no physical site work and the existing character of the site would remain the same.

Additionally, the petitioner submitted a Justification Narrative detailing the request. The narrative is attached to this memo. Included as follows are the standards for amendments and the special use criteria that the Planning and Zoning Commission is to consider for recommending on the case.

Standards for Amendments:

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.*

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.*

PZC MEETING – 05/15/2024

The Planning and Zoning Commission reviewed this petition at its May 15, 2024 meeting. The petitioner was present and answered questions after staff’s introduction of the case. There were members of the public in attendance to provide comment and request clarification on the proposed text amendment. Comment pertained to the ambiguity of the use “dental office or clinic” as it was listed in the meeting packet. To clear up any confusion between dental uses and other medical uses and what would be allowed as special use per text amendment, the Commission amended the use language to read “dental office and/or dental clinic”. This recommended change is reflected per highlight on the first page of this memo.

Based on testimony and discussion at the meeting, the Planning and Zoning Commission made two separate motions (first one for text amendment, then one for special use) to forward the case with a favorable recommendation to the Municipal Services Committee. The motions passed with 7-0 votes.

As an additional follow up to the Planning and Zoning Commission Meeting, resident Jopa Paul, 7518 Cambridge, addressed the PZC regarding the south east leg of the property. Mr. Jopa referenced an existing fence and further informed the PZC the referenced area was to be maintained with a landscape setting. Staff has reviewed previous documentation and the City Council approved Ordinance O-07-87, attached and labeled as [Attachment A](#), and an approved Site Plan, attached and labeled as [Attachment B](#), regarding certain conditions. During our field review it was identified that a 6-foot fence was replaced and installed within the last 10 years. The limits of the fence are not in accordance with the site plan as part of a condition of the ordinance. Further reference may be reviewed on pages 2 and 3, as highlighted.

Upon review, the below items shall become part of the Building Permit process pending approval of the proposed use. Should the proposed use not be approved, the owner of the property will need to be in compliance with said site plan.

Please refer to [Attachment C](#), Site Aerial, summarizing the scope of work for approved ordinance conditions:

1. Remove approx. 130 lineal feet of fence along the eastern property line
2. Install approx. 34 lineal feet of fence at the southern corner of the building and the northern corner of the building to the property line or the existing fence
3. Planting material shall be planted in accordance with the site plan, att and labeled as Sheet 1, dated 2-10-87.

ALTERNATE CONSIDERATION

As recommended/directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the June 3, 2024 City Council agenda for formal consideration.

MEMO



ZONING APPLICATION

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

CONTACT INFORMATION

Steven C Tharp, DDS
Applicant's Name
10 S. 267 Kaye Lane Willowbrook, IL 60527
Address, City, State, Zip Code
815-712-6521
Telephone
drsteventharp@gmail.com
Email

Tome Dirlevski
Owner's Name
7517 S. Main St Darien, IL
Address, City, State, Zip Code 60561
312-752-8663
Telephone
DIRLEVSKI@GMAIL.COM
Email

PROPERTY INFORMATION

2551 75th St. Darien, IL 60561
Property address
B-1
Zoning District

0929301001
PIN Number(s)
Office Space
Current Land Use(s)

RECEIVED
APR 24 2024
Community Development
City of Darien

(Attach additional information per the Submittal Checklist.)

REQUEST

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

see letter attached

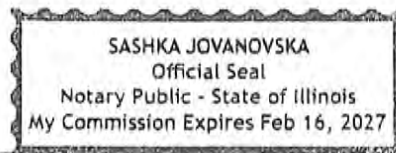
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Steven Tharp 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 24 day of April 2024

Notary Public

For office use only	
Date Received:	04/24/2024
Case Number:	PZC2024-05
Fee Paid:	\$925.00
Hearing Date:	05/15/2024



My name is Steven Tharp, and I am not only a dentist but also a devoted husband and father of two. With 14 years of experience in dentistry, I take pride in delivering exceptional dental care. I am writing to express my keen interest in establishing a family-owned dental office in Darien. Doing so would not only allow me to serve our community but also afford me the flexibility to be close to my children's school events, which is a priority for me.

Our vision is to create a welcoming and nurturing environment where families can receive top-notch dental care. The plan entails constructing a six-chair office, typically capable of accommodating two dentists and one hygienist. This new facility will boast a modern and attractive design, equipped with state-of-the-art technology like Cone Beam Computed Tomography (CBCT) scan and intraoral scanner. These advancements, available in fewer than 30% of general dentists' offices, significantly enhance patient comfort and precision of treatment compared to traditional setups.

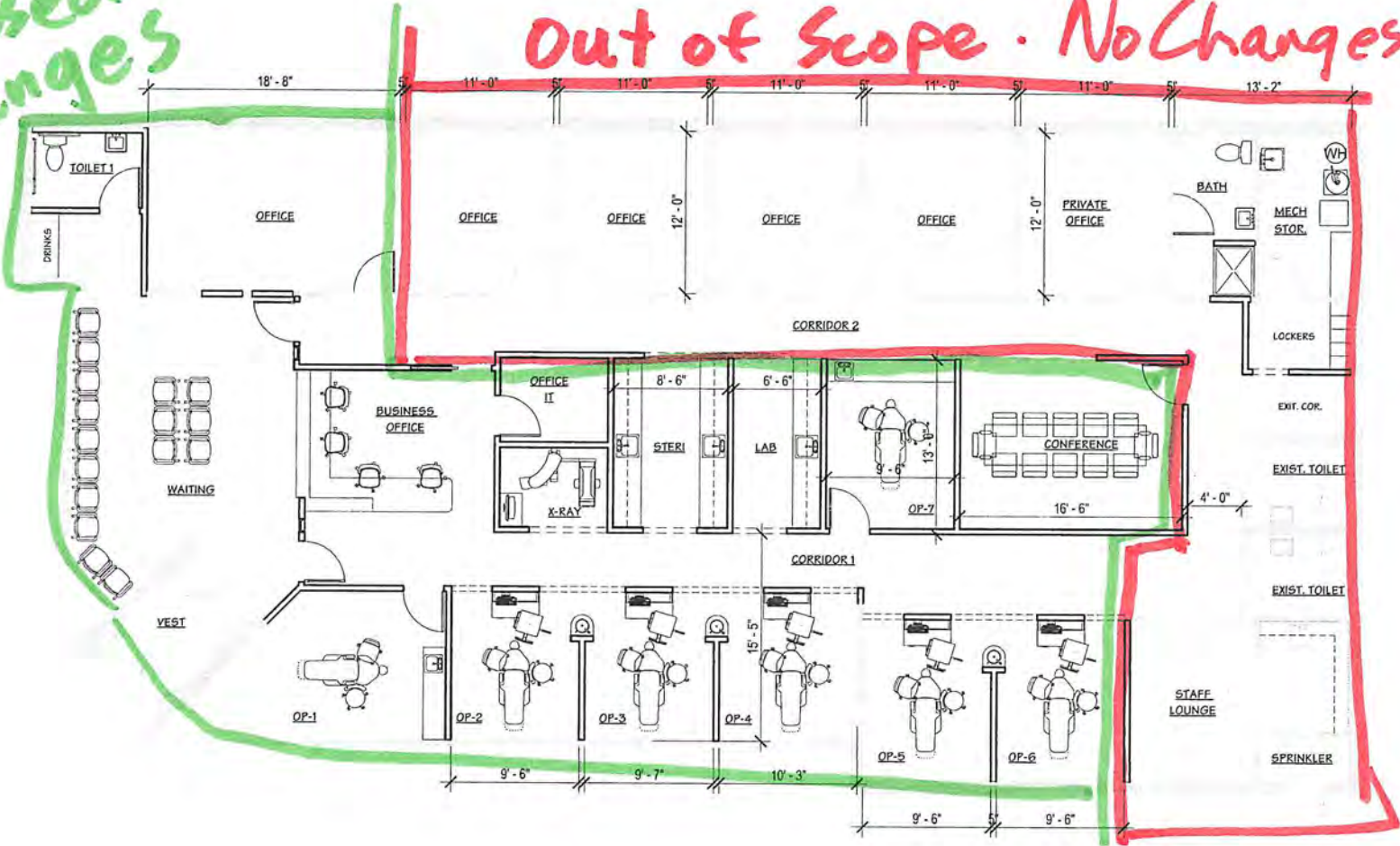
To realize this vision, we are seeking the support of the community in obtaining a text amendment and special use permit. This permit will not alter the essential character of the locality. It will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. In fact, the planned minor exterior refresh of the building may increase neighboring property values. Overall it will be a net benefit to the community as quality dental care is always needed. The special use permit is essential for ensuring that our dental office operates in compliance with local regulations and zoning laws.

Thank you for considering our proposal. We eagerly anticipate the opportunity to serve our community and contribute to its health and vibrancy for years to come.

Steven C Tharp, DDS

Proposed Changes

Out of Scope - No Changes Planned



5A-8-2: B-1 NEIGHBORHOOD CONVENIENCE SHOPPING DISTRICT:**5A-8-2-1: INTENT:**

The B-1 Neighborhood Convenience Shopping District is intended to provide convenience shopping for persons residing in adjacent residential areas, and to permit such uses as are necessary to satisfy those basic shopping needs which occur daily or frequently and so require shopping facilities in, relative proximity to places of residence.

No B-1 District shall be established by any new regulation unless the proposed new district area, by itself or in conjunction with any contiguous territory which either lies within the City and is already zoned B-1 or which lies within an adjacent municipality and is in a similar zoning classification, is at least forty thousand (40,000) square feet. (Ord. 0-03-00, 4-3-2000)

5A-8-2-2: SITE PLAN APPROVAL:

To ensure that the details of development of commercial areas for authorized uses will be such that the operation of the use will not offend the public interest, will be compatible and be planned in conformity with surrounding uses and will not adversely affect the flow of traffic within the community, a site plan shall be submitted. Refer to the approval process and submittal requirements as outlined in Chapter 2 of this Title. (Ord. 0-03-00, 4-3-2000)

5A-8-2-3: PERMITTED USES:

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended or designed for other than one of the following uses:

- (A) Bakeries.
- (B) Barbershops.
- (C) Beauty shops.
- (D) Candy and ice cream stores.
- (E) Drugstores.
- (F) Dry-cleaning establishments, not including industrial dry- cleaning plants.
- (G) Employment agencies.
- (H) Equipment rental stores.
- (I) Florist shops.
- (J) Food stores, grocery stores, meat markets and delicatessens.
- (K) Gift shops.
- (L) Hardware stores.
- (M) Nursery schools, preschools and daycare centers.
- (N) Offices, business or professional.
- (O) Package liquor stores.
- (P) Shoe and clothing repair stores.
- (Q) Wearing apparel shops.
- (R) Variety stores. (Ord. 0-03-00, 4-3-2000)

5A-8-2-4: SPECIAL USES:

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 5A-2-2-6 of this Title, as appropriate:

- (A) Banks and financial institutions.
- (B) Civic buildings and governmental uses.
- (C) Drive-in and drive-through establishments.
- (D) Eating establishments, not including entertainment or dancing.
- (E) Planned unit developments in accordance with the provisions of Chapter 3 of this Title.
- (F) Public and private utility facilities.
- (G) Swimming, tennis, racquet and other athletic club facilities.
- (H) Undertaking establishments. (Ord. 0-03-00, 4-3-2000)

5A-8-2-5: AREA REQUIREMENTS:

The minimum lot area in the B-1 District shall be forty thousand (40,000) square feet. (Ord. 0-03-00, 4-3-2000)

5A-8-2-6: WIDTH AND DEPTH REQUIREMENTS:

There are no minimum width or depth requirements in the B-1 District. (Ord. 0-03-00, 4-3-2000)

5A-8-2-7: YARD REQUIREMENTS:

The minimum yards required in the B-1 District shall be as follows:

(A) Front And Corner Side Yards:

1. Abutting Or Adjoining Any District:

(a) Yard Depth: There shall be a required front and corner side yard of not less than fifty feet (50') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities are not allowed within the first thirty feet (30') of the required front or corner side yard.

(B) Interior Side And Rear Yards:

1. Abutting Or Adjoining A Nonresidential District:

(a) Yard Depth: There shall be a required interior side and rear yard of not less than twenty five feet (25') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities within an interior side or rear yard are not allowed within the first twenty feet (20') of the required yard provided.

2. Abutting Or Adjoining A Residential District:

(a) Yard Depth: There shall be a required interior side and rear yard of not less than thirty five feet (35') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities within an interior side or rear yard shall not be closer than thirty feet (30') from an adjoining lot in a residential district.

(c) Required Fence: Where a rear or interior side lot line in the B-1 District coincides with an interior side or rear lot line in an adjoining residential district, a fence of at least seventy five percent (75%) opacity shall be provided within the yard. The height of such fence shall be six feet (6').

(C) Accessory Structures: Accessory structures shall comply with yard and setback requirements as prescribed in Section 5A-5-9 of this Title.

(D) Permitted Obstructions In Required Yard: Permitted obstructions in required yards are allowed as described herein and as prescribed in Section 5A-5-7-3 of this Title and Chapter 11 of this Title including:

1. Drives And Off-Street Parking Facilities: Required yards may be occupied by drives and off-street parking facilities when constructed in accordance with the setback requirements of this District and in compliance with Section 5A-5-7-3 of this Title and Chapter 11 of this Title.

2. Joint Parking: In the case of joint parking facilities, parking may occur in the required yard without regard to the side lot line at the point of the combination of the parcels, and in compliance with subsections 5A-11-2-1(B) and (C) of this Title. (Ord. 0-03-00, 4-3-2000)

5A-8-2-8: HEIGHT LIMITATIONS, BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B-1 District shall be 0.5 and the maximum height shall be two (2) stories not to exceed thirty feet (30'). Not more than fifty percent (50%) of the net site area shall be covered by principal buildings and structures, and not more than seventy five percent (75%) of the net site area shall be covered by principal and accessory buildings and structures, and paved or impervious areas. (Ord. 0-03-00, 4-3-2000)

5A-8-2-9: COMPLIANCE WITH THIS TITLE AND OTHER APPLICABLE TITLES OF THIS CODE REQUIRED:

Properties located in this District shall comply with all applicable regulations of this Title as well as all other applicable regulations with this Code. At a minimum, the following regulations must be adhered to:

(A) Landscape Requirements: All business establishments shall comply with the landscaping requirements of Chapter 10 of this Title.

(B) Off-Street Parking And Loading Requirements: All business establishments shall comply with the off-street parking and loading requirements of Chapter 11 of this Title.

(C) Final Engineering: Provisions for storm water management and engineering must be made in compliance with applicable codes.

(D) Performance Standards: Processes and equipment employed within business districts shall be limited to those which comply with the performance standards of Chapter 12 of this Title.

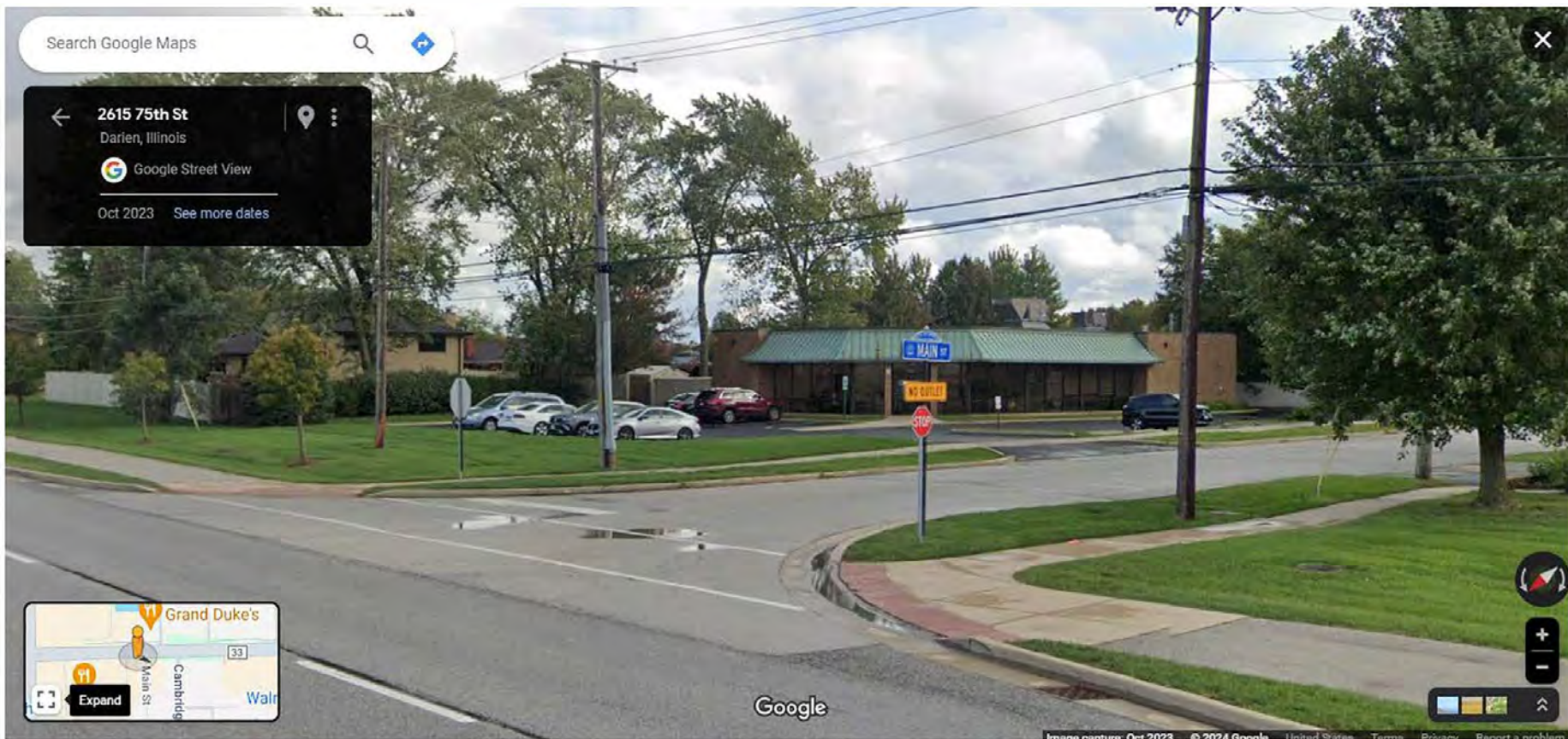
(E) Sign Regulations: The signs on the property shall comply with the Darien sign code (Title 4, Chapter 3 of this Code). (Ord. 0-03-00, 4-3-2000)

The screenshot displays a web-based Parcel Viewer interface. At the top left, the title "Parcel Viewer" is visible. A search bar contains the address "2551 75th St, Darien, IL, 60" and a search icon. Below the search bar, a dropdown menu shows "Show search results for 2551 7...". The main map area shows an aerial view of a residential neighborhood with red outlines for parcel boundaries. A specific parcel at the intersection of Main St and 75th St is highlighted with a blue border. A "Parcel Search" popup window is open on the right side of the map, displaying the following information:

Searches	Shapes	Buffer	Results
Parcel Search			
PIN 0929301001			
OWNER DIRIEVSKI I I C			
PROPERTY STREET NUMBER			
PROPERTY STREET DIRECTION			
PROPERTY STREET NAME 2551 75TH ST			
PROPERTY APARTMENT			
PROPERTY CITY DARIEN			
STATE IL			
PROPERTY ZIPCODE 60561			
PROP_CLASS C			
FCVLAND 91,120			
FCVIMP 162,860			
FCVTOTAL 253,980			
LEGAL DESCRIPTION 1 SHARON ESTATES A SUB OF			
LEGAL CODE 1 000000000			
PROPERTY ADDRESS 2551 75TH ST			
TOWN STATE ZIP ntd?I N i An,A1..d'I01			

At the bottom of the popup, it shows "1 - 1 of 1 results" and navigation controls. Below the popup, there are checkboxes for "DFIRM 2019" (checked) and "Subdivision" (unchecked). The bottom of the map shows a scale bar for 300ft and coordinates: 41.752182 -88.012966 Degrees. The bottom right corner of the map area includes the text "Community Maps Contributors, County of DuPage".









Keep Record
2nd Copy

CITY OF DARIEN

ORDINANCE NUMBER 0-07-87

AN ORDINANCE GRANTING APPROVAL OF CERTAIN
VARIATIONS TO ZONING ORDINANCE - (LION PHOTO).

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

THIS 6th DAY OF April, 1987

Published in pamphlet form
by authority of the Mayor
and City Council of the
City of Darien, DuPage
County, Illinois, this
8th day of April,
19 87.

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

CERTIFICATE

I, Gertrude M. Coit, C.M.C., certify that I am the duly elected and acting municipal clerk of the City of Darien, Du Page County, Illinois.

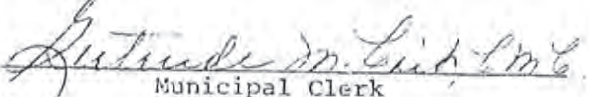
I further certify that on April 6, 1987, the Corporate Authorities of such municipality passed and approved Ordinance Number 0-07-87, entitled AN ORDINANCE GRANTING APPROVAL OF CERTAIN VARIATIONS TO ZONING ORDINANCE - (LION PHOTO)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance Number 0-07-87, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on April 8, 1987, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Darien, Illinois, this 8th day of April,
1987.

(SEAL)


Municipal Clerk

ORDINANCE NUMBER 0-07-87

AN ORDINANCE GRANTING APPROVAL OF CERTAIN
VARIATIONS TO ZONING ORDINANCE - (LION PHOTO).

WHEREAS, the City of Darien has received a petition for certain variations to allow the development of a property legally described herein; and,

WHEREAS, the petitioner wishes to develop a property which is zoned B-1 Neighborhood Convenient Shopping District as a Camera and Photographic Supply Store; and,

WHEREAS, pursuant to proper legal notice a Public Hearing was held before the Zoning Board of Appeals on March 3, 1987; and,

WHEREAS, the Zoning Board of Appeals at their regular meeting of March 3, 1987 has recommended to the City Council the approval of certain variations subject to certain conditions.

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

SECTION 1: The granting of variations herein is for the following legally described property:

Lot 1 in Sharon Estates being a subdivision of Tract "A" of Downers Grove Township Supervisor's Assessment Plat Number 2 of the North 1050.0 feet of the Northwest Quarter of the Southwest Quarter of Section 29, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Sharon Estates recorded March 6, 1957 as Document 834504 in DuPage County, Illinois.

SECTION 2: The property shall be developed in accordance with the following:

ORDINANCE NUMBER 0-07-87

- A) The Site Plan as drawn by Robert Geudtner & Associates, Inc., 711 North McKinley Road, Lake Forest, Illinois, Job No. 1194, Sheet SK-2, March 5, 1987 revision, and herein included by reference.
- B) The Landscape Plan as drawn by Robert Geudtner & Associates, Sheet 1, the March 9, 1987 revision, and herein included by reference.
- C) The building elevations as shown by the Proposed Darien, Illinois, Store for Lion Photo Plan, as drawn by Robert Geudtner & Associates, Job No. 1194, Sheet SK-2, the January 3, 1987 revision, and herein included by reference.

SECTION 3: The following variations to the City of Darien Zoning Ordinance are hereby granted:

- A) To permit a Camera and Photographic Supply Store in a B-1 Zoning District in addition to the uses as permitted by Section 5A-8-2-2.
- B) To permit a rear yard building setback of twenty-one feet (21') instead of thirty-five feet (35') as required by Section 5A-8-1-4B and Section 5A-8-2-7C.
- C) To permit an interior side yard building setback of twenty feet (20') instead of thirty-five feet (35') as required by Section 5A-8-1-4B and Section 5A-8-2-7B.
- D) To permit a front yard parking setback of fifteen feet (15') instead of thirty feet (30') as required by Section 5A-8-2-7A.
- E) To permit a corner side yard parking setback of zero feet (0') instead of twenty feet (20') as required by Section 5A-11-2-1D3.
- F) To permit a side yard parking setback of twenty feet (20') instead of thirty feet (30') as required by Section 5A-11-2-1D3.
- G) To permit a rear yard parking setback of ten feet (10') instead of thirty feet (30') as required by Section 5A-11-2-1D3.
- H) To permit twenty-seven (27) parking spaces instead of twenty-nine (29) parking spaces as required by Section 5A-1-4.

ORDINANCE NUMBER 0-07-87

- I) To permit fencing and landscaping as shown by the referenced Site Plan and Landscape Plan instead of the fencing as required by Section 5A-5-8-3A.
- J) To permit nine foot by twenty foot (9' x 20') parking spaces instead of ten foot by twenty foot (10' x 20') parking spaces as required by Section 5A-11-2-1G3.

Where this Ordinance is silent, the referenced Plans of Section 2 above shall apply.

SECTION 4: 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 6th day of April, 1987.

[Signature]
CITY CLERK

AYES: 6: Biehl, Gillespie, Sims, Smith,
Stumpe, Thompson

NAYS: 0: None

ABSENT: 2: Nosbisch, VonZuckerstein

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, THIS 8th DAY OF April, 1987.

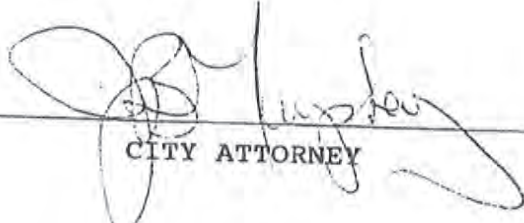
[Signature]
MAYOR

ATTEST:

[Signature]
CITY CLERK

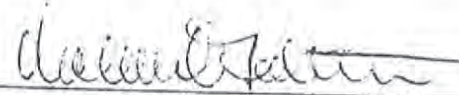
ORDINANCE NUMBER 0-07-87

APPROVED AS TO FORM:


CITY ATTORNEY

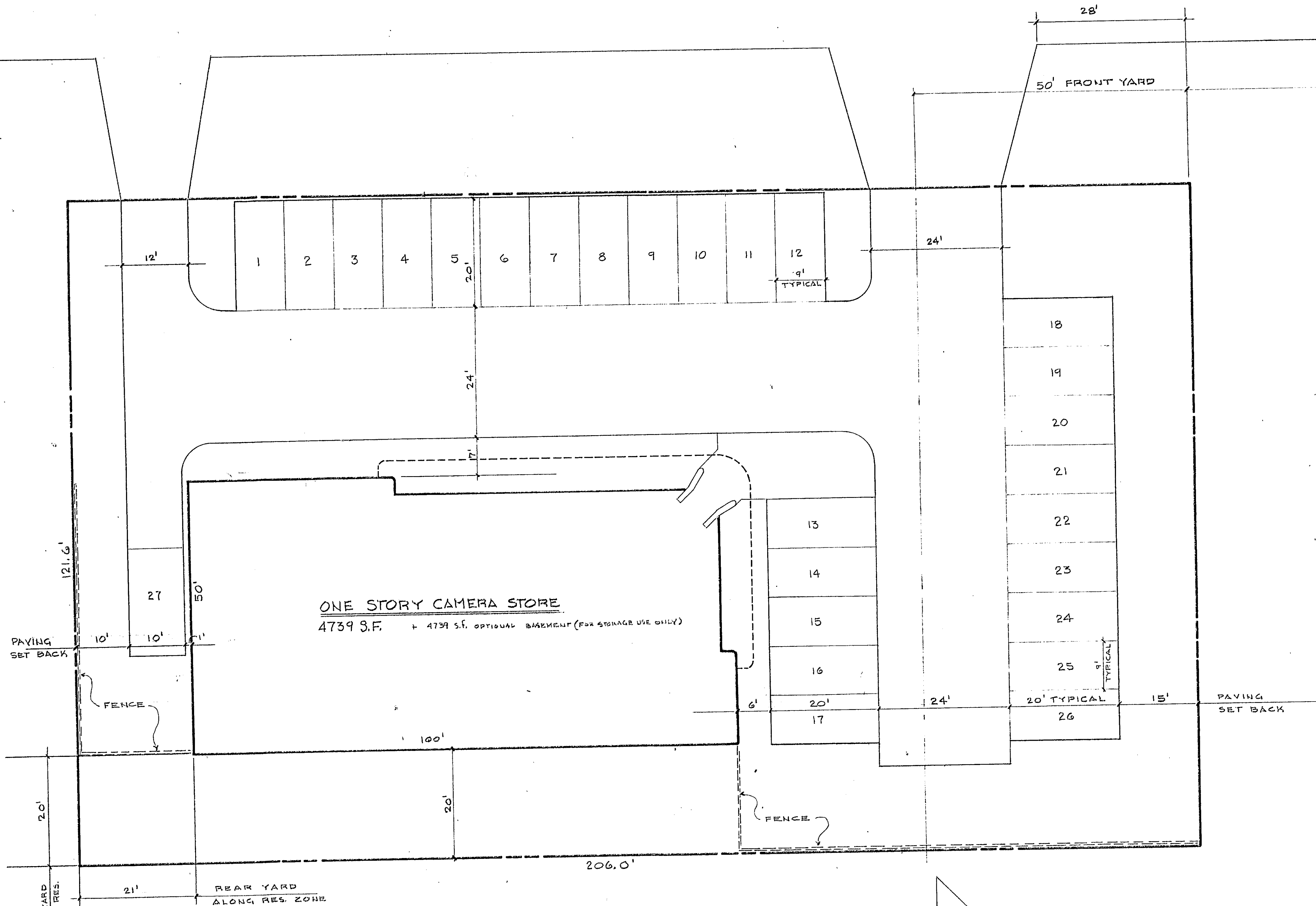
Lien Photo Supply, Inc. being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, does hereby accept, concur, and agree to develop and use the subject property in accordance with the conditions specified therein.

Dated: 4-14-87


Owner

SOUTH MAIN STREET

75TH STREET



SITE PLAN SCALE: 1" = 10'

RECEIVED
MAR 13 1987
CITY CLERK'S OFFICE
THE CITY OF DARIEN

DATE 1-14-87		SITE PLAN	
DR. TE		LION PHOTO	
CK.		DARIEN, ILLINOIS	
REVISIONS			
DATE	BY		
3-5-87	TE	ROBERT GEUDTNER & ASSOCIATES, INC.	
2		ARCHITECTS & ENGINEERS	
3		711 N. MCKINLEY RD., LAKE FOREST, ILL. 295-2440	
4		JOB NO. 1194	SHEET SK-2

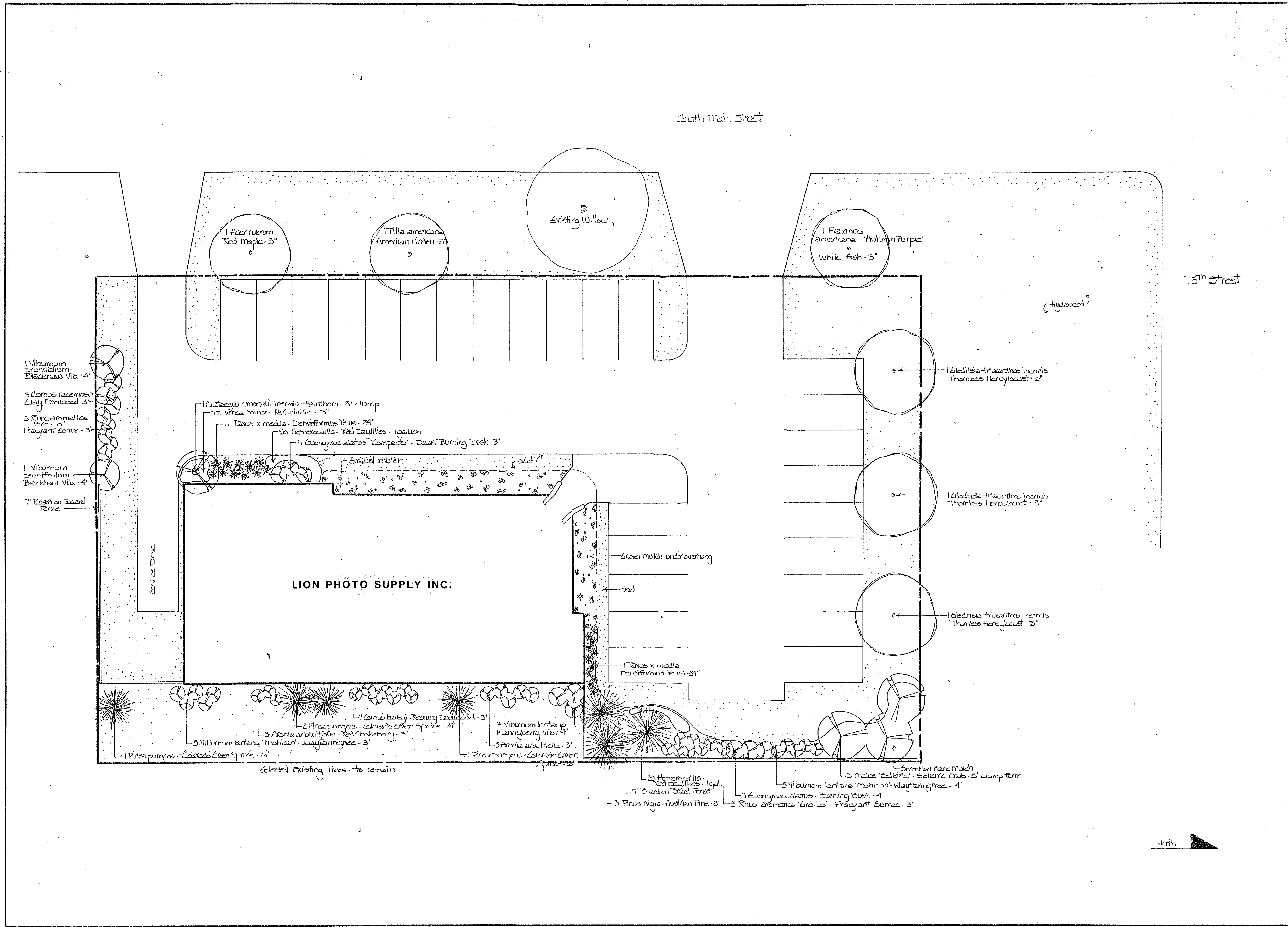
REVISIONS	BY
3-9-87	MKS

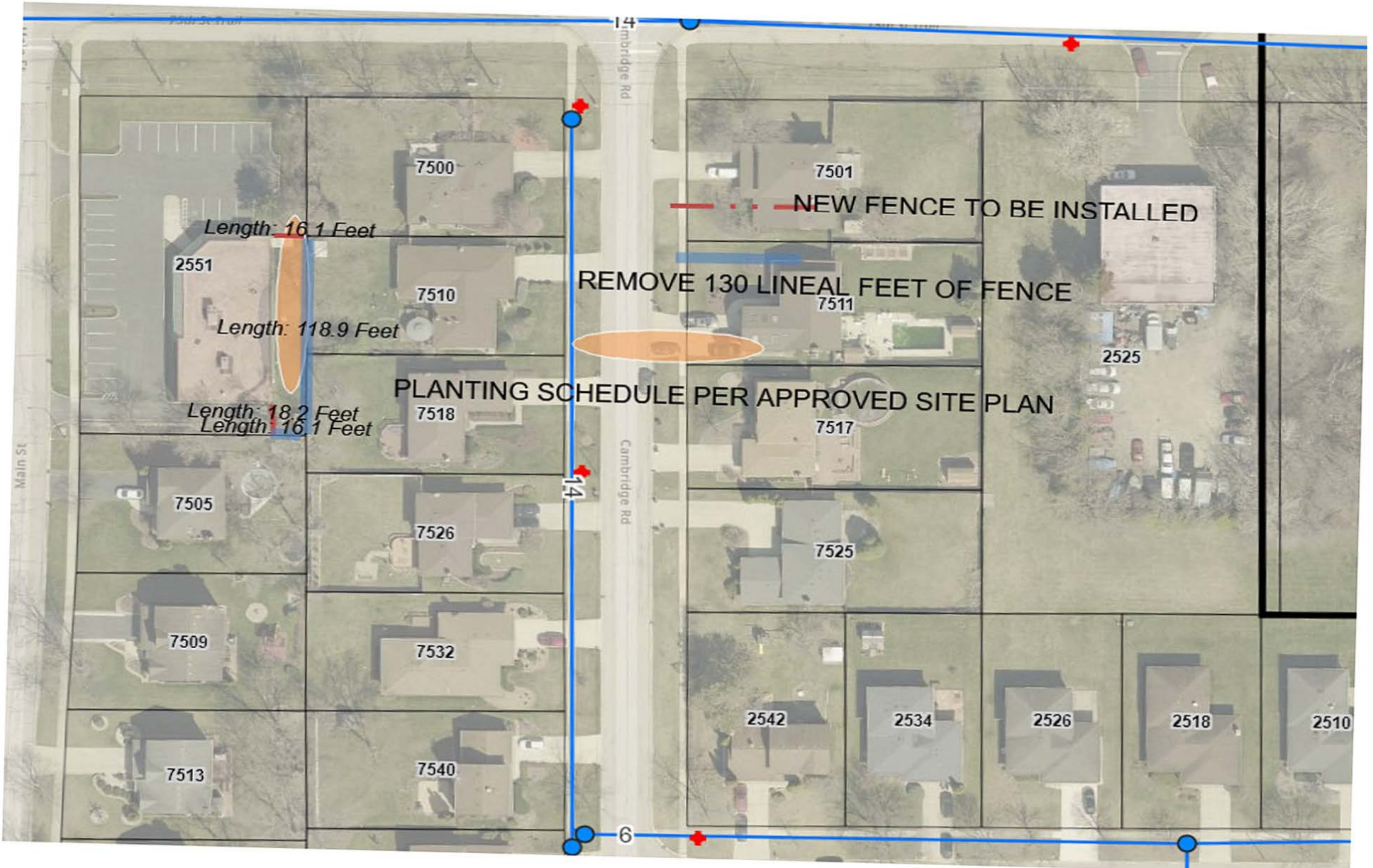
Robert Gledhill and Associates - Architects and Engineers
 711 N. McKinley Road
 Lake Forest, Illinois
 Martha Robert Gledhill - Landscape Architect

Darien, Illinois

Landscape Plan
LION PHOTO SUPPLY INC.

Date	2-10-87
Scale	1" = 10'
Drawn	MKS
Job	
Sheet	1
Of	Sheets







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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 8, SECTION 5A-8-2-4,
“SPECIAL USES”, AND GRANTING A SPECIAL USE**

(PZC2024-05: DR. THARP, 2551 75TH STREET)

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

THIS ____ DAY OF _____, 2024

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 8, SECTION 5A-8-2-4,
“SPECIAL USES”, AND GRANTING A SPECIAL USE**

(PZC2024-05: DR. THARP, 2551 75TH STREET)

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-1 Neighborhood Convenience Shopping District pursuant to the Darien Zoning Regulations; and

WHEREAS, the petitioner has requested a text amendment to the City’s Zoning Ordinance to add “dental office and/or dental clinic” as a special use within the B-1 District; and

WHEREAS, the petitioner has requested a special use for a dental office and/or dental clinic within the B-1 District; and

WHEREAS, pursuant to notice as required by law, the Planning and Zoning Commission conducted a public hearing on May 15, 2024, and has forwarded its findings and recommendation of approval of the petitions to the City Council; and

WHEREAS, on May 28, 2024, the Municipal Services Committee reviewed the petitions and has forwarded its recommendation of approval of the petitions to the City Council; and

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

ORDINANCE NO. _____

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: Subject Property. This special use granted by this Ordinance is limited and restricted to the property generally located at 2551 75TH Street, Darien, Illinois, and legally described as follows:

LOT 1 IN SHARON ESTATES, BEING A SUBDIVISION OF TRACT "A" OF DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 2, OF THE NORTH 1,050.0 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHARON ESTATES RECORDED MARCH 6, 1957 AS DOCUMENT 834504, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-29-301-001

SECTION 2: Text Amendment. Section 5A-8-2-4 of the Darien City Code, is hereby amended to add "Dental office and/or dental clinic" as an allowable Special Use.

SECTION 3: Special Use Granted. A special use is hereby granted to allow for the operation of a dental office and/or dental clinic.

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

ORDINANCE NO. _____

SECTION 5: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2024.

AYES _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2024.

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
Municipal Services Committee
May 28, 2024

ISSUE STATEMENT

A [resolution](#) authorizing the purchase of 166 banners from Bannerville in an amount not to exceed \$15,770.00.

BACKGROUND/HISTORY

The City displays various types of seasonal banners throughout the year on the following roadways;

Cass Avenue
 75th Street
 Clarendon Hills Road
 Plainfield Road

The original banners were purchased in 2017 and in 2021, some spring and the winter banners were replaced. The autumn banners are faded and are no longer aesthetically pleasing. Many of the banners have also sustained damage from high winds and ultra violet light. The staff has been replacing the banners on as need basis and has determined that the existing 125 autumn banners have exceeded their useful life, in addition to the 16 remaining spring banners and 25 “change the clock banners”.

The City requested quotes for 166 mesh autumn banners and received one responsive bid from Bannerville USA. The vendor is a local company and has been providing us replacement banners with excellent service. See [Exhibit A](#).

The proposed item would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 24/25 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4815	Equipment Banner Replacements	\$15,000.00	\$15,770.00	(\$770.00)

COMMITTEE RECOMMENDATION

The Municipal Services Committee recommends a resolution authorizing the purchase of 166 banners from Bannerville at a cost not to exceed \$15,770.00.

ALTERNATE CONSIDERATION

As recommended by the City Council.

DECISION MODE

This item will be on the June 3, 2024, City Council agenda for formal consideration.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF 166 BANNERS FROM
BANNERVILLE IN AN AMOUNT NOT TO EXCEED \$15,770.00**

**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 Bannerville for the purchase of 166 banners, in an amount not to exceed \$15,770.00, 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 3rd day of June 2024.

AYES: _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS**, this 3rd day of June 2024.

JOSEPEH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



QUOTE

05/02/2024

Valid for 30 days from above date

To: **Kris Throm**
City of Darien
1702 Plainfield Rd
Darien, IL 60561
630-429-1711

Salesperson	Job	Payment Terms	Due Date
Tom Sitkowski	Pole Banners	Net30	

Qty	Description	Unit Price	Line Total
166.00	Pole Banners: 30 x 85", DS Mesh	\$ 95.00	\$ 15,770.00

The above estimate is presented with the understanding that any changes or modifications to specifications are subject to additional charges including oral modifications. All applicable sales tax and shipping charges will be billed as additional charges.

Subtotal	\$ 15,770.00
Sales Tax	
Total	\$ 15,770.00

Thank you for your business!

8164 S. Madison | Burr Ridge, IL 60527 | Phone: (630) 455-0304 | Fax: (630) 455-0314 | info@bannerville.com

AGENDA MEMO
Municipal Services Committee
May 28, 2024

ISSUE STATEMENT

A [resolution](#) authorizing the purchase of one new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098.

BACKGROUND/HISTORY

The trailer would be utilized within the Street Department to house the existing sewer camera and miscellaneous equipment, including a 110-volt power source integrated within the trailer. The trailer will allow the Staff to house all related equipment in one designated mobile apparatus and allow for more efficient operations.

Staff requested competitive quotes for the trailer and received three quotes. Below, please find the results of the competitive quotes for the trailer.

VENDOR	COST
A&W Auto Truck & Trailer	\$ 7,098
Morris Trailer Sales, Inc.	\$ 7,183
Rondo Enterprises, Inc.	\$ 7,268

The FY24/25 budget included funding for the proposed trailer and would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 24-25 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4815	Capital Purchases-Equipment	\$ 9,000	\$ 7,098	\$ 1,902

STAFF RECOMMENDATION

Staff recommends approval of a resolution authorizing the purchase of one new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the June 3, 2024 City Council agenda for formal consideration. .



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE NEW CAMERA TRAILER, MODEL LPD6X12SA, FROM A&W AUTO TRUCK & TRAILER IN AN AMOUNT NOT TO EXCEED \$7,098

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 new camera trailer, model LPD6X12SA, from A&W Auto Truck & Trailer in an amount not to exceed \$7,098, 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 3rd day of June, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of June, 2024.

JOSEPH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

ORDER / QUOTE

CUSTOMER: CITY OF DARIEN

 DBROWN@DARIENIL.GOV

 dfell@darienil.gov

Date: 5-7-24 _____ Serial #: _____
 P.O. # _____ HAUL ABOUT _____

NO. _____

A&W Auto Truck & Trailer

17W411 North Frontage Road
Darien, IL 60561

(630) 964-8897
(800) 258-6408
Fax (630) 964-4644

STANDARDS:	
MODEL #	LPD6X12SA
Axle	#3500
Brakes	N/A
Hitch	ADJUSTABLE PINTLE
Jack	TOP CRANK 2K
Tires	15" RADIAL
Wheels	STEEL MOD
Frame	4" TUBE
Floor	3/4"
CXM's	16" ON CENTER
Sidewall	3/8"
Side Door	CURBSIDE
Rear Door	DOUBLE DOORS
Rear Ramps	N/A
Color Body	WHITE
Wrap & Cap	BLACK
Inside Height	6'6"
Inside Length	12'
	LED LIGHTS
	UNDERCOATED FRAME

1.	TRAILER SUBTOTAL	\$5499
2.		
3.	ADDITIONAL OPTIONS	
4.		
5.	EXT. TONGUE W. ADJ PINTLE RING	\$300
6.	GENERATOR BOX WITH DOOR	\$850
7.	110V PACKAGE.....	\$800
8.	2 FLUORESCENT LIGHTS	
9.	1 - 110V SWITCH	
10.	1 - 30 AMP MOTORBASE PLUG	
11.	2 INTERIOR OUTLETS	
12.	30 AMP SERVICE WITH LIFELINE	
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
	TOTAL	6,850

TRAILER PRINT NEEDED

YES NO

Sales Tax	EXEMPT
License & Title	\$ 8 "M PLATE" \$165 TITLE
Doc. Fee	\$50 ELEC FILING \$25
TOTAL	\$ 7,098.00

APPROVED: _____ DATE: _____

AGENDA MEMO
Municipal Services Committee
May 28, 2024

ISSUE STATEMENT

A [resolution](#) waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000.

BACKGROUND/HISTORY

The 2024/25 Budget calls out for the enhancement of the City's center of town corridor as well as various locations. The holiday decorations are targeted for the following sites:

- 1702-1710 Plainfield Road-City Hall and Police Department
- Plainfield and Cass Ave-Clock Tower
- 75th Street and Plainfield Rd-Berm area at the north east corner
- *75th and Cass Ave-Historical Society

The project is a carryover from last year and Staff is presenting the item at this time as the products sellout relatively quick by early September and are not available until the following year. The proposed program would allow for the purchase of Christmas displays as per the attached presentation, [Attachment A](#).

*Recently the evergreen tree, (Holiday Tree) at the Historical Society at 75th St. and Cass Ave., has been reviewed for its mortality. The tree is perishing and needs to be removed. The Historical Society Board is in concurrence with the assessment and the department will be removing the tree on their behalf. The Staff has a placeholder for a twenty-two foot tree. The tree is built in 4-foot sections and could be added onto in subsequent years. The tree is further decorated with lights and ornaments.

Staff has researched companies that manufacture and supply Holiday Decorations and has selected Mosca Designs. Mosca Designs has been in business for over 40 years and has been providing decorations and lighting products and installations to including cities, towns, shopping centers, public spaces, zoos, and community Christmas events. Mosca Design was further selected for their customer service and providing designs, products, power point presentation and pricing. Since we are pursuing the purchase earlier in the season there are limited opportunities for additional savings. The manufactures representative is local and has been very responsive to redesigns, technical questions and will provide field installation oversight as requested. The Municipal Services Department will be completing the install and takedown of the holiday decorations.

Due to the inconsistencies of products between manufacturers Staff is requesting to waive the competitive bid process and accept the proposal from Mosca Designs. References for Mosca Designs have been contacted with positive feedback.

The proposed item would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 24/25 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4257	Building Maintenance	\$ 85,000	\$ 79,110	\$ 5,890
	Contingency		\$ 5,890	0

STAFF RECOMMENDATION

Staff recommends approving a resolution waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000.

ALTERNATE CONSIDERATION

As recommended by the Committee.

DECISION MODE

This item will be placed on the June 3, 2024 City Council agenda for formal consideration.



Building Front Decor

Attachment A

*Special
Pricing thru
6/30 on
decorations
in
PowerPoint*



Double Wreath Swag

24' Wide

158 C-7 LED Lamps

Reg \$2,521

Special Price \$1,816

3D Illuminated Decor



Illuminated Photo Op Star

4' - \$2,688 Special **\$2,311**

6 - \$4,592 Special **\$3,995**

10' - \$8,736 Special **\$7,512**

Photo Ops



3D Band Arch

9'w x 10h x 10D

Reg \$10,528

Special Discount

\$8,949

36" 10 Ball Stack

Multi Color or

Solid Colors

Reg \$12,800

Special Discount

\$10,880

OR

36" 4 Ball Stack

Any Color

Reg \$5,320

Special Discount

\$4,522



Pop up Trees

Include a 5-point star



Ornament package include equal parts 4" and 6" shatterproof ornaments

Ornament color options: Red, Green, Gold & Silver

Ornaments are attached during production

Pricing including Ornaments

- 11' 125 C-9 LED \$2,864 Special **\$2,063**
- 14' 145 C-9 LED \$3,945 Special **\$2,841**
- 17' 240 C-9 LED \$5,341 Special **\$3,846**

Easy to Set up!
5 Season Warranty



3D Illuminated Decor



10' 3D
Majestic Twinkle
Snowflake

10' x 10'

Easy Assembly

\$11,648

Special Pricing

\$10,250



Tree of Lights



- 8' SSTOL8 – Base 3' Reg \$1,464 - **Special \$1,055**
- 10' SSTOL10 – Base 3' Reg \$1,697 - **Special \$1,221**
- 12' SSTOL12 – Base 4' Reg \$2,009 – **Special \$1,446**
- 14' SS-406 – Base 5' Reg \$2,654 – **Special \$1,910**
- 17' SS-407 – Base 6' Reg \$3,597– **Special \$2,589**

Timers recommended if trees need to go off at a specific time to accommodate the citizens

Star included in overall height



Custom Darien Marquee

msds-2024
(ss) Darien Lf-201-2
(Seasons Greetings)
31 6" x 18'
silhouette
ground mount
stakes and cables



Choose
Any color
LED
Lamps

Custom Darien Marquee
690 C-7 LED Lamps, 31.5'L x 18'H
\$8,610—**Special Price \$6,457**



Panel Tree Options – 18'

*Panel tree
can be
increased in
4'
increments*



18' Panel Tree

*738 C7 LED Bulbs
10' Base Ring
Any Color LED Lamps
No Ornaments*
\$11,273 *Special* \$8,116

*Price with Lights &
Standard
Ornament Package*
\$13,847 *Special* \$9,969
*Ornaments will be attached
during production*

*Tree topper
3D Nativity Star 4'
112 C7 LED's*
\$1,129 *Special* \$756



	Sale Price
1) 24' BFLF-144 LED Double Wreath Swag w/158 C-7 LED Lamps -	\$1,816.00
2) 4' Illuminated Photo Op STAR -	\$2,311.00
3) 6' Illuminated Photo Op STAR -	\$3,995.00
4) 10' Illuminated Photo Op STAR -	\$7,512.00
5) 10' 3D Band Arch 9'W x 10H x 10D -	\$8,949.00
6) 36" 10 Ball Stack - Multi Color or Solid Colors -	\$10,880.00
7) 11' Pop Up Tree w/ 125 C-9 LEDs TT Brown Core Garland - price includes 48 ornaments equal parts 4" & 6" shatterproof	\$2,063.00
8) 14' Pop Up Tree w/ 145 C-9 LEDs TT Brown Core Garland - price includes 62 ornaments equal parts 4" & 6" shatterproof	\$2,841.00
9) 17' Pop Up Tree w/ 240 C-9 LEDs TT Brown Core Garland - price includes 80 ornaments equal parts 4" & 6" shatterproof	\$3,846.00
10) 10' Illuminated Majestic Twinkle Snowflake -	\$10,250.00
11) 8' SSTOL8 Tree of Lights, Base 3' - Any color LED -	\$1,055.00
12) 10' SSTOL10 Tree of Lights, Base 3' - Any color LED -	\$1,221.00
13) 12' SSTOL12 Tree of Lights, Base 4' - Any color LED -	\$1,446.00
14) 14' SS-406 Tree of Lights, Base 5' - Any color LED -	\$1,910.00
15) 17' SS-407 Tree of Lights, Base 6' - Any color LED -	\$2,589.00
16) 18' Custom Season's Greetings Darien Marquee 31.5L x 18'H 690 C-7 Lamps - Your choice of Lamp color -	\$6,457.00
17) 18' Panel Tree w/TT Brown Core Garland, 10 Base with any color LED Lamps Standard Ornament Package included in Pricing -	<u>\$9,969.00</u>
	Total \$79,110.00
If Mosca Design does the installation	\$
	Total \$

Freight is not included and will be added to the invoice

References & Videos

Todd Murphy, Public Works – North Aurora IL – tmurphy@northaurora.org

Becky Nowell - Chairman of the Board for Grammy Museum MS, Tourism Board and Delta State activities chairman, 50 Nights of Lights Spearhead – City of Cleveland MS
beckynowell2731@gmail.com

Lee Clark, Public Works Administrator - City of Lebanon TN – lee@lebanontn.org

Jennifer Betenson, Parks & Recreation Director– City of Twinsburg OH
jbetenson@twinsburg.oh.us

Panel Tree installation Videos

<https://youtu.be/GHNLmxiX4gg> – Long Version

<https://youtu.be/pD0oEUKfZis> - Short Version



RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM MOSCA DESIGN FOR THE PURCHASE OF HOLIDAY LIGHTING AND DECORATIVE DISPLAYS AT A COST NOT TO EXCEED \$85,000

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 approves waiving the competitive bid process and accepting a proposal from Mosca Design for the purchase of holiday lighting and decorative displays at a cost not to exceed \$85,000, 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 3rd day of June 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of June 2024.

JOSEPEH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



FINANCIALS

	Sale Price
1) 24' BFLF-144 LED Double Wreath Swag w/158 C-7 LED Lamps -	\$1,816.00
2) 4' Illuminated Photo Op STAR -	\$2,311.00
3) 6' Illuminated Photo Op STAR -	\$3,995.00
4) 10' Illuminated Photo Op STAR -	\$7,512.00
5) 10' 3D Band Arch 9'W x 10H x 10D -	\$8,949.00
6) 36" 10 Ball Stack - Multi Color or Solid Colors -	\$10,880.00
7) 11' Pop Up Tree w/ 125 C-9 LEDs TT Brown Core Garland - price includes 48 ornaments equal parts 4" & 6" shatterproof	\$2,063.00
8) 14' Pop Up Tree w/ 145 C-9 LEDs TT Brown Core Garland - price includes 62 ornaments equal parts 4" & 6" shatterproof	\$2,841.00
9) 17' Pop Up Tree w/ 240 C-9 LEDs TT Brown Core Garland - price includes 80 ornaments equal parts 4" & 6" shatterproof	\$3,846.00
10) 10' Illuminated Majestic Twinkle Snowflake -	\$10,250.00
11) 8' SSTOL8 Tree of Lights, Base 3' - Any color LED -	\$1,055.00
12) 10' SSTOL10 Tree of Lights, Base 3' - Any color LED -	\$1,221.00
13) 12' SSTOL12 Tree of Lights, Base 4' - Any color LED -	\$1,446.00
14) 14' SS-406 Tree of Lights, Base 5' - Any color LED -	\$1,910.00
15) 17' SS-407 Tree of Lights, Base 6' - Any color LED -	\$2,589.00
16) 18' Custom Season's Greetings Darien Marquee 31.5L x 18'H 690 C-7 Lamps - Your choice of Lamp color -	\$6,457.00
17) 18' Panel Tree w/TT Brown Core Garland, 10 Base with any color LED Lamps Standard Ornament Package included in Pricing -	\$9,969.00
	Total
	\$79,110.00
If Mosca Design does the installation	\$
	Total
	\$

Freight is not included and will be added to the invoice

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

April 22, 2024

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: None

OTHERS: Mr. Dan Gombac – Director, Mr. Jordan Yanke – City Planner

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:01 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

a. PZC2024-02 - Woodland Glen Development (2941, 2963, and 2985 87th Street).

Mr. Jordan Yanke, City Planner reported that the developers would rezone from R1 to R3 and have been in correspondence with I.D.O.T. He reported that the Planning & Zoning Commission gave final approval to the plan if final plans were in conformance with preliminary plans.

Ms. Elizabeth Urbe stated she sent an email to the committee regarding her concerns with the preliminary plans. She stated that there were substantial issues and that the preliminary plans were not in conformance with final plans.

Alderman Ralph Stompanato questioned if the developer's engineering would be in compliance with the City Engineer's suggestions.

A V3 Engineering representative stated they are following all recommendations and have no major issues. He further stated that they made a submittal to DuPage Department of Transportation that is awaiting approval.

Chairperson Tom Belczak questioned if any changes had been made to the final plans.

Mr. James Healy, Attorney, Goldstine, Skrodski, Russian, Nemec & Hoff, Burr Ridge reported that they only made the recommended changes per the City Engineer's letter.

Mr. Dan Gombac, Director reported that there would be an architectural fence put in place adjacent to the retaining wall. There was some conversation regarding the specifications of the fence. Mr. Gombac further reported that this case will continue to City Council on May 6.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-02 – Woodland Glen Development (2941, 2963 and 2985 87th Street).

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

- b. **Resolution** – Accepting a proposal at the unit prices for sidewalk cutting/grinding from Hard Rock Concrete Cutters, Inc., in an amount not to exceed \$251,100.
- c. **Motion** – A contingency in the amount of \$15,000 to cover any shortfall or additional grinding that may be field identified.

Mr. Dan Gombac, Director reported that this program would have a new methodology where mismatches on the concrete and sidewalks would be recorded through a GPS and grinded. He reported that because of the positive response to last year's program, he would have high standards for this year.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution accepting a proposal at the unit prices for sidewalk cutting/grinding from Hard Rock Concrete Cutters, Inc., in an amount not to exceed \$251,100 and approval of a Motion accepting a contingency in the amount of \$15,000 to cover any shortfall or additional grinding that may be field identified.

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

- d. **Resolution** – Authorizing the purchase of the Phase 3-Leak Logger Program, consisting of 217 leak logger units from Gutermann Inc., in an amount not to exceed \$219,441.70.

Mr. Dan Gombac, Director reported that this purchase would be phase 3 out of 4, and that the equipment used is the best he has seen. He reported that leak loggers would be placed in every valve in the City and if noise is picked up a reading would be provided digitally that would report any leaks. He further reported that this would allow for less cost on water, would reduce unmandated water flow and that he expects a 5-7% reduction in water loss.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution authorizing the purchase of the Phase 3-Leak Logger Program, consisting of 217 leak logger units from Gutermann Inc., in an amount not to exceed \$219,441.70.

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

- e. **Resolution** – Accepting a proposal from Superior Road Striping, Inc., at the proposed unit prices, in an amount not to exceed \$16,000.00 for the 2024 Street Striping Program.

Mr. Dan Gombac, Director reported that this is an annual program that includes multiple municipalities in a joint bid, as provided by the MFT funds.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution accepting a proposal from Superior Road Striping, Inc., at the proposed unit prices, in an amount not to exceed \$20,000.00 for the 2024 Street Striping Program.

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

- f. Resolution – Accepting a proposal for the purchase of one (1) new Husqvarna walk-behind saw with 24-inch blade diameter from O’Leary’s Contractors Equipment & Supply, Inc., in an amount not to exceed \$8,750.00.**

Mr. Dan Gombac, Director reported that the last walk-behind saw lasted about 12 years, had undergone much wear and tear and needed replacement.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution accepting a proposal for the purchase of one (1) new Husqvarna walk-behind saw with 24-inch blade diameter from O’Leary’s Contractors Equipment & Supply, Inc., in an amount not to exceed \$8,750.00.

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

- g. Resolution – Authorizing the license renewal of a web-based work order software with Granicus-GovQA in an amount not to exceed \$9,099.16.**

Mr. Dan Gombac, Director reported that this software licensing would allow residents to send their concerns directly to the City and it would be filtered to the appropriate department. He reported that this would provide more services to residents.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution authorizing the license renewal of a web-based work order software with Granicus-GovQA in an amount not to exceed \$9,099.16.

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

- h. Resolution – Accepting a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$68,615 for the Municipal Services Department.**
- i. Resolution – Accepting a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$49,015 for the Community Development-Building Division Permit files.**

Mr. Dan Gombac, Director reported that this system would update City Hall and eliminate paper use. He reported that there were about 375,000 documents between Public Works and City Hall and that some files were able to be disposed of through the State of Illinois whereas others would be scanned to be accessed digitally. He further reported that this system would be more user-friendly and more efficient.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution accepting a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$68,615 for the Municipal Services Department and approval of Resolution accepting a proposal from TKB Associates, Inc., for digitalizing, cataloging, software, hardware and programming in an amount not to exceed \$49,015 for the Community Development-Building Division Permit files.

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

- j. Resolution – Accepting a 3-year contract from Vestis Uniform & Workplace Supplies for the leasing of floor mats including the delivery and cleaning of in an amount not to exceed \$4,967.04 each year.**

Mr. Dan Gombac, Director reported that the bidder would provide clean floor mats to Public Works, Police Department and City Hall. He reported that this agreement would come with more service at a lesser cost.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution accepting a 3-year contract from Vestis Uniform & Workplace Supplies for the leasing of floor mats including the delivery and cleaning of in an amount not to exceed \$4,967.04 each year.

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

- k. Minutes – March 25, 2024 Municipal Services Committee**

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of the March 25, 2024, Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Dan Gombac, Director reported that the digital display on Cass and Plainfield was up and running and content was being worked on with the vendor. He reported that there would be

some room for error with the template based on the size of the screen and variances in displayed content.

Mr. Gombac further reported that the preliminary design for the Southeast corner of Plainfield and Cass would be to move the wall back about 10 ft into rear yards. He reported that there would be a wall installed 20 ft into the easement and that the re-design would incorporate lights for a walking path. He further reported that the County would be willing to share the cost.

Next Scheduled Meeting

Chairperson Thomas Belczak announced that the next meeting is scheduled for Monday, May 28, 2024.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:27 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman