

AGENDA
Municipal Services Committee
September 26, 2016
6:30 P.M. – Council Chambers

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. New Business**
 - a. PZC 2016-09: 1017 71st Street:** Petitioner seeks approval of a variation to reduce the required setback distance from 5 feet to 1 foot in the interior side yard for the purpose of constructing a concrete paved storage pad for a recreational camper to be stored in the side yard of his house.
 - b. PZC 2016-10: 17W615 N. Frontage Road:** Petitioners seek approval to rezone the property to B-3 (after annexation), grant a special use for motor home rental, maintenance, and sales in the B-3 zoning district, and to grant variations to reduce lot area, reduce side yard for the principal building, exceed square foot size for accessory building, reduce side yards for parking lot, reduce driveway setback, reduce driveway width, reduce driveway turning radius, reduce parking stall depth, delete parking curb, and reduce landscaping
 - c. PZC 2016-11: 8225 Bailey Road:** Petitioners seek approvals to subdivide their single family home lot into three lots, with their existing house to be on Lot 2, and for variations to reduce the required front setbacks on Lot 2 for the existing house from 35 feet to 25 feet and for existing pool and deck from 35 feet to 14 feet.
 - d. PZC 2016-12: 7218 Bayberry Lane:** Petitioner seeks approval for a variation to reduce the required setback distance from 5 feet to 0 feet in a side yard of his house for the purpose of constructing a concrete paved storage pad for a RV boat
 - e. Resolution –** Approval of a resolution awarding a final contract extension to Homer Tree Care, Inc in an amount not to exceed \$117,568.25 for the City's 2016/2017 Tree Trimming and Removal Program
 - f. Minutes – August 22, 2016 Municipal Services Committee**
- 4. Director's Report – Discussion – Darien Lions Club - space needs/storage**
- 5. Next scheduled meeting – October 24, 2016**
- 6. Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
September 26, 2016

Case

PZC 2016-09 1017 71st Street (Loughran)

Issue Statement

Petitioner seeks approval of a variation to reduce the required interior side yard setback from 5.0 feet to 0.5 feet for a concrete driveway extension to store a camper in the interior side yard.

General Information

Petitioner/Property Owner: Albert Loughran

Property Location: 1017 71st Street

PIN: 09-27-100-009

Zoning / Land Use: Site: R-2 / single-family residence
North: R-2 / single-family residence
East: R-2 / single-family residence
South: R-2 / single-family residence
West: R-2 / single-family residence

Comprehensive Plan: Low Density Residential

Size of Property: 75 feet x 134 feet = 10,050 square feet

Natural Features: Lawn and bushes in side yard, no floodplain or swale

Transportation: Front loading garage with driveway to 71st Street

History: None

Documents Submitted

1. Plat of Survey, 1 sheet, prepared by Schlaf-Sedig & Associates, undated, with hand drawn plan of proposed driveway extension by Petitioner submitted 8/5/16.

Zoning Provisions

Section 5A-5-11: RV's may be stored in rear or interior side yards only.

Section 5A-5-11 (A)5: All RV's shall be stored on hard surface meeting setbacks for driveways

Section 5A-11-3 (A)4: Driveway shall be 5 feet from property line and not in platted easement.

Sections 5A-2-2-3 (A) and 5A-2-2-3 (G): Variation Authority and Standards – *see attachment.*

Development Description

The Petitioner's plan shows a proposed 9.0 foot wide concrete driveway extending into the west side yard from the existing concrete driveway in the front yard. The west side yard is 10.25 feet wide at the front of the attached garage and 11.36 feet wide at the rear of the attached garage. This would leave 0.5 feet of green space between the new driveway extension and the garage and 0.55 – 1.66 feet of green space between the new driveway and the side lot line. The adjacent house side yard is about 10 feet wide. The overhang of the roof is about 1.0 feet into the side yard and about 8.0 feet above grade. A storage shed in the side yard would have to be removed.

Plan Review Comments

The side yard of this house and most houses on this block were originally built to the 10 foot wide minimum, which negates the option of storing RV's in side yards and conforming to the 5 foot setback requirement. Storing RV's in rear yards would reduce the useable space in the rear yards, which for this house is about 50' x 75', and which would still require a setback variation to run a driveway around to the rear yard.

Possible adverse impacts on the house to the west may be somewhat less light and air and more noise from an RV stored 11 feet from their front room window. Mr. Loughran has not proposed landscaping or fence as screening.

PZC Hearing 9.7.16

The owner Albert Loughran presented his plan and said multiple homes in the area have side driveways. He does not intend to repair camper while it is in driveway. Staff Steve Manning commented that a variation continues in effect after the property is sold. Neighbor to the west Tomasz Natanek was concerned that a new homeowner may park a truck on this pad and would be 10 feet from his house. Rich Venom commented that the pad could be used for a patio. Chair Bev Meyers recommended the variation approval be limited to RV storage only. The PZC voted 8-0 in favor of the variation per the motion below.

Recommended Motion

To recommend approval to the City Council of petition PZC 2016-09 at 1017 71st Street for side yard variation for storage of a recreational vehicle as presented based on our findings of fact in regards to the Variation Authority and Standards..

Decision Mode

Planning and Zoning Commission: September 7, 2016
Municipal Services Committee: September 26, 2016
City Council: October 3, 2016

Staff Use Only	
Case No.:	2016-09
Date Received:	8/5/16 + 8/7/16
Fee Paid:	\$360
Check No.:	7083
Hearing Date:	9/7/16

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

PETITIONER INFORMATION

Albert Loughran
Petitioner's Name

Albert & Terry Loughran
Owner's Name

Albert Loughran
Contact Name

1017 71st Street
Address, City, State, Zip Code

1017 71st Street
Address, City, State, Zip Code

630 347-1560
Phone #

630 347 1560
Phone #

Loughranz@hotmail.com
Email

630-628-9495
Fax #

Loughranz@hotmail.com
Email

PROPERTY INFORMATION

1017 71st Street
Property address

.23
Acreage

09-27-100-009
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

Add side concrete drive 6" from property line. approx 10"

I, Albert Loughran, 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 5 day of August, 2016

[Signature]
Notary Public

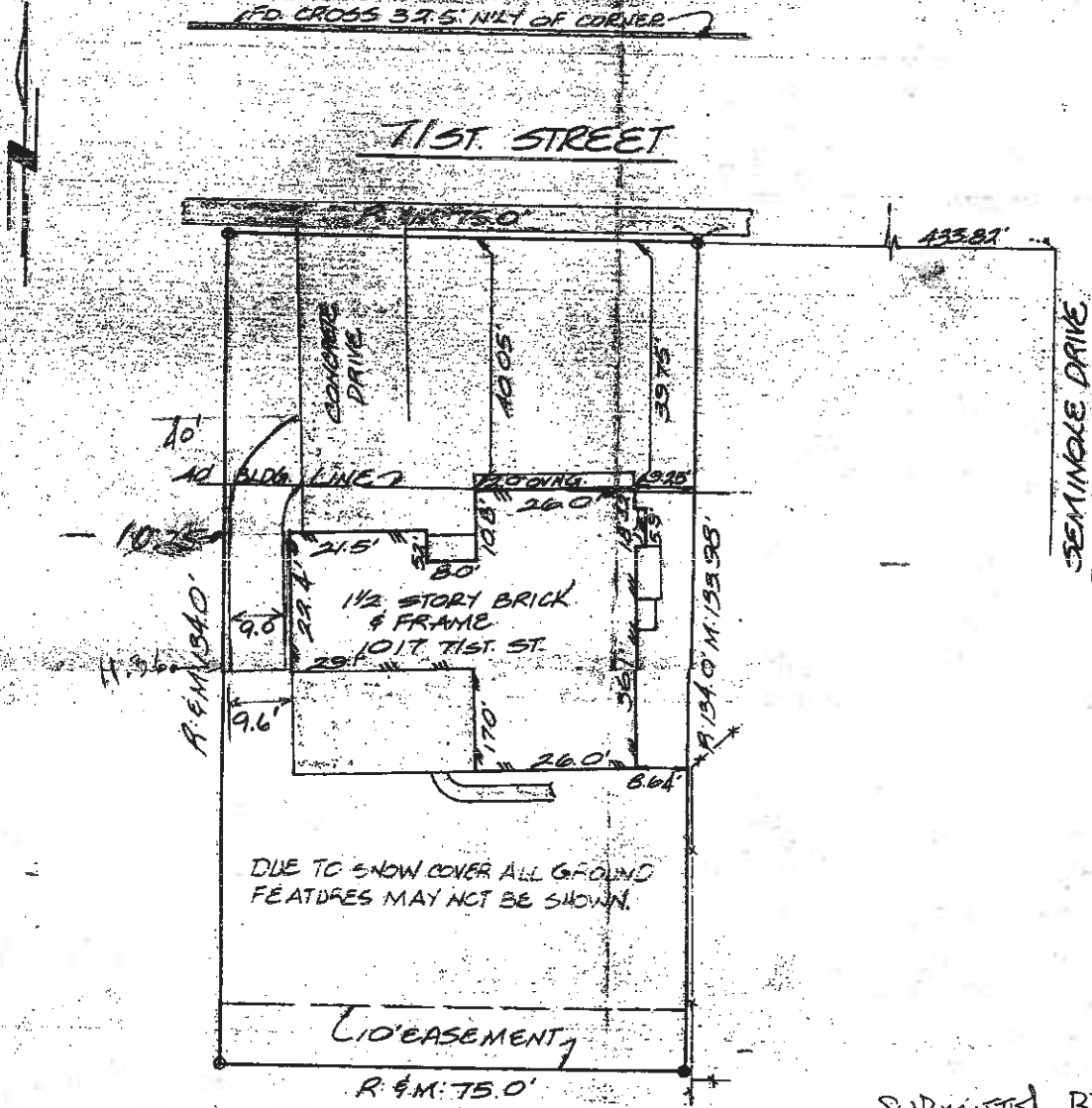


PLAT OF SURVEY

JN3417

Of Lot 329 in Hinbrook Unit 4, a subdivision of part of the Northwest quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Subdivision recorded May 25, 1966 as Document 200-19309X in Du Page County, Illinois.

As corrected by lawyer



SUBMITTED BY
 PETITIONER
 8/5/16

SCHLAF-SEDIG & ASSOCIATES
 100 South Walnut St.
 Itasca, Illinois 60143
 (312) 773-1761

State of Illinois)
 County of Du Page)

Scale 1" = 20 feet

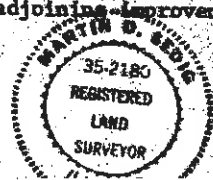
Date of Survey JANUARY 24, 1977

- Legend**
- R= record distance
 - M= measured distance
 - D= deed
 - CH= chord
 - Found pipe
 - Set pipe
 - Concrete shown shaded
 - Fence line
 - - - Limits of building

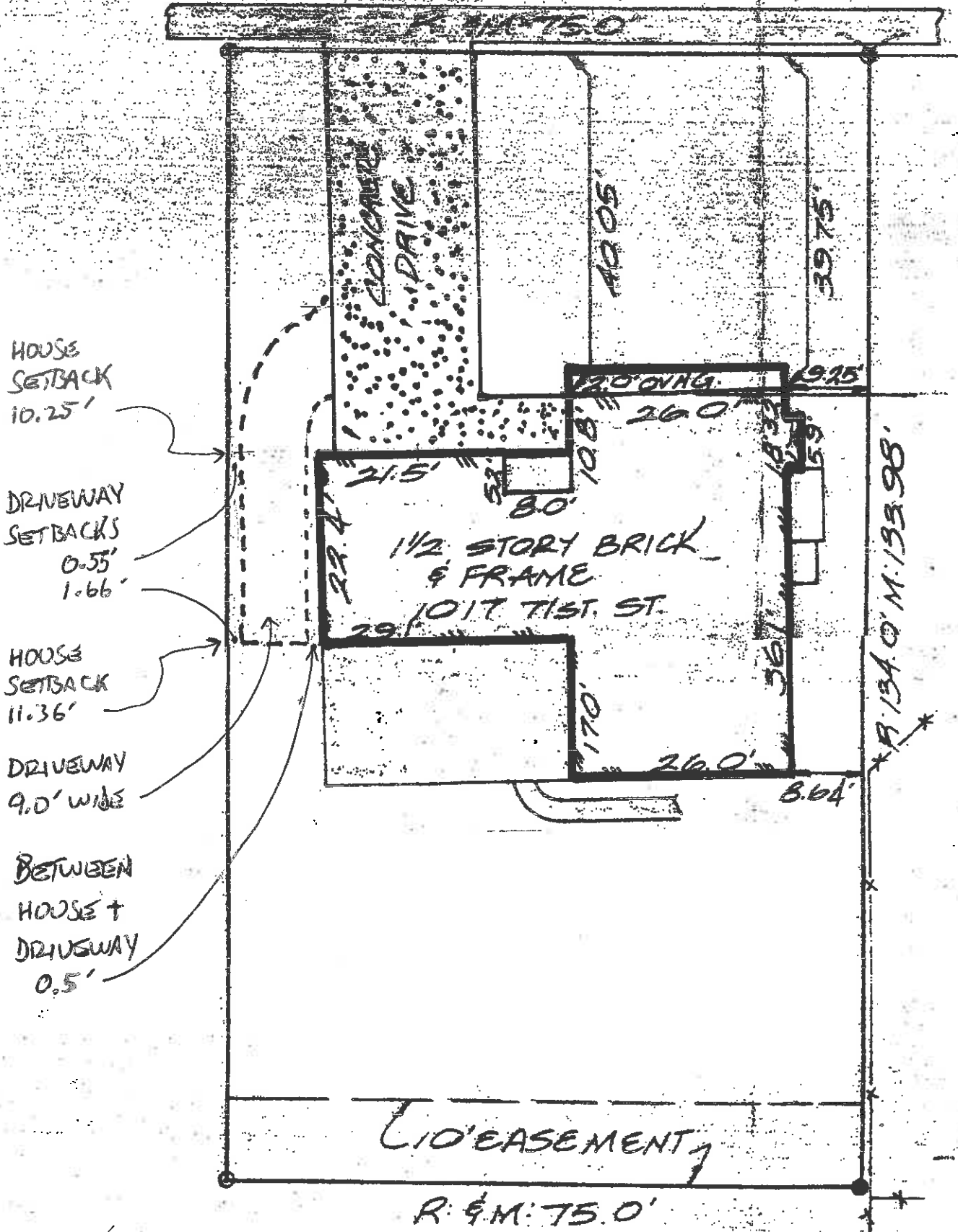
I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining improvements do not encroach on the above described property.

Martin D. Sedig
 Compare the description of this plat with deed.
 Refer to title policy for items of record not shown above.



71ST STREET



NOTATIONS BY STEVE MANNING 8/29/16



 - 1017 71ST STREET



AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
September 26, 2016

Case

PZC 2016-10 17W615 N. Frontage Road (R&R Motor Homes)

Issue Statement

Petitioners seek approval of annexation, rezoning map amendment to B-3, special use for RV rental, sales, and service, and variations to lot area, side yard, accessory building size, parking and driveway setbacks, driveway width, driveway turning radius, parking stall depth, parking curb, and landscaping.

General Information

Petitioner/Property Owner:	Arthur Dallner Trust, Judith Greiman – Trustee 322 Thistle Drive, Bolingbrook, IL 60490
Petitioner/Buyer	Renata Zach (and Zach Radovan) 169 Glendale Drive, Bolingbrook, IL 60440
Property Location:	17W615 N. Frontage Road
PIN:	09-34-302-007
Zoning / Land Use:	Site: B-1 (DuPage County) / house Northwest: R-2 / day care (Ready Set Go) Northeast: R-3 / townhouses (Violet's Farm) East: B-3 / hotel (Woodspring Suites) South: R-1 / interstate highway (I-55) West: ORI / interior storage (Public Storage)
Comprehensive Plan:	Office
Size of Property:	114 feet (frontage) x 370 feet (east side) x 120 feet (rear adjacent to I-55 ROW) x 385 feet (west side) = 42,504 square feet = .976 acres
Natural Features:	Lawn, bushes, trees and wetlands in northeast corner
Transportation:	Existing driveway access from N. Frontage Road also known as former Joliet Road and former Route 66
Site History:	Site is unincorporated Downers Grove Township and has a vacant house with detached garage being the former residence of Arthur Dallner (deceased).

Documents Submitted

1. Zoning petition notarized 7/26/16
2. Boundary & Topographic Survey, certified by Thomas Cesal, dated 2/24/16
3. Site Development Plan, (8 sheets), prepared by Morris Engineering, dated 08/15/2016

Development Description

R&R Motor Homes has a RV business in Bolingbrook and they would like to open another facility in Darien. They primarily rent large driving RV campers, but also sell used campers and do minor mechanical maintenance of campers. They propose to convert the existing house into an office for the business and pave areas for parking and storage of about a dozen RV's. No exterior lighting or signage has been proposed. They propose to develop in phases:

1. Convert the interior of the existing house into an office, reuse the existing well and septic system, widen the driveway, pave in front of the house, regrade the yard for stormwater detention and add wetland plantings and trees and bushes.
2. Pave the side yard and part of the rear yard and fence the side and rear yards.
3. Pave more of the rear yard.
4. Demolish the existing garage, build a larger maintenance building with office space, and pave more of the front yard.

Plan Review Comments

This parcel is completely surrounded by parcels that have been annexed into Darien. There is a mixed use trend of development in this neighborhood including industrial, brewery, storage, hotel, restaurant, contractor's yards, day care, dog kennel, and residential. [see attached Land Use and Zoning maps] There is a corresponding mix of zoning districts including B-3, ORI, and R-3 in the City and B-1 in the County. The Comprehensive Plan recommended in 2005 that future land use in this area be Office if the small parcels could be assembled to create a unified development. Development and zoning since 2005 has negated the potential for parcel assemblage. The most recent zoning map amendment was B-3 (special use) in 2015 for Woodsprings Suites hotel east of the subject site. [see attached Zoning Amendment Standards] *The proposed B-3 zoning would not be out of character for this area.*

The shape of the lot being extra deep but narrow somewhat limits the redevelopment potential for other uses. The low intensity character of RV rental, especially for the small lot size/capacity as proposed, is compatible with surrounding uses. [see attached Special Use Standards] The 'exterior architectural design' referenced in Standard #5, which would be the reuse of the small, wood frame, modest 1950's style house, would not be in character with the existing surrounding new brick buildings of Woodspring Suites, Public Storage, and Miskatonic. Any impact on property values would be difficult to measure.

The proposed special use would not be out of character for this area.

The engineering plans are not finalized. *[see attached City engineer's letter]* In a preliminary meeting, DuPage County they indicated that the plan concept for the wetlands on site would probably be acceptable. Petitioner wanted to go through the zoning process before they finalized the engineering. The Petitioner's proposal to reuse the existing well and septic is still pending DuPage County review. Also, site plan review was requested from the Tri-State Fire District.

There are 17 variations requested. *[see attached Plan Review checklist and Variations map]*

1. Subject site is about 1 acre – minimum required is 6 acres.
The subject site is surrounded by developed property, so the size cannot be increased. Also, the Woodsprings Suites hotel was approved on a 3.5 acre site in the B-3 district.
2. Existing house has 27.5 foot west side yard – minimum required is 40 feet.
Impact on the neighboring property to the west (Public Storage) is minimal since their building is a long brick wall with no windows about 15 feet off the property line.
3. Proposed size of maintenance building is 40 feet by 60 feet – required is 800 square feet.
The building size would not be out of scale with nearby buildings.
4. Proposed parking lot side setback is 10 feet – required minimum is 20'.
The impact will be minimized on the west side being across from the long brick wall of Public Storage and on the east side by Woodsprings Suites having extra setback and extra landscaping along side the subject site.
5. Proposed is no parking lot barrier curb - minimum required is 6 inches.
Petitioner wants to allow surface runoff into the drainage swale.
6. Existing driveway side setback is 9 feet – minimum required is 20 feet.
7. Proposed driveway width is 12 feet – minimum required for two-way traffic is 24 feet.
The potential exists for vehicles stopping on N. Frontage Road waiting for vehicles to exit from the facility, thus causing traffic congestion.
8. Existing driveway (west edge at street) has little or no turning radius – at least 27.6 foot radius is needed to accommodate the longest RV's on site being 38 feet.
[Driveway radius and design within the ROW is the jurisdiction of IDOT]
9. -16. The proposed landscape plan shows trees and bushes being added in all available green spaces except in the detention, drainage swale, and wetland areas on the front and east edges of the property.
Adding more trees and bushes to the west would have minimum benefit due to the long brick wall of Public Storage, or to the south along I-55 expressway, or to the east where WoodSpring Suites is planting extra landscaping.
17. Proposed length of some RV parking stalls is 30 feet – at least 38 feet is needed to accommodate the longest RV's on site being 38 feet.
The aisles are extra wide at 60 feet, so the longer stall length is possible if the front parking lot striping is re-configured.

PZC Meeting 9.7.16

Steve Daul from Morris Engineering and petitioner Renata Zach made presentation at the public hearing. They said they are in agreement with staff recommendations. They have received preliminary feedback from the County that widening the driveway to 24 feet is feasible pending a redesign of the wetland buffer protections. They also received preliminary feedback from IDOT that enlarging the turning radius of the driveway at the street is feasible pending final review. They said that the only vehicle maintenance on site will be 'minor things like changing carpeting and repairing appliances'. Ultimate build-out may be as long as 15 years. Commissioner Bob Cortez noted that trucks on N. Frontage Road, especially at the curve just west of the site may be a problem. Audience comments from Rich Venom of Mystic Trace townhomes saying that traffic on N. Frontage Road is 'unbelievable' and perhaps a stop sign is needed. Paul Schoenbeck also was in favor of a stop sign and curb and gutter along N. Frontage Road. Staff noted that all design and improvements in the N. Frontage Road right-of-way are the jurisdiction of IDOT. PZC voted 8-0 in favor per the motion recommended by staff.

Recommended Motion

To recommend to the City Council to approve petition PZC 2016-10 for B-3 zoning, special use, and variations as presented based on our findings of fact in regards to the Zoning Map Amendment Standards, the Special Use Standards, and the Variation Authority and Standards, subject to;

1. Re-design of the site plan to widen the driveway to 24 feet
2. Increase the turning radius of the driveway at the street to at least 27.6 feet pending review and approval by IDOT
3. Lengthening the RV parking stalls to 38 feet
4. Pending review and approval of stormwater and wetland plans by DuPage County
5. Pending review and approval of the well and septic plans by DuPage County
6. Pending review and approval of final engineering plans by the City

Decision Mode

Planning and Zoning Commission:	September 7, 2016
Municipal Services Committee:	September 26, 2016
City Council:	October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	10
Case No.:	PZC 2016-09
Date Received:	7/25/16 + 8/15/16
Fee Paid:	\$3,585.00
Check No.:	1020, 1021
Hearing Date:	8/7/16

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

PETITIONER INFORMATION

Renata Zach and Estate of Arthur Dallner

 Petitioner's Name
 Renata Zach

 Contact Name
 169 Glendale Drive, Bolingbrook, IL 60440

 Address, City, State, Zip Code
 (630) 854-8949

 Phone #

 Fax #
 randrrvrental@yahoo.com

 Email

JUDITH E. GREIMAN

 Owner's Name
 322 THISTLE DR, IL 60490

 Address, City, State, Zip Code
 630 378 0051

 Phone #
 jgreiman@comcast.net

 Email

PROPERTY INFORMATION

17W615 Frontage Road

 Property address
 09-34-302-007

 PIN(s)

42,504 sq. ft. or 0.976 acres

 Acreage
 B1(County) to B3(City)

 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

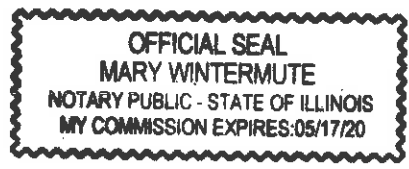
SEE ATTACHED

I, JUDITH E. GREIMAN, 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.

Judith E. Greiman

 Signature
 Subscribed and sworn to before this 26 day of July, 2016
Mary Wintemute

 Notary Public



Upon annexation to Darien, the property will automatically be zoned residential. The Applicants are requesting re-zoning to B3 with Special Use so that an RV Rental business can operate on the property. The proposal is in 4 phases: Phase 1 providing for 5443 SQ FT of bituminous paved parking in front of the existing building and the construction of the BMP bio-swales for the final build-out, Phase 2 providing for 3425 SQ FT of bituminous paved parking to the side and rear of the existing building, Phase 3 providing for 8881 SQ FT of bituminous paved parking at the rear of the property including the demolition of the existing garage, Phase 4 providing for 2338 SQ FT of bituminous paved parking at the front of the property and the construction of a maintenance building with office space at the rear of the property.

July 25, 2016

Steve Manning
City Planner
Village of Darien
1702 Plainfield Road
Darien, Illinois 60561

Re: 17W615 North Frontage Road, Darien, Illinois

Dear Mr. Manning,

Enclosed please find the Site Development Plans as submitted by Morris Engineering, Inc. with regards to the subject property. The purpose of this letter is to provide you with project background and our intentions for the property.

Our business is called R&R RV Rental, Inc. We are a small family owned and operated business that rents motor homes and travel trailers. We plan to utilize the property as the permanent office for the business, parking for the fleet, space for cleaning the RVs, light RV maintenance, and some small repairs as needed for operation. All paperwork and booking takes place online and over the phone.

Traffic occurrences on-site will come from our customers picking up and dropping off rental RVs. The majority of our business occurs during the months of May and September. We intend to resell our oldest RVs from the property as they reach the end of their rental life.

The following list is a variance request for the property:

Reduce side and rear yard parking setback to 10'

- The parking setback variances are required to make the site usable as a commercial property. The existing driveway currently sits 10' from the property line.

Reduce side yard building setback to 15' and rear yard building setback to 20'

- The building setback variances are required to make the site usable as a commercial property. The adjacent property to the west has buildings that are located approximately 10' from the property line.

Use existing driveway (not 24' wide)

- The business is primarily a recreational vehicle rental business. The existing driveway is more than sufficient for the type of traffic that is expected.

Reduced landscape requirements

Waiving of architectural elevation plans for the existing and the proposed buildings

The general character of the property is being changed from residential to a business via rezoning. The property will become more valuable after the proposed improvements have been completed. The requested variances will benefit the currently proposed project as well as any future developments of the property. The proposed variances will not impair the adjacent properties or create an increase of congestion on the local public streets. The surrounding properties are commercial with several of the same characteristics as the proposed site.

Our final plan for the property includes the demolition of the existing home and garage, the construction of a new maintenance building with office space at the rear of the property, and paving of the lot as indicated on the plans.

Sincerely,

Renata Zach
R&R RV Rental, Inc.

LIST OF VARIANCE REQUESTS

B-3 District minimum lot size of 6 acres

- The property is more or less 1 acre. The B-3 zoning was recommended by the City of Darien based on the type of business that is proposed for the property. 1 acre is more than sufficient for the type of business that is proposed for the property.

Reduce side and rear yard parking setback to 10'

- The parking setback variances are required to make the site usable as a commercial property using the existing building as an office. The existing driveway currently sits 10' from the property line.

Reduce side yard building setback to 15' and rear yard building setback to 20'

- The building setback variances are required to make the site usable as a commercial property by placing the proposed building as far back as possible on the property while also continuing to use the existing home as an office. The adjacent property to the west has buildings that are located approximately 10' from the property line.

Use existing driveway (not 24' wide)

- The business is primarily a recreational vehicle rental business. The existing driveway widened to 12' is more than sufficient for the type of traffic that is expected. The entrance at the Frontage Road has been widened to accommodate the largest RV that will be located on the site. The driveway will see minimal traffic as the employees arrive at one time and the customers will arrive at different times throughout the day.

Parking requirements (4 spots per 1000 sq. ft. of building area)

- The proposed plan is to provide 8 parking spaces. The parking will primarily be used by employees and for the customers when they are picking up and dropping off the RVs.

Curb requirement around perimeter of pavement

- The stormwater management plan for this site is based on overland flow routes and too shallow to manage with pipe without a pump. Barrier curb around the perimeter of the parking area would prevent the water from reaching the bio-swale.

Reduced landscape requirements

- The bio-swale takes up the majority of the space that could be used to meet the landscaping requirements. The bio-swale is required to be in compliance with the DuPage County Stormwater Ordinance

Waiving of architectural elevation plans for the existing and the proposed buildings

ZONING



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>



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AREA LAND USE AND ZONING				
MAP	ADDRESS	NAME	USE	ZONING
A		Dry Dock Inn	restaurant, bar	R-1
B			house	R-1
C			house	R-1
D	1101		house	R-1
E	1033		house	R-1
F	1001	Public Storage	indoor storage	ORI
G	17w615		SUBJECT SITE	County B-1
H	951	Woodspring Suites	hotel	B-3
I	17w515	Drescher Landscaping	contractor's yard	County B-1
J	17w521		contractor's yard	County B-1
K	17w461		contractor's yard	County B-1
L	17w443		contractor's yard, house	County B-1
M	17w431	Ed's Plumbing & Sewer	contractor's yard	County B-1
N	17w411	A&W Auto Truck Trailer	rental, sales, service, cell tower	County B-1
O		DuPage County Public W	storage yard and garage	County R-4
P			wetland, floodplain	County R-4
Q			stormwater detention	R-3
R	8431 Dawn	Violet's Farm	townhouse	R-3
S	996	Ready Set Go	day care	O
T	1000	Miskatonic, Unicarrier	brewery, office	ORI
T1-5			industrial (multi-tenant)	ORI
U	1100	Dog District	house, kennel	ORI
V			apartments	R-3

LAND USE AND ZONING



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>



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PLAN REVIEW CHECKLIST				
	Development:	R&R Motor Homes		
	Zoning District:	B-3		
STANDARD	CODE SECTION	REQUIRED	PROPOSED	VARIATION
lot area	5A-8-4-6	6 acres	.976 acres	1
lot coverage	5A-8-4-9	75%	64%	
rear yard coverage - acc bldg	5A-5-9-5	30%	14%	
front setback - prin bldg	5A-8-4-8-A1	50'	170' (scaled)	
side setback - prin bldg	5A-8-4-8-B1a1	40'	27.5' (west scaled)	2
side/rear setack - acc bldg	5A-5-9-2-A2b1	5'	13.3' east, 15' west	
size - acc bldg	5A-5-9-5	800 sq ft	2400 sq ft	3
front setback - parking	5A-8-4-8-A2	50'	59'	
side setback - parking - east/west	5A-8-4-8-B1a2	20'	10'	4
# parking stalls - total	5A-11-5	4/1000 sq ft = 4	5	
# parking stalls - handicap	5A-11-2-3	1	1	
parking lot barrier curb	5A-11-2-1-F7	yes (6") no wheel stops	0	5
side setback - driveway	5A-11-3-B1c	20'	9'	6
driveway width	5A-11-3-B1b	12' - 1 way, 24' - 2 way	12'	7
driveway turning radius	5A-5-11-3-B1g	per largest RV (27.6')	about 15'	8
landscaping - lot - front	5A-10-5-A,D	648 points	610 points	9
landscaping - lot - west side	5A-10-5-A,D	1728 points	880 points	10
landscaping - lot - east side	5A-10-5-A,D	1665 points	690 points	11
landscaping - lot - rear	5A-10-5-A,D	540 points	600 points	
landscaping - parking - front	5A-10-6-A	1 shade tree + 30 shrubs	0 trees, 30 shrubs	12
landscaping - parking - west side	5A-10-6-A	11 shrubs	2 evergreen trees	13
landscaping - parking - east side	5A-10-6-A	1 shade tree + 44 shrubs	0	14
landscaping - parking - rear	5A-10-6-A	18 shrubs	3 shade trees	15
landscaping - bldg perimeter	5A-10-7-A	10' wide, variety species	5' wide, 1 specie	16
parking stall depth	5A-11-2-1-F	per longest RV = 38'	30'	17



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

September 2, 2016

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Mr. Steven Manning

Subject: R&R Motor Home
17W615 N. Frontage Road
(CBBEL Project #: 95-323H196)

Dear Steve:

As requested, we have reviewed the Site Development Plans for the aforementioned property prepared by Morris Engineering, Inc. and dated August 15, 2016. The following comments shall be addressed before we can recommend final approval:

SHEET 1

No Comments

SHEET 2

1. We presume this sheet is also intended to serve as the erosion control plan.
 - a. The silt fence is shown extending through the wetland. It should be set at the buffer limit and DuPage County typically requires a double row of silt fence in these cases.
 - b. Show silt fence across the north line of the site or encompassing the disturbed area.
 - c. Specify the construction entrance.
 - d. Specify the location of any stockpile areas.
 - e. Specify where construction workers will park.

SHEET 3

1. The existing spot grades are too light to read.
2. The slope of the parking lot from the southwest corner (689.2 spot grade) to the 689 contour is at a slope of approximately 0.1%. This is too flat and will not drain properly.
3. The proposed improvements encroach on the wetland buffer. At the pre-application meeting with DuPage County staff, they indicated this would likely be approved. Provide documentation of "No Objection" from DuPage County.
4. The proposed driveway is only 12 feet wide. This is not adequate for two-way traffic.

5. Specify how the existing house/proposed office is served with potable water. No water service or well head is shown. If it is to be served by a well, provide documentation from the DuPage Health Department that it is sufficient for the proposed use.
6. Provide documentation from the DuPage Health Department that the existing septic system is adequate for the proposed use.
7. Show the limits of the existing septic tank and septic field.
8. Provide a schedule for the buildout of the various phases.

SHEET 4

1. The proposed parking stalls are labeled as 10' X 20' but scale to 9' X 18'. Verify that the required number of stalls fit in the space provided.

SHEETS 5-7

No comments.

SHEET 8

1. Modify the handicapped parking stall detail to specify yellow striping as required by the Illinois Accessibility Code. Also modify the fine to \$250 and provide a sign detail.
2. It seems very unlikely that the existing driveway meets the proposed cross-section as specified. Either provide documentation of the existing pavement or specify full removal and replacement.

GENERAL COMMENTS:

1. Provide a stormwater submittal for the proposed development.
2. Because the site contains wetlands, it will be necessary for DuPage County to sign-off on the project. During the pre-application meeting, they indicated they could issue a letter of no objection if there is only nominal impact to the wetland buffer, which appears to be the case.
3. A permit will be required from IDOT for work in the right of way.
4. We suggest that the plans be provided to the fire protection district for comment.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Daniel Lynch, PE, CFM
Head, Municipal Engineering Department



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

ZONING MAP AMENDMENT STANDARDS

The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council. [Zoning Code Section 5A-2-2-6G]

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.
6. The policies of all current official plans or plan elements of the City.



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

SPECIAL USE STANDARDS

No special use shall be recommended nor approved unless findings of fact have been made on those of the following factors which relate to the special use being sought.
[Zoning Code Section 5A-2-2-6G]

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 or 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 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 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 be modified by the City.



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

VARIATION AUTHORITY & STANDARDS

Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

Zoning Code Section 5A-2-2-3 (G): Standards

The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

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





PUBLIC HEARING
REGARDING THIS PROPERTY AT
DARIEN CITY HALL
1702 PLAINFIELD ROAD
SEPTEMBER 7, 2016 7 PM
FOR MORE INFO CALL 830-852-5000

For Sale By
Christine Fischer
RE/MAX
675-1600



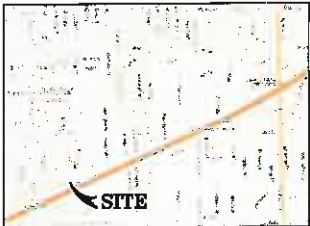
BOUNDARY & TOPOGRAPHIC SURVEY

OF

PROPERTY ADDRESS: 17 W 615 NORTH FRONTAGE ROAD, DARIEN, ILLINOIS

THE WEST HALF (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF TRACT 1, EXCEPT THAT PART OF TRACT 1 LYING SOUTH OF A STRAIGHT LINE WHICH INTERSECTS THE WESTERLY LINE OF TRACT 1 AT A POINT 20.0 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 1 AND EXTENDS TO THE SOUTHEAST CORNER OF TRACT 1 OF DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT #11 OF PART OF TRACT 5 OF DOWNERS GROVE TOWNSHIP SUPERVISORS PLAT #6 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 34; THEN WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 601.24 FEET; FOR A PLACE OF BEGINNING, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 972.87 FEET; THENCE NORTH 0° 32' EAST A DISTANCE OF 3530.0 FEET TO THE CENTER LINE OF JOLIET ROAD (U.S. HIGHWAY 88); THENCE NORTH 77° 21' EAST ALONG THE CENTER LINE OF JOLIET ROAD (U.S. HIGHWAY 88) A DISTANCE OF 977.85 FEET; THENCE SOUTH 0° 00' EAST A DISTANCE OF 1742.20 FEET TO THE PLACE OF BEGINNING, ALL LOCATED IN SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 42,504 SF
OR 0.978 ACRES MORE OR LESS

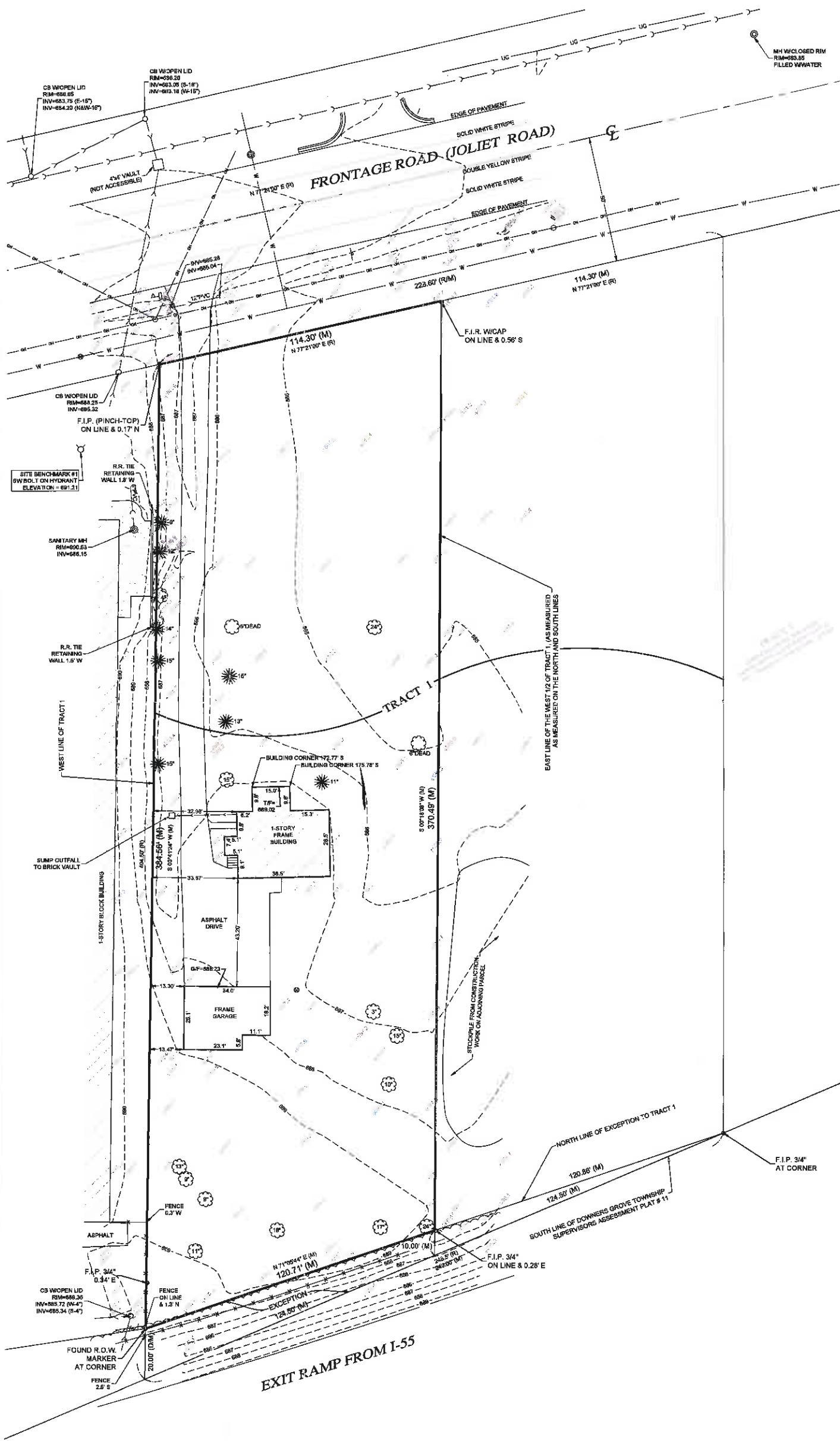


LOCATION MAP



20' 10' 0' 20'

BASE OF BEARING:
SOUTHERLY RIGHT OF WAY LINE FOR JOLIET ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT N 772100 E (RECORD)



LEGEND

—	EXISTING BOUNDARY	⊙	EXIST. MANHOLE
- - -	EXISTING EASEMENT	○	EXIST. CATCH BASIN
- · - · -	EXISTING SETBACK	□	EXIST. CURB INLET
- · - · -	EXISTING FENCE	—	STORM SEWER
- · - · -	EXISTING BUILDING	—	SANITARY SEWER
- · - · -	CENTER LINE	—	WATER VALVE
—	B.L. BUILDING LINE	⊙	BUFFALO BOX (B-BOX)
F.I.P.	FOUND IRON PIPE	⊙	WATER VALVE & VAULT
T/F	TOP OF FOUNDATION	⊙	FIRE HYDRANT
G/F	GARAGE FLOOR ELEVATION	⊙	GAS METER
—	ASPHALT SURFACE	⊙	ELECTRIC METER
—	BUILDING/STRUCTURE	⊙	ELECTRIC PEDESTAL
—	CONCRETE SURFACE	⊙	UTILITY POLE
		⊙	PHONE PEDESTAL
		⊙	CABLE TV PEDESTAL
		⊙	LIGHT POST
		⊙	STREET SIGN
		⊙	DOWNSPOUT
		⊙	TREE

SOURCE BENCHMARK

DUPAGE COUNTY, ILLINOIS 2008 GEODETIC SURVEY MONUMENT (GPS)
PID: M1235
NORTHING: 184631
EASTING: 1071875
COUNTY: DUPAGE
TOWNSHIP: DOWNERS GROVE NORTH
DESCRIPTION: STATION IS LOCATED SOUTH OF THE INTERSECTION OF LEMONT ROAD AND 87TH STREET. STATION IS 88.5 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE TO DARIEN WATER AND TOWER PROPERTY, 85.5 FEET SOUTHWEST OF A FIRE HYDRANT, AND 62 FEET WEST OF THE CENTERLINE OF LEMONT ROAD.
NAVD88 ELEVATION: 784.08

SOURCE BENCHMARK

DUPAGE COUNTY, ILLINOIS 2008 GEODETIC SURVEY MONUMENT (GPS)
PID: M2328
NORTHING: 1847415
EASTING: 1065949
COUNTY: DUPAGE
TOWNSHIP: DOWNERS GROVE NORTH
DESCRIPTION: STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.0 FEET WEST OF THE CENTERLINE OF WASHINGTON STREET AND 37.5 NORTH OF THE CENTERLINE OF 83RD STREET.
NAVD88 ELEVATION: 732.93

SITE BENCHMARK #1

SOUTHWEST BOLT ON HYDRANT LOCATED 30' WEST OF SUBJECT PARCEL, AND 30' SOUTH OF SOUTH RIGHT OF WAY FOR JOLIET ROAD.
ELEVATION = 691.21

GENERAL NOTES:

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW UNDERGROUND UTILITIES OR DRAIN TILES OTHER THAN SHOWN CAN NOT BE ACCURATELY LOCATED UNLESS THEY ARE EXCAVATED. IN THE JURISDICTION OF THIS PARCEL, JULIE (OR 811) LOCATES REQUESTED BY A SURVEYOR MAY BE IGNORED OR LOCATED INADEQUATELY/INCOMPLETELY. IF THE CLIENT REQUIRES MORE DETAILED INFORMATION REGARDING UTILITIES, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE MAY BE NECESSARY. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL 811 AT 1-800-852-4123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON; HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTION'S ZONING ORDINANCES AND/OR CODES AS AMENDED.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND "TOPOGRAPHIC SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON FEBRUARY 19TH, 2016.

DATED, THIS 24TH DAY OF FEBRUARY, A.D., 2016, AT LISLE, ILLINOIS.

Thomas J. Neal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2013.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: R&R MOTOR HOME RENTAL



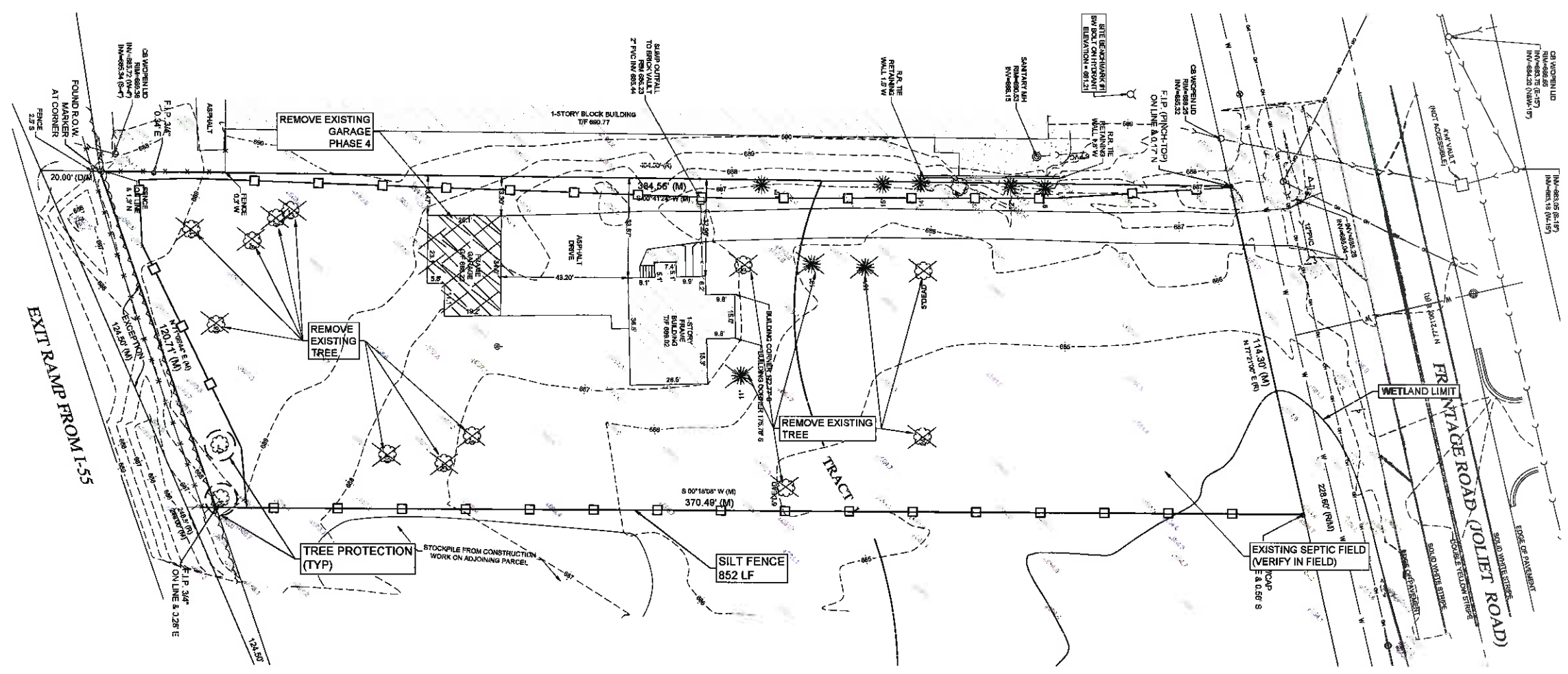
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Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0569
FAX: (630) 271-0774
Website: www.civil.com

BOUNDARY AND TOPOGRAPHIC SURVEY
17 W 615 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS

FIELD CHECK: GB	SHEET
DRAWN BY: DMG	1
CHECKED BY: TC	
APPROVED BY: TC	
DATE: 2/24/2018	
SCALE: HORIZ 1"=20'	OF 1 SHEETS
VERT: NONE	PROJ # 15-03-8000



DATE	REVISION
05/25/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
09/29/2016	REVISED PER COMMENTS RECEIVED FROM JAHREN

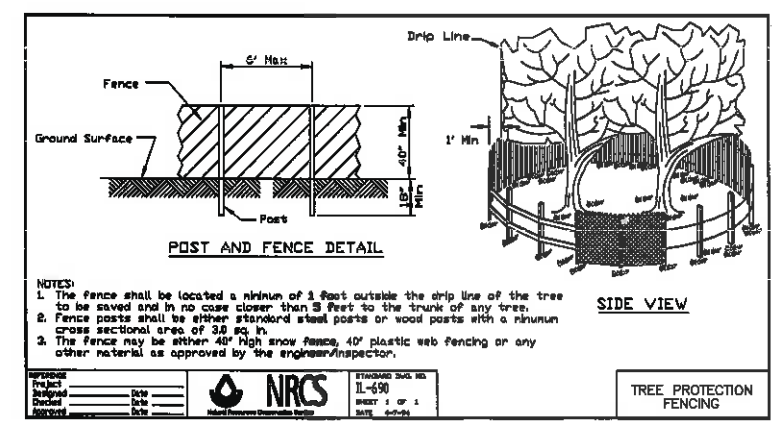
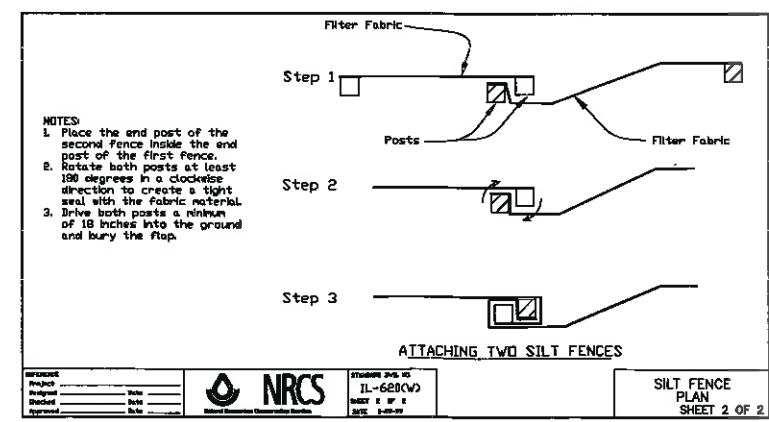
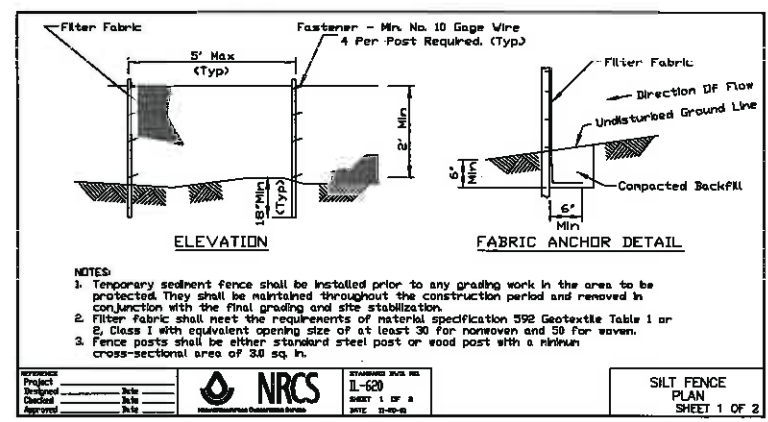
DEMOLITION PLAN
17 W 615 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Waverly Road, Lake, IL 60532
 Phone: (630) 271-0770
 Survey: (630) 271-0598
 FAX: (630) 271-0774
 Website: www.mechll.com



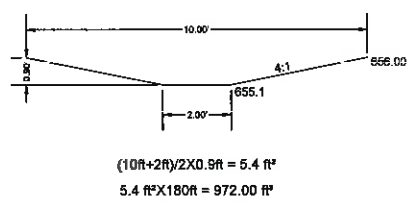
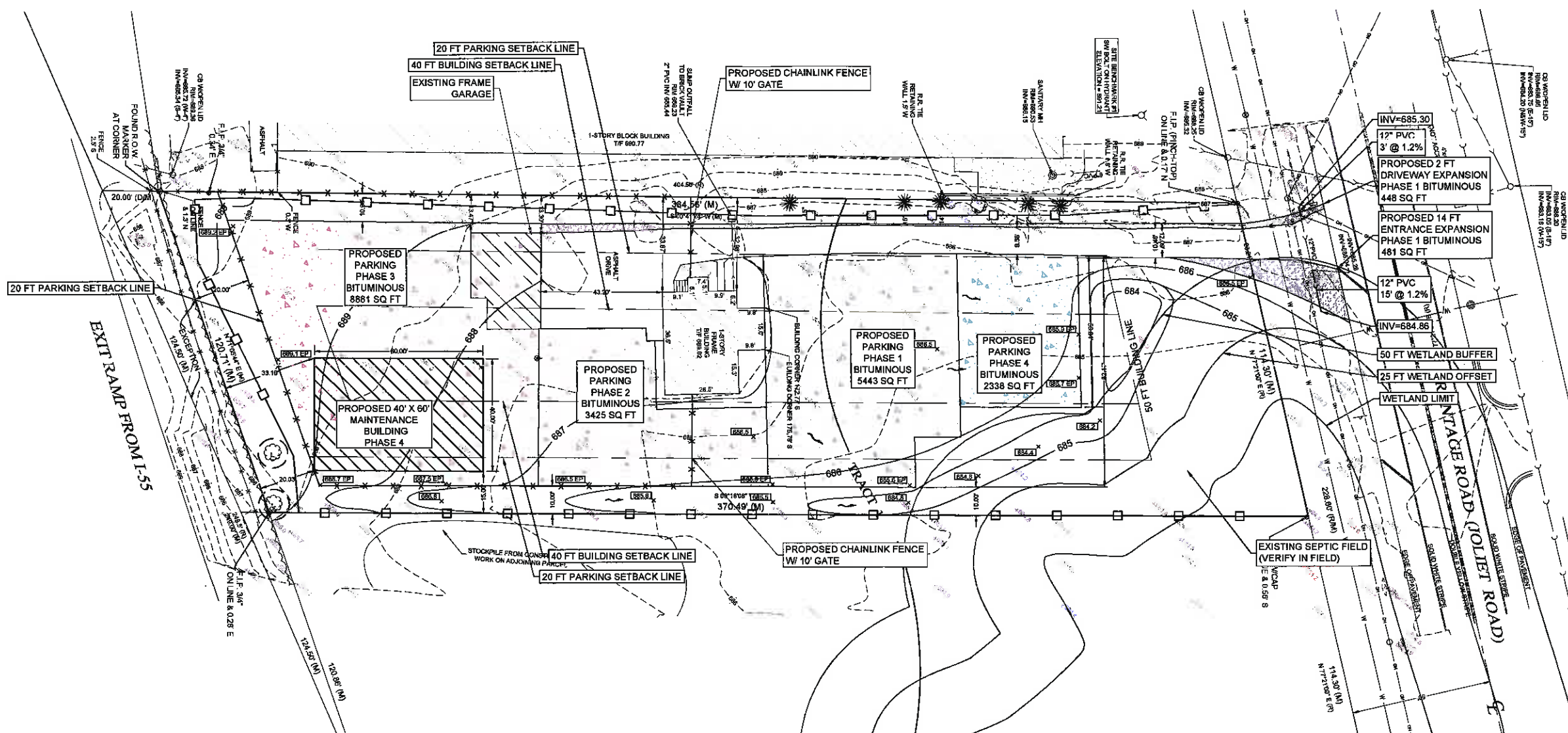
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DRAWN BY:	NG
CHECKED BY:	EF
APPROVED BY:	SD
DATE:	05/20/16
SCALE:	HORIZ 1"=20'
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SHEET
2
 OF 8 SHEETS
 PROJ # 16-02-8000



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SITE DEVELOPMENT PLAN



TOTAL SITE AREA = 42514.6 ft²

EXISTING DRIVEWAY = 4131 ft²
 EXISTING BUILDING = 1149 ft²
 EXISTING GARAGE = 792 ft²
 PROPOSED DRIVE = 929 ft²
 PROPOSED PARKING 1 = 5443 ft²
 PROPOSED PARKING 2 = 3425 ft²
 PROPOSED PARKING 3 = 8881 ft²
 PROPOSED PARKING 4 = 2338 ft²
 27051 ft²

NET NEW IMPERVIOUS AREA = 21502 ft²

BMP VOLUME REQUIRED
 1.25' / 1 ft² X 21925 ft² = 2239.79 ft³

EXISTING BUILDING AREAS

EXISTING BUILDING = 1149 ft²
 EXISTING GARAGE = 792 ft²
 PROPOSED MAINTENANCE = 2400 ft²

PHASE 1-3 = 1941 ft²
 PHASE 4 = 3549 ft²

BMP VOLUME PROVIDED

ELEVATION	AREA	VOLUME
684.00	481.3 ft ²	0.00 ft ³
685.00	1878.75 ft ²	1241.15 ft ³
VOLUME FROM SWALE = 997.0 ft ³		
TOTAL VOLUME = 2240.15 ft ³		

NOTE:
 1. CONSTRUCTION OF PCBMP SHALL BE COMPLETED AS PART OF PHASE I.
 2. PRELIMINARY BFE USED

DATE

1	05/23/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
2	07/17/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
3	08/11/2016	REVISED PER COMMENTS RECEIVED FROM DAREN
4		
5		

SITE DEVELOPMENT PLAN
 17 W 615 NORTH FRONTAGE ROAD
 DARIEN, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Wrenville Road, Lake, IL 60532
 Phone: (830) 271-0770
 Survey: (830) 271-0568
 FAX: (830) 271-0774
 Website: www.morri.com

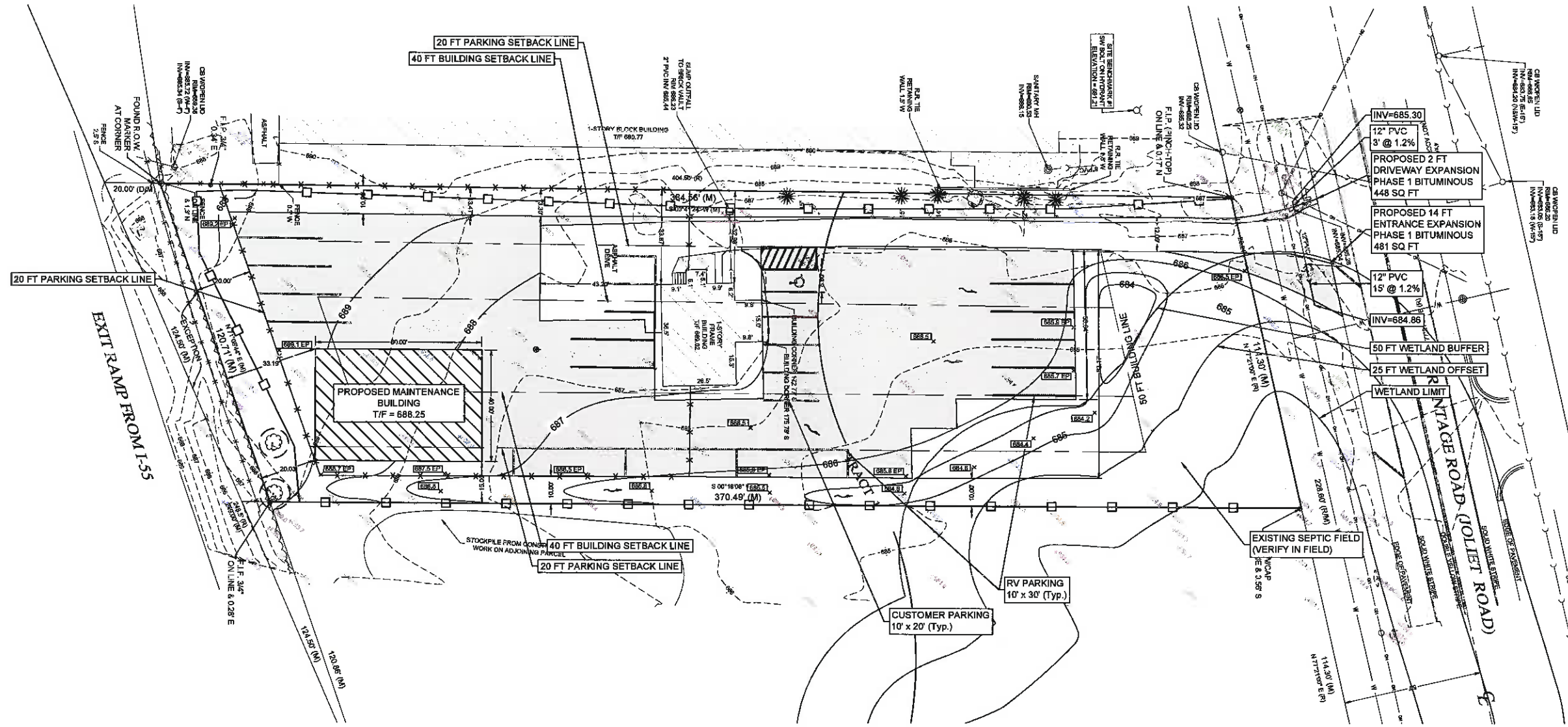


FIELD CREW:	GB
DRAWN BY:	NS
CHECKED BY:	EF
APPROVED BY:	SD
DATE:	5/9/2016
SCALE:	HORIZ 1"=20'
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SHEET
3
 OF 8 SHEETS
 PROJ # 16-02-8000

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FINAL SITE PLAN



DATE	DESCRIPTION
05/23/2018	REVISION PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2018	REVISION PER DUPAGE COUNTY STORMWATER MEETING
09/15/2018	REVISION PER COMMENTS RECEIVED FROM BARREN

FINAL SITE LAYOUT
 17 W 615 NORTH FRONTAGE ROAD
 DARIEN, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Waukenaie Road, Suite 111, 60632
 Phone: (630) 271-0770
 Survey: (630) 271-0999
 FAX: (630) 271-0774
 Website: www.mehi.com

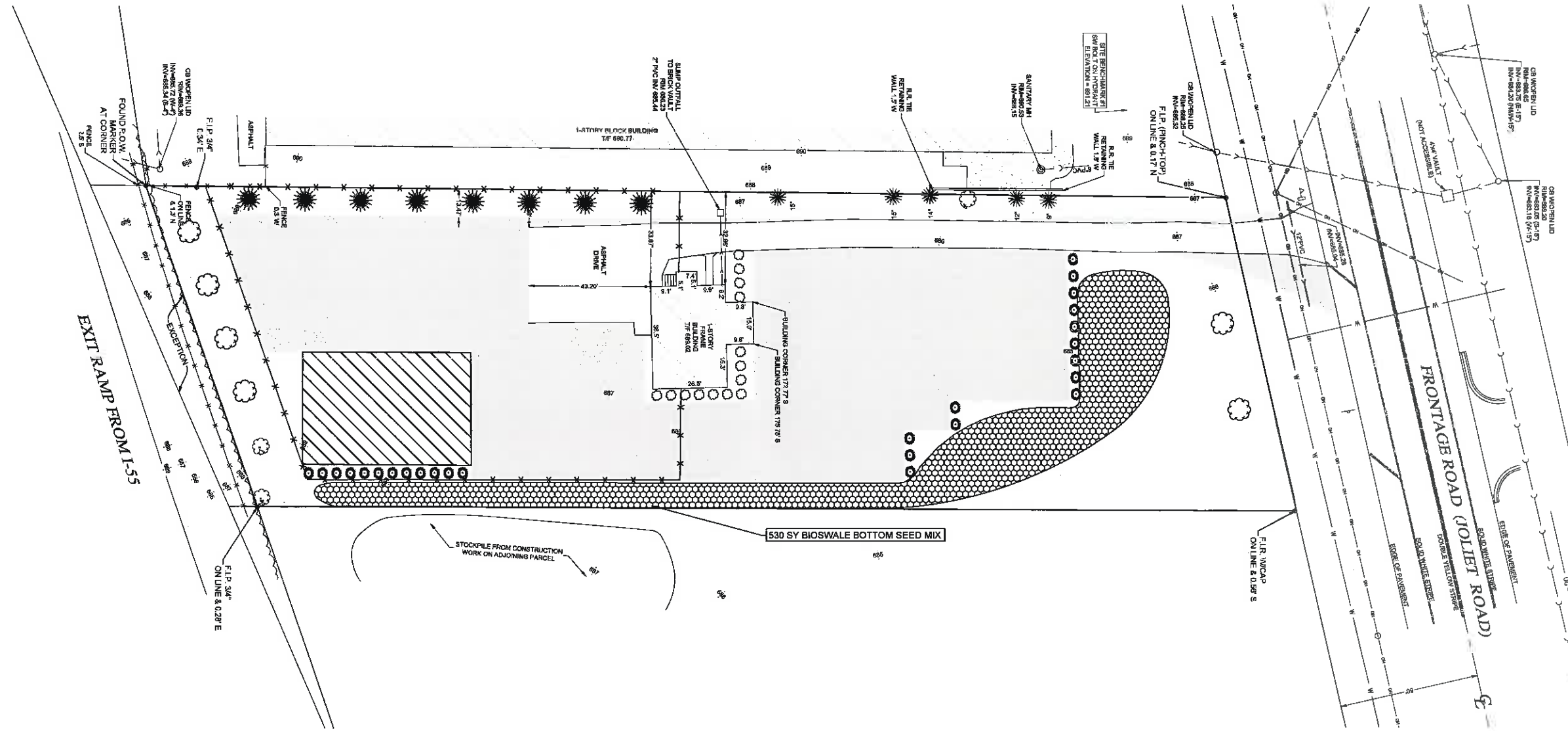


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DESIGN BY:	NG
CHECKED BY:	EP
APPROVED BY:	SD
DATE:	05/23/18
SCALE:	HORIZ 1"=20'
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SHEET
4
 OF 8 SHEETS
 PROJ # 16-02-6000

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 17:04:20/2018
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LANDSCAPE PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	COUNT	CAL	REMARKS
AM	6	*ACER NEGUNDA	BLACK MAPLE	B & B	3.0' CAL	UPLAND / DRY
PPG	6	*CELANANDELE 'CLAUCCI'	COLORADO BLUE SPRUCE	B & B	2.0' CAL	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COUNT	REMARKS	
HV	28	*HAMAMELIS VIRGINIANA	WITCH HAZEL	5 GAL	DRY-MESIC	
VP	14	*VIBURNUM PRUNIFOLIUM	BLACK HAW	5 GAL	MESIC	
SOD / SEED	QTY	BOTANICAL NAME	COMMON NAME	COUNT	REMARKS	
SEED	790 SY	*POA PRATENSIS	SEED MIX	SEED	SEED MIX (SEE SHEET 8)	
SEED	480 SY		SWALE BOTTOM SEED MIX	SEED	SEED MIX (SEE SHEET 8)	

*OR EQUIVALENT

Yard	Common Name	Botanical Name	Qty	Specs Points	Total Points
Front (Linear Footage) * (Factor) = Points Required 114 * 4.5 = 513	Witch Hazel	Hamamelis Virginiana	8	50	400
	Black Haw	Viburnum Prunifolium	14	15	210
Total Front Yard					610
Interior Side (Linear Footage) * (Factor) = Points Required 754 * 4.5 = 3393	Colorado Blue Spruce	Picea pungens 'Glauca'	6	60	480
	Witch Hazel	Hamamelis Virginiana	12	50	600
	Black Haw	Viburnum Prunifolium	6	15	90
Total Interior Side Yard					1170
Rear (Linear Footage) * (Factor) = Points Required 114 * 4.5 = 513	Black Maple	Acer Nigrum	6	100	600
Total Rear Yard					600

DATE	DESCRIPTION
1 06/22/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
2 07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
3 08/15/2016	REVISED PER COMMENTS RECEIVED FROM DARIEN
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6	
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8	

LANDSCAPE PLAN
17 W 615 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Suite 100
Warrenville, IL 60552
Phone: (630) 271-0770
Survey: (630) 271-0999
FAX: (630) 271-0774
Website: www.morriseng.com



FIELD CREW: GB
DRAWN BY: NG
CHECKED BY: EF
APPROVED BY: SD
DATE: 05/20/16
SCALE: HORIZ 1"=20'
VERT NONE

SHEET
5
OF 8 SHEETS
PROJ # 16-02-6000

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Low Pro Mesic Prairie with Flowers Mix
A shorter grass, sedge, and forb mix for average to good soils. Best dormant seeded.

<i>Agropyron trachypodium</i> Slender Wheat Grass	0.750
<i>Andropogon scoparius</i> Little Bluestem	3.000
<i>Aster laevis</i> (potentillifera) Sky Blue Aster	0.050
<i>Aster nove-angliae</i> New England Aster	0.050
<i>Baptisia leucantha</i> (B. leucos) White Indigo	0.050
<i>Carex acuticostis</i> Yellow-fruited Sedge	0.050
<i>Carex bicolor</i> Mohr's Sedge	0.050
<i>Carex lasiocarpa</i> "Short" Sedge	0.050
<i>Cirsium fasciculata</i> (Chamaecrista f.) Partridge Pea	0.125
<i>Rhynchospora perfoliata</i> Pale Purple Coneflower	0.250
<i>Elymus canadensis</i> Canadian Wild Rye	2.000
<i>Eryngium yuccifolium</i> Rattlesnake Master	0.100
<i>Helianthus scaberrimus</i> Early Sunflower	0.125
<i>Hypericum pyrenoidatum</i> Great St John's-wort	0.050
<i>Lespedeza capitata</i> Roundhead Bushclover	0.125
<i>Liatris scarpis</i> Button Blazingstar	0.125
<i>Liatris pycnostachya</i> Prairie Blazingstar	0.125
<i>Molardis fraxinea</i> Sargamox	0.050
<i>Parthenocissus vitacea</i> Wild Quince	0.100
<i>Parthenocissus vitacea</i> Wild Quince	0.050
<i>Pericoma digitata</i> Foxglove Beardtongue	0.125
<i>Petalostemum purpureum</i> (Dalea p.) Purple Prairie Clover	0.050
<i>Physostegia virginiana</i> False Dragonhead	0.050
<i>Rudbeckia hirta</i> Black-eyed Susan	0.300
<i>Rudbeckia hirta</i> Black-eyed Susan	0.050
<i>Rudbeckia hirta</i> Black-eyed Susan	0.050
<i>Solidago nemoralis</i> Oldfield Goldenrod	0.125
<i>Solidago rigida</i> Riddell's Goldenrod	0.050
<i>Solidago rigida</i> Stiff Goldenrod	0.050
<i>Solidago rigida</i> Stiff Goldenrod	0.050
<i>Solidago rigida</i> Stiff Goldenrod	0.050
<i>Sparganium angustifolium</i> Sparganium	0.100
<i>Tridax asarifolia</i> Ohio Spiderwort	0.125
<i>Verbena stricta</i> Hoary Vervain	0.125
<i>Veronica fasciculata</i> Common Ironweed	0.100
<i>Veronica fasciculata</i> Common Ironweed	0.050
<i>Avena sativa</i> (wild oats) and	3.000
<i>Lolium multiflorum</i> (annual rye)	

Urban Wet prairie swale bottom

<i>Andropogon scoparius</i> (Schizachyrium s.) Little Bluestem	2.000
<i>Aster nove-angliae</i> New England Aster	0.050
<i>Aster simplex</i> Pericard Aster	0.050
<i>Calamagrostis canadensis</i> Blue Joint Grass	0.050
<i>Carex acuticostis</i> Yellow-fruited Sedge	0.050
<i>Carex bicolor</i> Mohr's Sedge	0.050
<i>Carex lasiocarpa</i> "Short" Sedge	0.050
<i>Carex normalis</i> Normal Sedge	0.050
<i>Carex stipata</i> Aw-fruited Sedge	0.500
<i>Carex vulpinoidea</i> Fox Sedge	2.000
<i>Cassia fasciculata</i> Partridge Pea	0.250
<i>Elymus canadensis</i> Canadian Wild Rye	1.000
<i>Elymus virginicus</i> Virginia Wild Rye	2.000
<i>Epilobium coloratum</i> Cinnamon Willow Herb	0.015
<i>Eupatorium perfoliatum</i> Boneset	0.015
<i>Glyceria striata</i> Fowl Manns Grass	0.050
<i>Iris virginica</i> Blue Flag	0.125
<i>Juncus balticus</i> littoralis Lake Shore Rush	0.250
<i>Juncus torreyi</i> Torrey's Rush	0.050
<i>Leersia oryzoides</i> Rice Cut Grass	0.050
<i>Lobelia siphilitica</i> Blue Lobelia	0.050
<i>Mimulus ringens</i> Monkey Flower	0.050
<i>Parthenocissus vitacea</i> Wild Quince	1.000
<i>Physostegia virginiana</i> False Dragonhead	0.050
<i>Poa palustris</i> Marsh Blue Grass	1.000
<i>Pycnanthemum virginicum</i> Common Mt. Mint	0.015
<i>Rudbeckia hirta</i> Black-eyed Susan	0.300
<i>Rudbeckia hirta</i> Black-eyed Susan	0.050
<i>Rudbeckia hirta</i> Black-eyed Susan	0.050
<i>Solidago nemoralis</i> Oldfield Goldenrod	0.125
<i>Solidago rigida</i> Riddell's Goldenrod	0.050
<i>Solidago rigida</i> Stiff Goldenrod	0.125
<i>Solidago rigida</i> Stiff Goldenrod	0.125
<i>Solidago rigida</i> Stiff Goldenrod	0.125
<i>Veronica fasciculata</i> Common Ironweed	0.018
<i>Zizia aurea</i> Golden Alexander	0.050
<i>Avena sativa</i> (wild oats) and	3.000
<i>Lolium multiflorum</i> (annual rye)	

Swale Bottom Plug list

<i>Aster nove-angliae</i> New England Aster
<i>Aster simplex</i> Pericard Aster
<i>Calamagrostis canadensis</i> Blue Joint Grass
<i>Carex acuticostis</i> Yellow-fruited Sedge
<i>Carex bicolor</i> Mohr's Sedge
<i>Carex lasiocarpa</i> "Short" Sedge
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<i>Solidago rigida</i> Stiff Goldenrod
<i>Veronica fasciculata</i> Common Ironweed
<i>Zizia aurea</i> Golden Alexander

Seeding dates for optimum results

Plant date	Last frost	First frost
Rockford	May 13	Sept 25
Chicago	April 25	Oct 22

Plant on 12 to 18 inch centers
no species should comprise more than 10% of the plugs
Plugs shall be 6" dia or equivalent

Conventional Seed Mix

Turf Contractor to review areas to be sodded with owner/general contractor prior to submitting bid.

1976 S.Y. Conventional Seed for Erosion Control Blanket (Includes 5% for slopes and waste.)

25 Rolls w/ Curlex Erosion Control Blanket (8'x90' Rolls) (Staple in place.)

Includes 5% for slopes and waste.

- Seed Mix Conventional Seeding:
- 40% Kentucky Bluegrass
 - 20% Park Kentucky Bluegrass
 - 20% Creeping Red Fescue
 - 20% Perennial Rye Grass

Low Pro Mesic Blanket

Low Pro Mesic Seed Mix:

137 Rolls w/ BioNet C125BN Double Net Coconut Blanket (8'x90' Rolls). Includes 5% for slopes and waste. This blanket will not be stapled in place.

Native crops are counter-productive and not necessary. Use standard erosion control measures, e.g. straw, hydromulch, erosion blankets. If native crops are used, do not exceed our recommended rates.

Rise planting management

Use quantities are based on quality assumed up to 100% and no follow up or post planting maintenance, hence questionable success. Good species better quality for use with absolutely necessary post planting maintenance. No maintenance, no guarantee.

All upland plantings should be moved during the first growing season 3 to 4 weeks between May and August, depending on local conditions. In the early spring or early growing season, water may limit seedling survival. As growing season progresses, mow as waste (weekly), approximately two or more times. Perennial weeds should be herbicided.

Alternately, appropriately designed island plantings can be treated with Fluoro™ at a low rate (approximately 4 to 6 ounces per acre, BUT CONSULT THE LABEL) and mowed 2 times first year, 2 times second year.

Watered plantings may be mowed when practical and accessible.

Plantings should not be treated prior to the end of their 2nd or 3rd full growing season. Plantings should be treated for several years thereafter, but not late spring.

Long-term maintenance consists of mowing, weeding, and fertilizing (with slow releasing weeds). Management practices should be noted and implemented at varying times of the year. Larger plantings should be divided into management units that are mowed at different times during the same year. Performing the same maintenance operation at the same time every year will allow the floristic composition. Perennial weeds should be spot treated with selective herbicides as per the label.

Project Schedule	Plant 1	Plant 2	Plant 3
Year 1	move for weed control	mow for weed control	mow for weed control
Year 2	early spring mow	early spring mow	early spring mow
Year 3	early spring mow	early spring mow	early spring mow
Year 4	fall burn	fall burn	fall burn
Year 5	fall burn	fall burn	fall burn
Year 6	early spring burn	fall burn	fall burn
Year 7	early spring burn	fall burn	early spring burn

DATE	REVISION
05/22/2016	REVISED PER DUPAGE COUNTY STORMWATER REGULATION
07/01/2016	REVISED PER DUPAGE COUNTY STORMWATER REGULATION
08/15/2016	REVISED PER COMMENTS RECEIVED FROM DAREN

LANDSCAPE BIOSWALE SPECIFICATIONS
17 W 615 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Suite 100, L. 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
Fax: (630) 271-0774
Website: www.mehi.com



FIELD CHECK	GB
DRAWN BY	NO
CHECKED BY	EP
APPROVED BY	SD
DATE	5/5/2016
SCALE	HORIZ NONE
	VERT NONE

SHEET
6
OF 8 SHEETS
PROJ # 16-02-6000

PLANT SPECIFICATIONS:

A. PLANT LIST ALL GRADE TREES AND SHRUBS SHOULD BE 100% IN THEIR ENTIRETY OVER PLANT. ANY MISSING OR ALL MATERIALS TO BE SUBMITTED WITH THE BID. SEE PLANTING MANUAL FOR BID INFORMATION SPECIFICATIONS.

B. DESIGNER SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND RECORDING VARIATIONS WITH ITS VARIOUS CONSTRAINTS AND LIMITATIONS.

C. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO PERFORM WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/HER BID.

D. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL THROUGH ALL LAZERS, WATERMANS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT. ALL PLANTS AND/OR SPECIFICATIONS WORK SHOWN ON THE PLANS AND NOT IDENTIFIED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE DONE AS IF SHOWN ON BOTH AND SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT/OWNER AS SHOWN AS ERRORS OR DISCREPANCIES AND DISCOVERED AND NOT PROCEED WITH ANY WORK WHERE UNDESIRABILITY EXISTS.

E. SHOULD ANY SELECTABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, CURB, ROCK, OLD-DRAIN, BRICK OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

F. THE LANDSCAPE CONTRACTOR IS PRIMARILY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE.

G. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND STORM AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRICAL AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED BY THE CONSTRUCTION PHASE. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE OWNER SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

H. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ADEQUATE PROTECTION SHALL BE GIVEN TO ALL FEATURES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.

I. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVICING AGENCIES I.E. "JULIE" (1-800-892-0123), IN THE VICINITY OF UTILITIES, HAND EXCAVATE TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.

J. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT OR OWNER BEFORE PLANTING.

K. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIME PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS/HER FAULT OR NEGLIGENCE DURING THE EXECUTION OF WORK.

L. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN OR DESIGNATED ON THE PLANS AND SPECIFICATIONS.

M. THE QUANTITIES GIVEN IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PLANT ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS AT NO ADDITIONAL COST. ANY DISCREPANCIES FOUND BETWEEN THE PLAN AND THE PLANT LIST SHALL BE NOTED AT THE BOTTOM OF THE BID SO ACCURATE QUANTITIES CAN BE INCORPORATED IN THE FINAL CONTRACT.

N. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE. NAMES OR VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. PLANT MATERIAL TO BE SECURED FROM NURSERIES WITHIN NORTHERN ILLINOIS AREA.

O. GRADE "A" SHREDDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR A FULL THREE INCH DEPTH (3") OF MULCH TO BE APPLIED ONLY TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE OF MULCH (AFTER SETTLING OCCURS) SHOULD BE 1" BELOW ADJACENT CURBS. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE LANDSCAPE CONTRACTOR FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.

P. IF IT IS NECESSARY TO STAKE TREES, STAKE AND GUY IN ACCORDANCE WITH STAKING DETAILS. CONTRACTOR RESPONSIBLE FOR RESETTling PLANTS AFTER THEY HAVE BEEN LOWN OVER, AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT OF BEING BLOWN OVER.

Q. VOID.

R. BACK-FILL SHALL BE WATERED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, USE SMOOTH TO FINISH GRADE AND MULCH ALL PLANT BEDS. ALL SHADE AND FINE TREES INSTALLED BY THE CONTRACTOR SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING CRACKING OF TREE TRUNKS BY WIND EATER EQUIPMENT, A THREE (3") INCH DEEP X FIVE FOOT (5') DIAMETER MULCHED RING SHALL BE INSTALLED.

S. BED PREPARATION: A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF MUSHROOM COMPOST AND A GRANULAR FERTILIZER SHALL BE ROTOTILLED INTO THE SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BEDS JUST PRIOR TO THE INSTALLATION OF PLANTS.

T. FERTILIZERS - THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 LBWT OF NITROGEN PER 1,000 SQUARE FEET. (THIS IS EQUIVALENT TO 16 LBS. OF NITROGEN PER 1,000 SQUARE FEET, 500 LBS. PER ACRE MINIMUM).

U. GENERAL - PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME SPECIFIED. AFTER RECEIVING A NOTICE OF PROVISIONAL ACCEPTANCE (WRITTEN), THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA, OR INCIDENTS BEYOND LANDSCAPE INSTALLER'S CONTROL, WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER SIXTY (60) MILES PER HOUR, FIRES, OR VANDALISM.

V. REPLACEMENTS - DURING THE WARRANTY PERIOD, REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSUITABLE CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER MAINTENANCE. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT NO ADDITIONAL EXPENSE TO THE OWNER. ONLY ONE REPLACEMENT OF ANY PLANT IS REQUIRED AFTER PROVISIONAL ACCEPTANCE, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILING TO COMPLY WITH SPECIFIED REQUIREMENTS. REPLACEMENT PLANTS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. REPLACEMENTS SHALL BE MADE NO LATER THAN THE NEXT SUCCEEDING PLANTING SEASON, OR AS SCHEDULED BY THE OWNER. FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITION. THE LANDSCAPE ARCHITECT MAY EXTEND THE WARRANTY PERIOD FOR A SECOND SEASONING SEASON ON THOSE PLANTS FOUND TO BE IN HIS/HER OPINION, QUESTIONABLE IN THEIR APPEARANCE BUT ABLE TO SURVIVE AND DEVELOP INTO FULL, VIGOROUS PLANT(S) FULFILLING THE FUNCTIONAL AND AESTHETIC REQUIREMENTS FOR WHICH THEY WERE ORIGINALLY INTENDED.

W. ALL WORK UNDER THIS CONTRACT SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE WARRANTY PERIOD.

X. ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED WITHIN SIX (6) MONTHS AFTER THE OCCUPANCY OR USE OF THE BUILDING OR PREMISES. DEAD PLANT MATERIALS SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUANTITY AND QUALITY OF LANDSCAPING AS INITIALLY APPROVED.

Y. ALL LANDSCAPING AND GREENING SHALL BE MAINTAINED IN A HEALTHY, NEAT, TRIMMED, CLEAN AND VERTI-FREE CONDITION.

Z. ALL GRADE, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

AA. ALL PROPOSED TREES TO BE INSTALLED WHETHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED-LINES ARE NOT TO BE OBSTRUCTED.

BB. MAINTAIN LAKERS FOR THREE MONTHS AFTER INSTALLATION, INCLUDING WATERING, WEEDING, REPAIRING, MOSSING, TRIMMING AND EDGING. EACH MOWING SHALL OCCUR WHEN THE GRASS HAS REACHED A HEIGHT OF 3-1/2 INCHES. MOW TO A HEIGHT OF 2-1/2 INCHES. STAKED AREAS SHALL BE ROLLED WITH A 200-POUND ROLLER WITHIN THIRTY (30) DAYS AFTER INSTALLATION.

CC. ALL TURF AREAS TO BE SOO.

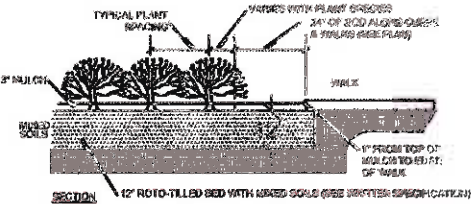
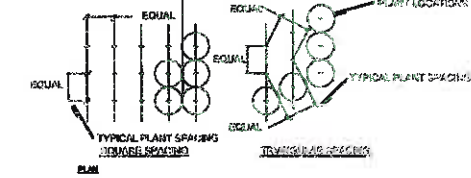
DD. THE OWNER AND/OR LANDSCAPE ARCHITECT HAS THE AUTHORITY TO INSPECT ANY PLANT MATERIAL THAT IS DEEMED UNACCEPTABLE, I.E. POOR BRANCHING HABITS, FORKED OR CROOKED TRUNKS, DAMAGED, ETC. THIS MATERIAL WILL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

EE. CONTACT THE DEVELOPER TO DETERMINE IF AN IRRIGATION DESIGN AND NO IS NECESSARY.

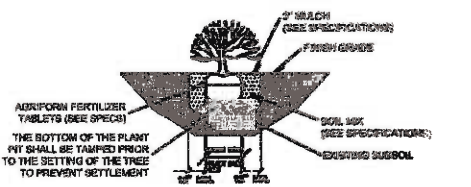
FF. DO NOT INSTALL PERENNIALS AFTER SEPTEMBER 30TH OF ANY GIVEN YEAR.

GG. PLANT SUBSTITUTES MUST BE APPROVED BY THE VILLAGE OF SCHMUNSBURG. INSTALLED SIZES MUST BE WITHIN 3", EVEN AFTER PRUNING AND BRANCHING. EXPLODED GROWTH, I.E. SPIREA AND POTENTILLA, ETC. WILL NOT BE CONSIDERED.

NOTE: AT LEAST ONE TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTANGULAR AREAS.



PLANTING DETAIL - SHRUBS AND GROUND COVER BEDS



PLANTING DETAIL - SHRUB

GG. MULCH MUST BE PULLED AT LEAST 2 INCHES FROM THE BASE OF THE TREE, SO TEA SHADE OF THE TRUNK AND ROOT CROWN ARE EXPOSED.

HH. RECOMMENDED MULCHING DEPTH IS 2"-4". PLEASE AVOID OVER-MULCHING AND CREATING MULCH VOLCANOSSES.

II. MULCH BEDS AT THE TIME OF PLANTING SHALL EXTEND A MINIMUM OF TWO (2) FEET BEYOND THE CENTER OF A TREE OR SHRUB.

JJ. THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS.

INTERNATIONAL SOCIETY OF ARBORICULTURE

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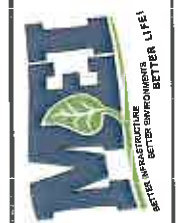
DATE	REVISION
05/23/2016	REVISION PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/21/2016	REVISION PER DUPAGE COUNTY STORMWATER MEETING
08/15/2016	REVISION PER COMMENTS RECEIVED FROM DAREN

LANDSCAPE PLANT SPECIFICATIONS

17 W 615 NORTH FRONTAGE ROAD

DARIEN, ILLINOIS

Motis Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Westmoreland Road, Suite 105532
Sunnyvale, IL 60077
Phone: (630) 271-1077
Fax: (630) 271-1074
Website: www.motis.com

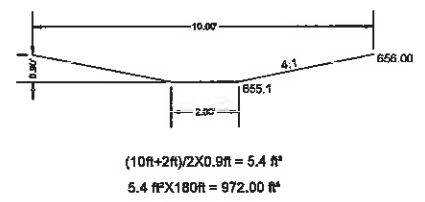
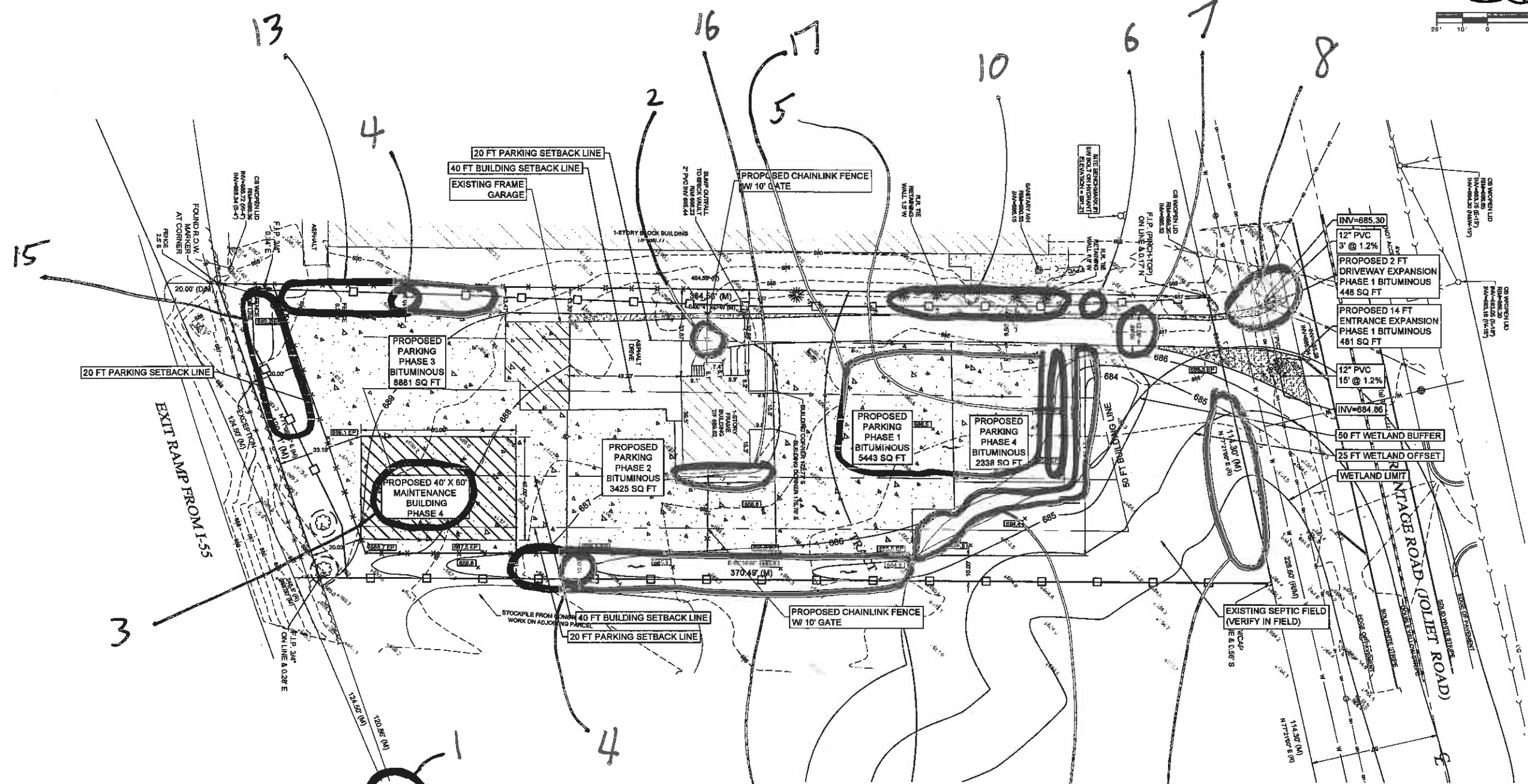


FIELD DATE: GS
DRAWN BY: NG
CHECKED BY: EF
APPROVED BY: SD
DATE: 5/5/2016
SCALE: HORIZ NONE
VERT NONE

SHEET
7
OF 8 SHEETS
PROJ # 16-02-0000

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SITE DEVELOPMENT PLAN



TOTAL SITE AREA = 42514.6 ft²

EXISTING DRIVEWAY = 4131 ft²
 EXISTING BUILDING = 1149 ft²
 EXISTING GARAGE = 792 ft²
 PROPOSED DRIVE = 929 ft²
 PROPOSED PARKING 1 = 5443 ft²
 PROPOSED PARKING 2 = 3425 ft²
 PROPOSED PARKING 3 = 8881 ft²
 PROPOSED PARKING 4 = 2338 ft²
 PROPOSED MAINTENANCE BUILDING PHASE 4 = 27051 ft²

NET NEW IMPERVIOUS AREA = 21592 ft²

BMP VOLUME REQUIRED
 1.25' / 1 ft² X 21925 ft² = 2239.79 ft³

EXISTING BUILDING AREAS

EXISTING BUILDING = 1149 ft²
 EXISTING GARAGE = 792 ft²
 PROPOSED MAINTENANCE = 2400 ft²

PHASE 1-3 = 1941 ft²
 PHASE 4 = 3549 ft²

BMP VOLUME PROVIDED

ELEVATION	AREA	VOLUME
684.00	481.3 ft ²	0.00 ft ³
685.00	1978.75 ft ²	1241.15 ft ³
VOLUME FROM SWALE = 997.0 ft ³		
TOTAL VOLUME = 2240.15 ft ³		

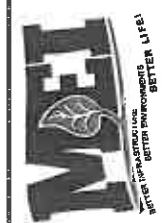
NOTE:
 1. CONSTRUCTION OF PCBMP SHALL BE COMPLETED AS PART OF PHASE I.
 2. PRELIMINARY BFE USED

DATE

NO.	DATE	DESCRIPTION
1	05/23/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
2	07/17/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
3	05/16/2016	REVISED PER COMMENTS RECEIVED FROM DAVEN
4		
5		
6		

SITE DEVELOPMENT PLAN
 17 W 615 NORTH FRONTAGE ROAD
 DARIEN, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering - Consulting
 Land Surveying
 515 Wentzville Road, Suite 100, L. 60532
 Phone: (630) 271-0770
 Survey: (630) 271-0599
 Fax: (630) 271-0774
 Website: www.mehi.com

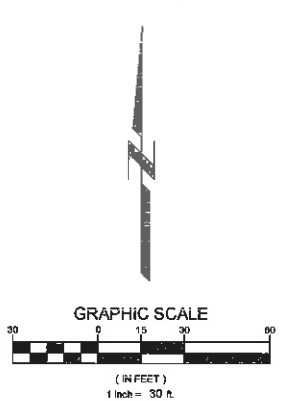
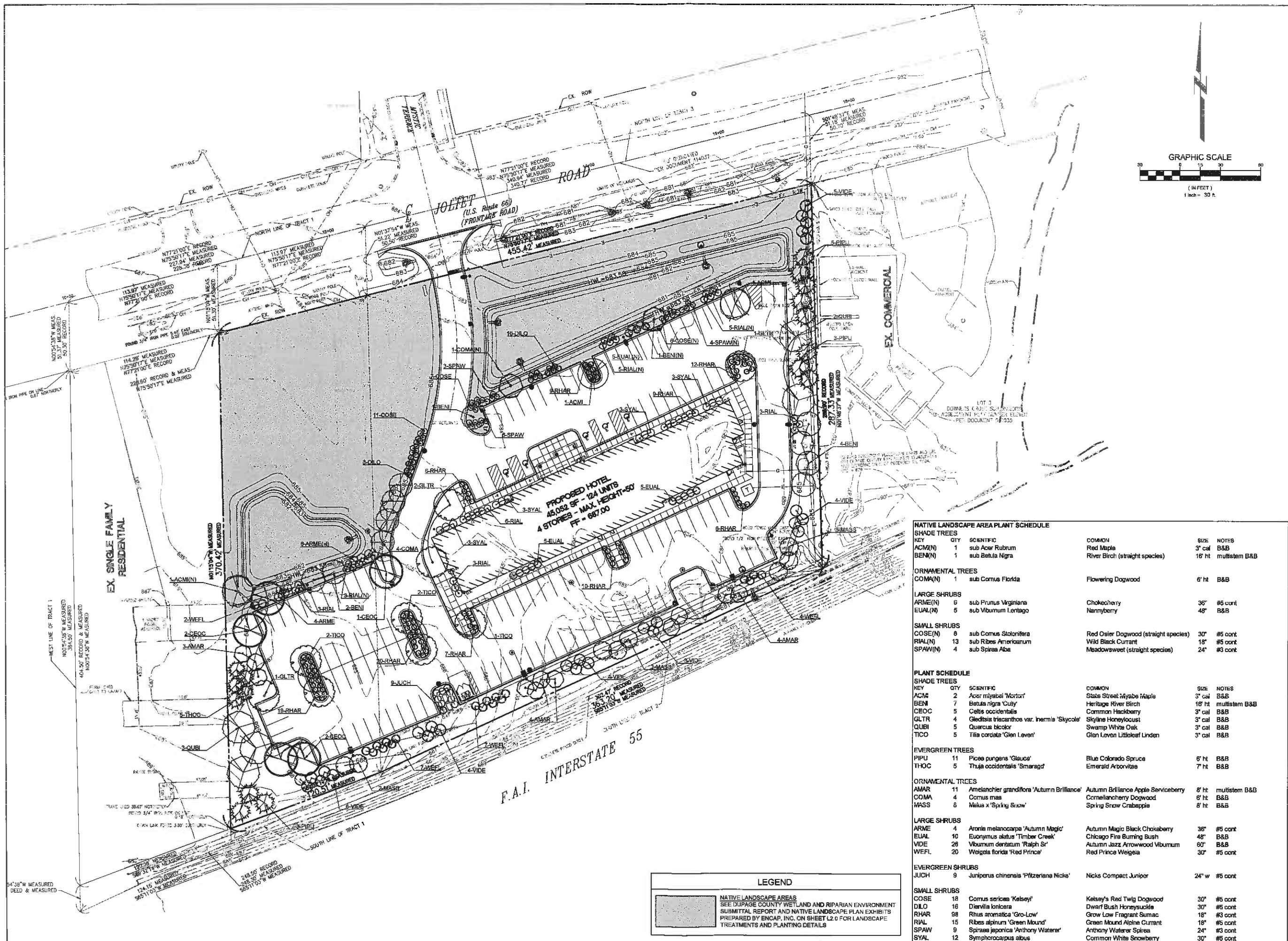


FIELD CHECK	GB
DRAWN BY	MG
CHECKED BY	EF
APPROVED BY	SD
DATE	05/20/16
SCALE	HORIZ 1"=20' VERT NONE

SHEET
3
 OF 8 SHEETS
 PROJ # 15-02-8000

VARIATIONS

15-02-8000-03-10-03-PM
 I:\15-02-8000-03-10-03-PM-Frontage Rd.Dwg\15-02-8000-ENG.dwg



NATIVE LANDSCAPE AREA PLANT SCHEDULE					
KEY	QTY	SCIENTIFIC	COMMON	SIZE	NOTES
SHADE TREES					
ACM(N)	1	sub Acer Rubrum	Red Maple	3' cal	B&B
BEN(N)	1	sub Betula Nigra	River Birch (straight species)	16' ht	multistem B&B
ORNAMENTAL TREES					
COM(N)	1	sub Cornus Florida	Flowering Dogwood	6' ht	B&B
LARGE SHRUBS					
ARME(N)	5	sub Prunus Virginiana	Chokecherry	36"	#5 cont
EUAL(N)	5	sub Viburnum Lentago	Nannyberry	48"	B&B
SMALL SHRUBS					
COSE(N)	8	sub Cornus Stolonifera	Red Osier Dogwood (straight species)	30"	#5 cont
RIAL(N)	13	sub Ribes Americanum	Wild Black Currant	18"	#5 cont
SPAW(N)	4	sub Spiraea Alba	Meadowsweet (straight species)	24"	#3 cont
PLANT SCHEDULE					
KEY	QTY	SCIENTIFIC	COMMON	SIZE	NOTES
ACM	2	Acer majale 'Mortor'	State Street Myabe Maple	3' cal	B&B
BEN	7	Betula nigra 'Cully'	Heritage River Birch	16' ht	multistem B&B
CEOC	5	Celtis occidentalis	Common Hackberry	3' cal	B&B
GLTR	4	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	3' cal	B&B
QUBI	5	Quercus bicolor	Swamp White Oak	3' cal	B&B
TICO	5	Tilia cordata 'Glen Laven'	Glen Laven Littleleaf Linden	3' cal	B&B
EVERGREEN TREES					
PIPU	11	Picea pungens 'Glaucop'	Blue Colorado Spruce	6' ht	B&B
THOC	5	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	7' ht	B&B
ORNAMENTAL TREES					
AMAR	11	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6' ht	multistem B&B
COMA	4	Cornus mas	Corneliancherry Dogwood	6' ht	B&B
MASS	6	Malus x 'Spring Snow'	Spring Snow Crabapple	6' ht	B&B
LARGE SHRUBS					
ARME	4	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	36"	#5 cont
EUAL	10	Eunonymus alatus 'Timber Creek'	Chicago Fire Burning Bush	48"	B&B
VIDE	26	Viburnum dentatum 'Ralph Sr'	Autumn Jazz Arrowwood Viburnum	80"	B&B
WEFL	20	Weigela florida 'Red Prince'	Red Prince Weigela	30"	#5 cont
EVERGREEN SHRUBS					
JUCH	9	Juniperus chinensis 'Pfitzeriana Nicks'	Nicks Compact Juniper	24" w	#5 cont
SMALL SHRUBS					
COSE	18	Cornus sericea 'Kelsey'	Kelsey's Red Twig Dogwood	30"	#5 cont
DILO	16	Diervilla lonicera	Dwarf Bush Honeysuckle	30"	#5 cont
RHAR	98	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	18"	#3 cont
RIAL	15	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18"	#5 cont
SPAW	9	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	24"	#3 cont
SYAL	12	Symphoricarpos albus	Common White Snowberry	30"	#5 cont

LEGEND

NATIVE LANDSCAPE AREAS
SEE DUPAGE COUNTY WETLAND AND RIPARIAN ENVIRONMENT
SUBMITTAL REPORT AND NATIVE LANDSCAPE PLAN EXHIBITS
PREPARED BY ENCAP, INC. ON SHEET L2.0 FOR LANDSCAPE
TREATMENTS AND PLANTING DETAILS

REVISIONS

7	02-21-16	REVISED PER CITY, DOT AND DUPAGE COUNTY REVIEWS
6	02-18-16	REVISED PER CITY, DOT AND DUPAGE COUNTY REVIEWS
5	01-21-16	REVISED PER DOT REVIEW
4	11-30-15	REVISED PER DOT REVIEW
3	10-19-15	ISSUED FOR CONSTRUCTION
2	08-26-15	REVISED PER CITY, DOT AND DUPAGE COUNTY REVIEWS
1	05-22-15	REVISED PER CITY REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWorks
Consulting, LLC

3343 N. NEVA AVE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9970
Fax: (312) 637-9454
E-mail: info@civworks.com
www.civworks.com

SITE LANDSCAPING PLAN

PROPOSED WOODSPRING SUITES HOTEL
(FORMERLY NAMED VALUE PLACE HOTEL)

951 N. FRONTAGE ROAD, DARIEN, IL

PROJ. MGR.: OP
PROJ. ENG.: OP
DRAWN BY:
DATE: 04-03-2015
SCALE: 1"=30'

SHEET NO.
L1.0

PROJ. NUMBER: 14013

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
September 26, 2016

Case

PZC 2016-11 8225 Bailey Road (Spano)

Issue Statement

Petitioners Mark and Rona Spano (owners) seek approvals to subdivide their single family home lot into three lots, with their existing house to be on Lot 2, and for variations to reduce the required front setbacks on Lot 2 for the existing house from 35 feet to 25 feet and for existing pool and deck from 35 feet to 14 feet.

General Information

Petitioner:	Mark and Rona Spano – owners in Trust and occupants												
Property Location:	8225 Bailey Road, northeast corner of Bailey Road and Marco Court, Lot 7 in Marco Estates subdivision												
PIN:	09-33-213-023												
Zoning / Land Use:	<table> <tr> <td>Site:</td> <td>R-2 / single family house</td> </tr> <tr> <td>North:</td> <td>R-2 / single family houses</td> </tr> <tr> <td>Northeast:</td> <td>R-3 PUD / townhouses</td> </tr> <tr> <td>Southeast:</td> <td>B-3 / banquet hall</td> </tr> <tr> <td>South:</td> <td>R-3 PUD / religious residences, shrine</td> </tr> <tr> <td>West:</td> <td>R-3 PUD / single family houses</td> </tr> </table>	Site:	R-2 / single family house	North:	R-2 / single family houses	Northeast:	R-3 PUD / townhouses	Southeast:	B-3 / banquet hall	South:	R-3 PUD / religious residences, shrine	West:	R-3 PUD / single family houses
Site:	R-2 / single family house												
North:	R-2 / single family houses												
Northeast:	R-3 PUD / townhouses												
Southeast:	B-3 / banquet hall												
South:	R-3 PUD / religious residences, shrine												
West:	R-3 PUD / single family houses												
Comprehensive Plan:	Low Density Residential												
Size of Property:	157 feet (west) x 307 feet (north) x 143 feet (east) = 52,867 square feet = 1.2 acres												
Natural Features:	Lawn, bushes, trees; relatively flat, no wetlands/floodplain												
Transportation:	Existing driveway access from Bailey Road												
Site History:	The Spano house is an old farmhouse that has been extensively remodeled. The house was on 2.17 acres of Lot 11 of the Smart Acres subdivision when the Spanos petitioned for rezoning and subdivision in 2002. Ordinance O-33-02 approved R-2 zoning and the plat of Marco Estates with 7 home sites, one of them being the current Spano homesite on Lot 7, with the homeowners association maintaining the detention ponds.												

Documents Submitted

1. Plat of Survey, by Donald E. Rericka, dated 12/10/02
2. Final Plat of Subdivision, First Addition to Marco Estates (2 pages), by Engineering Resource Associates, Inc., dated 8/4/16
3. Master Grading Plan, First Addition to Marco Estates (2 pages), by Engineering Resource Associates, Inc., dated 8/4/16

Development Description

The proposal would subdivide Lot 7 in to three lots. The existing driveway is located westerly from the house to Bailey Road, which would cross the backyard of the proposed Lot 1. The existing barn and walkways to the barn would be on the proposed Lot 3 and the petitioners are proposing their demolition. New drainage and utility easements are proposed along the property lines on the three lots along with new drain tile to storm sewers to the detention pond.

Plan Review Comments

The three new lots would conform to R-2 zoning standards, except the existing house, deck and pool structures would be in the new 35 foot front yard of the proposed Lot 2 fronting Marco Court. Therefore, front setback variations are requested. The petitioner is agreeable to moving the existing driveway to the north end of Lot 1, thus making the backyard of Lot 1 more usable. The petitioner is agreeable to having the new driveway for the house on Lot 1 access Marco Court, thus reducing vehicle turning movements and potential congestion on the Bailey Road collector. The detention pond south of Marco Court was originally designed to handle the stormwater for two more lots, thus it is acceptable as is. The petitioner has agreed to revise their drawings as recommended in the attached letter from Dan Lynch, City Engineer.

PZC Hearing 9.21.16

Jon Green of Engineering Resource Associates and owner Mark Spano presented their plans and said they were in agreement with the staff recommendations. Neighbor Caryn Alavi asked that the fence on lot 3 be moved to surround the pool on lot 2. Petitioner agreed. She was in favor of the new driveway for lot 1 exit onto Marco Court. She said the HOA was architectural design review authority for new construction. Petitioner said he would be selling the two new lots and not building the homes but would make sure the buyers were aware of the architectural review by the HOA. She asked about the separation of the existing house from the new house on lot 1. Petitioner estimated 21 feet minimum but could be much more. Neighbor Bill Durkin said no one opposes the subdivision. He is concerned that the new houses fit in architecturally with the existing houses and the pool will be next to the front yard of lot 3. Neighbors Sonia Patel and Caryn Alavi commented that the HOA has the right to approve the subdivision before the owners can apply. Staff commented that the City is not involved in the enforcement of the HOA provisions and that the petitioners indicated they have ownership rights to the property and therefore can apply. PZC voted 7-0 in favor of approval of the petition per the motion below.

Recommended Motion

To recommend to the City Council to approve petition PZC 2016-11 for final plat of subdivision of Marco Estates First Addition and front setback zoning variations for the existing house, deck and pool structures on Lot 2 as presented based on our findings of fact in regards to the Zoning Variation Authority and Standards, subject to:

1. Relocate existing driveway to the north end of Lot 1
2. Locate new driveway serving Lot 1 to Marco Court, not Bailey Road
3. Demolish barn and walkways on Lot 3 and easements prior to recording plat
4. Sanitary and Drainage Certificates to be approved by DuPage County
5. Revisions to the final plat and engineering plans to be approved by City Engineer.

Decision Mode

Planning and Zoning Commission:	September 21, 2016
Municipal Services Committee:	September 26, 2016
City Council:	October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

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

PETITIONER INFORMATION

SPANO, MARK A & RONA

Petitioner's Name

RONA SPANO

Contact Name

8225 BAILEY RD, DARIEN IL 605615388

Address, City, State, Zip Code

630 542 3635

Phone #

Fax #

rospano@me.com

Email

PROPERTY INFORMATION

8225 BAILEY RD, DARIEN, 60561

Property address

09-33-213-023

PIN(s)

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

Proposed 3-lot residential subdivision requesting variances for 1) front setback of Lot 2. This is an existing house. 2) Accessory structure (pool) in front yard of Lot 2. This is an existing pool.

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

Signature

Subscribed and sworn to before this 5 day of Aug, 20 16

Notary Public

Official Seal

Kelly Killeen

Notary Public, State of Illinois

My Commission Expires 06/05/2020

Staff Use Only

Case No.:

Date Received: 8/5/16

Fee Paid: \$2640.

Check No.: 1271

Hearing Date: 9/21/16

SPANO, MARK A & RONA

Owner's Name

8225 BAILEY RD, DARIEN IL 605615388

Address, City, State, Zip Code

(312) 421-2754

Phone #

marks@csjunion.org

rospano@me.com

Email

CHAPMAN DRIVE

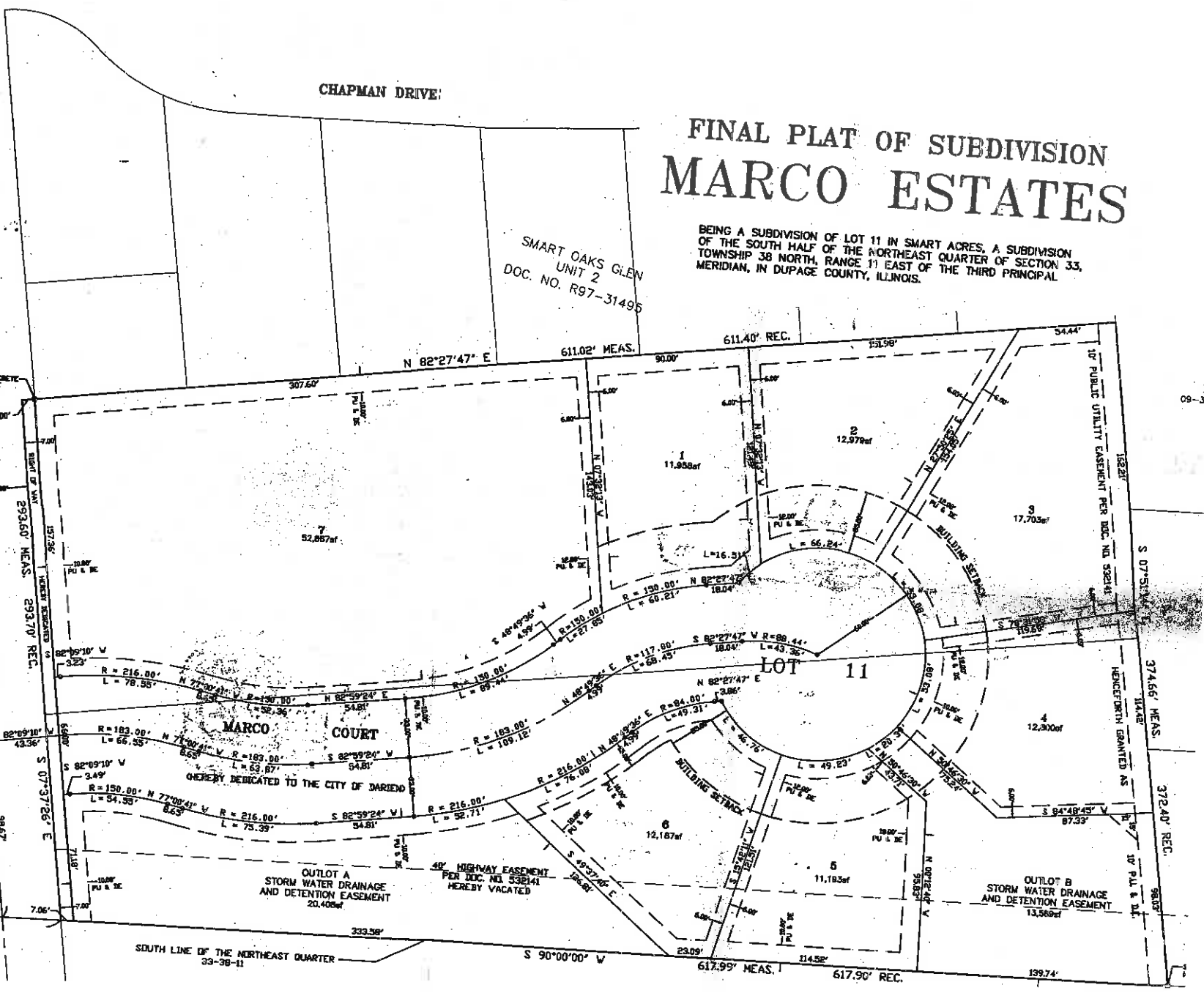
FINAL PLAT OF SUBDIVISION MARCO ESTATES

BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SMART OAKS GLEN UNIT 2
DOC. NO. R97-31495

L
09-33

AS MONUMENTED AND DECIPHERED AND REPRESENTED ON SMART ACRES PLAT OF SUR. DOC. NO. 328141
BAILEY ROAD



1310.2'

SOUTH LINE OF THE NORTHEAST QUARTER
33-38-11

S 90°00'00" W

617.99' MEAS. 1

617.90' REC.

199.74'

372.40' REC.
374.66' MEAS.
134.48'



AREA LAND USE AND ZONING

DuPage County
 Information Technology Department / GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187

Ph# 1(630)407-5000
 Email gis@dupageco.org
 DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>



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AREA LAND USE AND ZONING			
	Development: Marco Estates First Addition		
ADDRESS	NAME	USE	ZONING
	Pinehurst	single family residential	R-3 PUD
	Smart Oaks Glen	single family residential	R-2
8180 Cass Avenue	Glen Oaks Office Park	offices	O
Darien Path Way	Darien Path Townhomes	townhouse residential	R-3 PUD
8230 Cass Avenue	Alpine Banquets	banquet hall	B-3
8226 Cass Avenue	Shell	gas station	B-3
N. Frontage Road	Our Lady of Mt. Carmel	church	R-1
Bailey Road	Society of Mt. Carmel	religious residences, shrine	R-3 PUD
	Carriage Way West	single family residential	R-3 PUD
	Carriage Greens	golf course	R-3 PUD
Marco Court	Marco Estates	single family residential	R-2



Marco Estates First Addition = Lot 7 = Lot -023

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>


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LOT SIZES			
	Development:	Marco Estates First Addition	
	Zoning District:	R-2	
SUBDIVISION	ADDRESS	LOT NUMBER	SQUARE FEET
Marco Estates	1360 Marco Court	1	11,958
	1350 Marco Court	2	12,979
	1340 Marco Court	3	17,703
	1335 Marco Court	4	12,800
	1345 Marco Court	5	11,193
	1355 Marco Court	6	12,187
	8225 Bailey Road	7	52,867
Marco Estates First Addition	Marco Court	1	13,664
	Marco Court	2	27,018
	Marco Court	3	12,185
Smart Oaks Glen Unit 2	1395 Chapman Drive	34 + Outlot B	10,625 + 5,525
	1385 Chapman Drive	33	13,094
	1375 Chapman Drive	32	12,112
	1365 Chapman Drive	31	10,404

Bonnie

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

ORDINANCE NO. 0-33-02

**AN ORDINANCE APPROVING
A REZONING FROM R-1 SINGLE-FAMILY TO
R-2 SINGLE-FAMILY RESIDENTIAL;
FINAL PLAT OF SUBDIVISION AND
FINAL ENGINEERING**

(PC 2002-09: Marco Estates Subdivision, 8225 Bailey Road)

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

THIS 7th DAY OF OCTOBER, 2002

**Published in pamphlet form by authority of
the Mayor and City Council of the City of
Darien, DuPage County, Illinois, this 9th
day of October, 2002.**

**AN ORDINANCE APPROVING
A REZONING FROM R-1 SINGLE-FAMILY TO
R-2 SINGLE-FAMILY RESIDENTIAL;
FINAL PLAT OF SUBDIVISION AND
FINAL ENGINEERING**

(PC 2002-09: Marco Estates Subdivision, 8225 Bailey 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;

WHEREAS, the property described in Section 1 of this Ordinance (the "Subject Property") is currently zoned R-1 Single-Family Residential;

WHEREAS, the owner of the Subject Property has petitioned the City to rezone the Subject Property from R-1 Single-Family Residential to R-2 Residential and to approve a final plat of subdivision and final engineering plans; and

WHEREAS, pursuant to notice published as provided for by law, the Darien Plan Commission conducted a public hearing on the proposals on August 7, 2002; and

WHEREAS, the Plan Commission has filed its recommendations with the City Council;
and

WHEREAS, the Planning/Development Committee has reviewed the petition at its August 26, 2002, meeting and filed its recommendations with the City Council; and

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

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

SECTION 1: This Ordinance is limited and restricted to the property generally located at 8225 Bailey Road and legally described as follows:

BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINs: 09-33-205-021 and 09-33-205-022

SECTION 2: The Subject Property is hereby rezoned from R-1 Single-Family Residential to R-2 Single-Family Residential.

SECTION 3: Final Plat of Subdivision Approved. Final plat of subdivision and final engineering approval is hereby granted to Marco Estates Subdivision, and the development shall proceed in accordance with the following approved plans:

- A. Final Engineering Plans, 8 sheets, that include the final plat of subdivision and engineering details, prepared by Engineering Resource Associates, Inc., dated July 15, 2002, latest revision dated September 9, 2002;
- B. Final Landscape Plan prepared by Ives/Ryan Group, Inc., dated August 7, 2002, latest revision dated September 24, 2002.

SECTION 4: Conditions. The following additional conditions apply:

- A. A permit from the DuPage County Sanitary District for the sanitary sewer is required;
- B. A permit from the Illinois Environmental Protection Agency (IEPA) for the water main extension is required;
- C. Overhead utilities along Bailey Road are required to be relocated underground in accordance with City of Darien standards;
- D. Modify the proposed Outlot B easement language to accommodate the proposed water main.

SECTION 5: The Mayor and Clerk are hereby authorized and directed to execute and attest respectfully the Marco Estates Subdivision.

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

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of October, 2002.

ORDINANCE NO. 0-33-02

AYES: 6 - Biehl, Hagen, Marchese, Poteraske, Tikalsky, Weaver

NAYS: 0 - None

ABSENT: 1 - Cotten

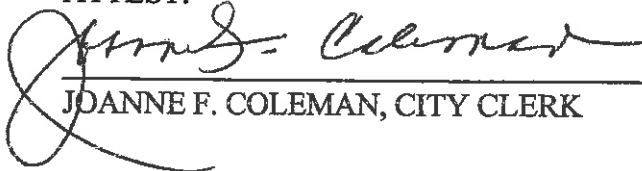
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,

ILLINOIS, this 7th day of October, 2002.



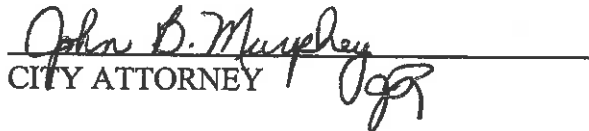
CARMEN D. SOLDATO, MAYOR

ATTEST:



JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

August 25, 2016
REVISED August 26, 2016

City of Darien
1702 Plainfield Road
Darien, Illinois 60561

Attention: Steve Manning

Subject: Marco Estates First Addition
(CBBEL Project No. 95-323 H204)

Dear Steve:

As requested by email on August 17, 2016, we have reviewed the following documents:

- Final Plat of Subdivision First Addition to Marco Estates prepared by Engineering Resource Associates, Inc. and dated August 4, 2016.
- Master Grading Plan and Details prepared by Engineering Resource Associates, Inc. and dated August 4, 2016.
- Plat of Survey for Lot 7 of Marco Estates prepared by Engineering Resource Associates, Inc. and dated December 10, 2002.

The following comments shall be addressed before we can recommend approval:

Final Plat

1. Specify on the plat that iron pipes will be set at the new lot corners.
2. The easement provisions on the first page are different than the one on the second page within the owner's certificate. We suggest removing the easement provision from the first page.
3. An easement provision is needed for the proposed Ingress/Egress Easement across Lot 1. This should specify who has rights to use the easement, any restrictions, and who is responsible to maintain it.
4. On page two, provide a sanitary district certificate (DuPage Co. Public Works) and the Drainage Certificate as provided in City Code.
5. Add a note to the first page that Post Construction BMPs shall be provided for all new impervious area on Lots 1 and 3.
6. Add a note to the plat that Lot 1 shall not have driveway access to Bailey Road.

Grading Plan and Details

1. The storm sewer which will provide for the sump discharge for Lot 3 should be contained to the right of way with inlet 17 a 24" concrete catch basin with stub to the lot line for future connection.
2. The storm sewer on Lot 1 must use all concrete inlets and must also have an inlet at the north end.
3. Specify which trees are to be removed.
4. On Lot 3, clarify the limits of the pavers to be removed.

Plat of Survey

No Comments.

General Comments

1. We would think it to be very undesirable for future owners of Lot 1 to have the driveway for Lot 2 through the middle of their back yard. It is suggested that other options be considered.
2. We suggest that if approved, a condition in the ordinance be that all demolition on Lot 3 must be completed and restored prior to recording the plat.
3. Will the existing ownership of the Marco Estates Subdivision outlots be modified, or will each new lot have one third ownership of current Lot 7's ownership?
4. An abbreviated Stormwater Submittal must be provided. This can refer back to the original approval and verify that detention has been provided. Address how BMPs will be provided and include an engineer's estimate for improvements to be constructed under this subdivision.

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

Sincerely,



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



PZC 2016-11

Spano

Looking east along Marco Court



PZC 2016-11

Spano

Looking west along Marco Court



PZC 2016-11

Spano

Rear yard - looking east from Bailey Road



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

VARIATION AUTHORITY & STANDARDS

Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

Zoning Code Section 5A-2-2-3 (G): Standards

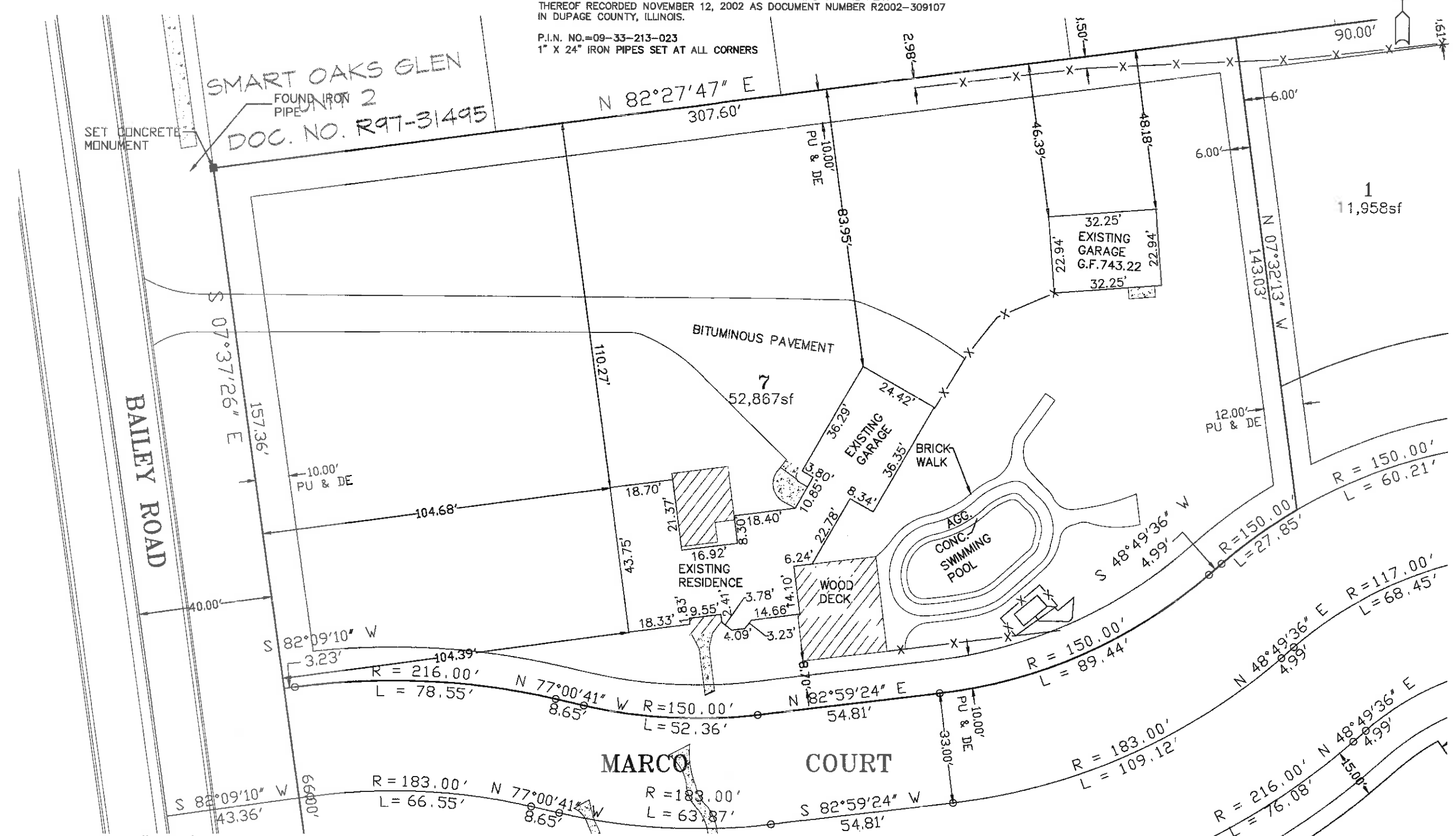
The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

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

PLAT OF SURVEY

LOT 7 IN MARCO ESTATES BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2002 AS DOCUMENT NUMBER R2002-309107 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. NO.=09-33-213-023
1" X 24" IRON PIPES SET AT ALL CORNERS



SCALE: 1"=20'



**ENGINEERING
RESOURCE
ASSOCIATES, INC.**
CONSULTING ENGINEERS
& SURVEYORS

214 WEST WILLOW AVENUE
WHEATON, ILLINOIS 60187
PHONE (630) 666-5895 FAX (630) 666-0893

V:\SPANORONA\211108\SURVEY\LOT7.DWG

STATE OF ILLINOIS s.s.
COUNTY OF DUPAGE
I, DONALD E. RERICKA, HEREBY CERTIFY THAT
I HAVE SURVEYED THE ABOVE PROPERTY AND
THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, IL
THIS 10th DAY OF DECEMBER A.D. 2002

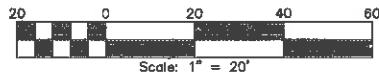
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-3485

RETURN RECORDED ORIGINAL TO:

CITY OF DARIEN
1702 PLAINFIELD ROAD
DARIEN, ILLINOIS 60561

FINAL PLAT OF SUBDIVISION FIRST ADDITION TO MARCO ESTATES

BEING A RESUBDIVISION OF LOT 7 IN MARCO ESTATES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SURVEY NOTES

1. BASIS OF BEARINGS: BEARINGS BASED UPON THE RECORDED PLAT OF SUBDIVISION FOR "MARCO ESTATES"
2. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC. 1" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATES DEGREES, MINUTES AND SECONDS.
4. ALL AREAS ARE MORE OR LESS.

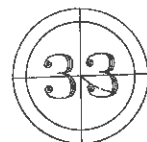
LEGEND

- SUBDIVISION BOUNDARY LINE
 - LOT LINE/PROPERTY LINE
 - CENTER-LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - SET 1" DIAMETER IRON PIPE ENCASED IN CONCRETE
- (D) = DENOTES DEED DIMENSION
(M) = DENOTES MEASURED DIMENSION
(R) = DENOTES RECORD DIMENSION
PU & DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT
FIP = DENOTES FOUND IRON PIPE
E = EAST
N = NORTH
S = SOUTH
SQ. FT. = SQUARE FEET
W = WEST
R.O.W. = RIGHT OF WAY

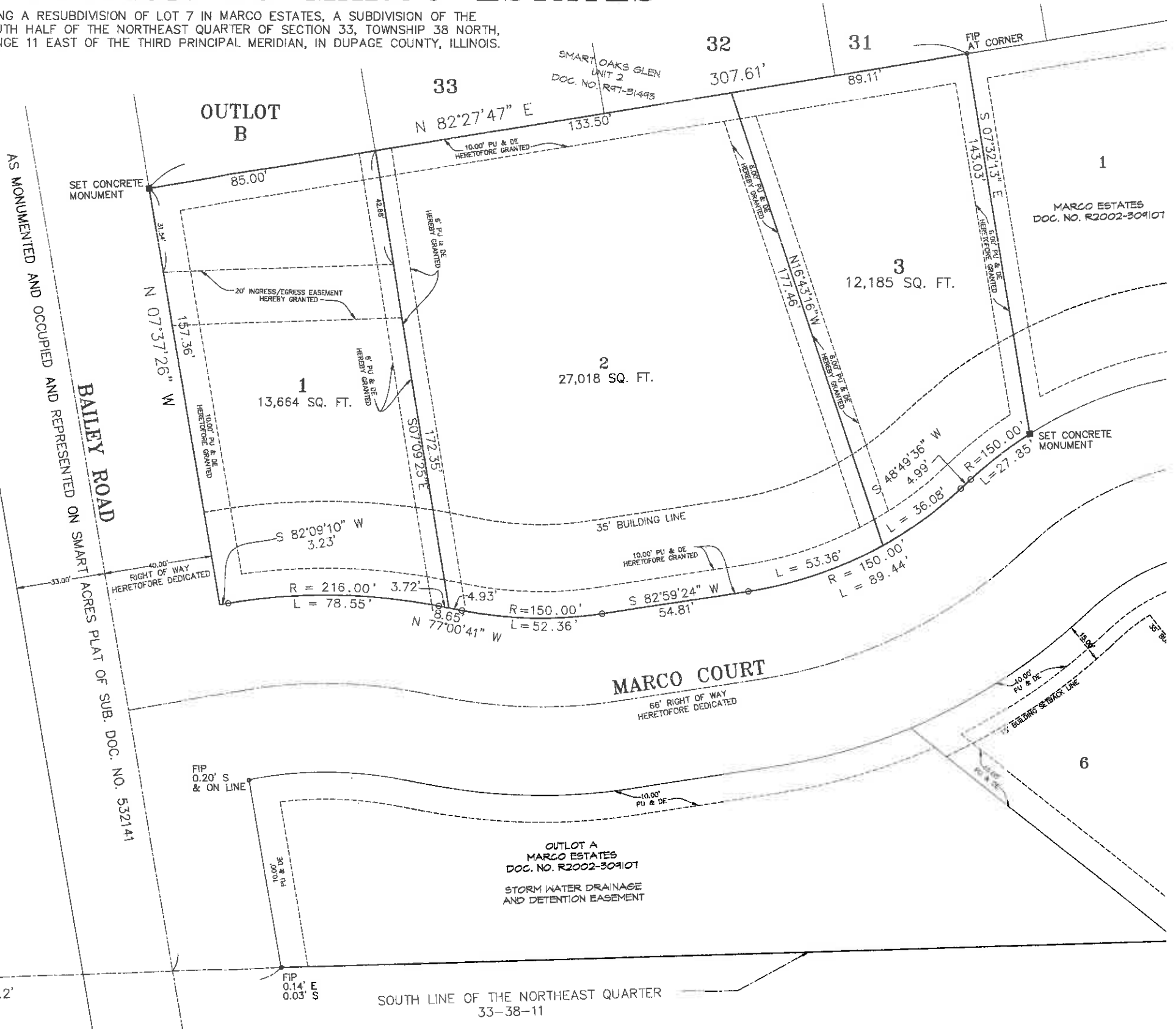
PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, NORTHERN ILLINOIS GAS COMPANY, AMERITECH COMPANY, COMMONWEALTH EDISON CO. AND CONTINENTAL CABLEVISION, INC., THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, WITHIN THE STRIPS OF GROUND SHOWN BY DASHED LINES ON THE ATTACHED PLAT, THE WIDTHS OF WHICH ARE SHOWN, AND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN DRAINAGE, UNDERGROUND CABLES AND CONDUITS, SEWERS AND WATER MAINS, WITH ALL NECESSARY MANHOLES, VALVES, TRANSFORMERS, PEDESTALS AND OTHER EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, SEWER, WATER, GAS, ELECTRICITY AND CABLE TELEVISION SERVICE; THE RIGHT IS HEREBY GRANTED TO ENTER UPON THE LOTS AT ALL TIMES, WITHIN SAID EASEMENT AREAS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID DRAINAGE, UNDERGROUND CABLES AND CONDUITS, MANHOLES, VALVES, SEWERS, WATER MAINS AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN OR REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SAPLINGS OR SHRUBS WHICH INTERFERE, OR THREATEN TO INTERFERE, WITH ANY OF THE SAID PUBLIC UTILITY EQUIP. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THAT THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE. THE CITY HAS THE RIGHT, BUT NOT THE OBLIGATION TO REPAIR OR MAINTAIN IMPROVEMENTS AND THAT THE OWNER WILL REIMBURSE THE CITY FOR ALL COSTS INCURRED.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES MAY BE CONSTRUCTED UPON SAID EASEMENTS, AND OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.



AS MONUMENTED AND OCCUPIED AND REPRESENTED ON SMART ACRES PLAT OF SUB. DOC. NO. 532141



REVISIONS:				
DATE	BY	DESCRIPTION	DATE	BY

DRAWN BY: T.M.
CHECKED BY: J.G.
APPROVED BY: T.M.



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-8099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

MARK AND RONA SPANO
8225 S. BAILEY ROAD
DARIEN, ILLINOIS

TITLE: **FINAL PLAT OF SUBDIVISION
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL**

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186
SCALE: 1" = 20'
DATE: 05/04/16
JOB NO: 211108C
SHEET: 1 OF 2

FINAL PLAT OF SUBDIVISION FIRST ADDITION TO MARCO ESTATES

RETURN RECORDED ORIGINAL TO:
CITY OF DARIEN
1702 PLAINFIELD ROAD
DARIEN, ILLINOIS 60561

BEING A RESUBDIVISION OF LOT 7 IN MARCO ESTATES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the undersigned is/are the owner(s) of the land described in the annexed plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and to hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicated for public use the lands shown on this plat for thoroughfares, streets, alleys and public services; and hereby also reserves and grants easements for public use and for the installation of various public utilities as designated and/or as stated in the utility easement provisions stated hereon.

All easements indicated as public utility easements on this plat are reserved for and granted to the City of Darien and to any entity operating under franchise from the City including, but not limited to, Illinois Bell Telephone Company, Northern Illinois Gas Company, Commonwealth Edison Company, a cable television or communications company and their successors and assigns for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various transmission distribution and collection systems and all necessary lines, necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. Location of utility installations with the easement shall be subject to the approval of the City of Darien as to design and location. All installations are subject to the ordinances of the City of Darien.

Dated this ____ day of _____, 20____.

Name(s)

Signature(s)

Address

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, a Notary Public in and for said County in the

State aforesaid, DO HEREBY CERTIFY THAT _____

personally known to me to be as such owner(s), appeared before me this day in person and acknowledged that they signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 20____.

Notary Public
My Commission Expires: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, County Clerk of DuPage County, Illinois, DO HEREBY CERTIFY that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk at Wheaton, DuPage County, Illinois, this ____ day of _____, 20____.

County Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, City Engineer of the City of Darien, Illinois, hereby certify that the land improvements described in the annexed plat, and the plans and specifications therefore, meet the minimum requirements of said City and have been approved by all public authorities having jurisdiction thereof.

Dated at Darien, DuPage County, Illinois this ____ day of _____, 20____.

City Engineer

Registration Number

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, City Treasurer of for the City of Darien, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Darien, DuPage County, Illinois, this ____ day of _____, 20____.

City Treasurer

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the members of the Plan Commission of the City of Darien, Illinois have reviewed and approved this plat.

Dated at Darien, DuPage County, Illinois, this ____ day of _____, 20____.

Chairman

Secretary

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the City Council of the City of Darien, DuPage County, Illinois, has reviewed and approved this plat.

Dated at Warrenville, DuPage County, Illinois, this ____ day of _____, 20____.

ATTEST: _____
Mayor

City Clerk

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, City Clerk of the City of Darien, Illinois hereby certify that the plat was presented to and by resolution duly approved by the City Council of said City at its meeting held on ____ 20____ and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said City. In witness whereof, I have hereto set my hand and seal of the City of Darien, Illinois, this

____ day of _____, 20____.

City Clerk

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the ____ day of _____, A.D., 20____, at _____ o'clock ____m. as document number _____.

County Recorder

SCHOOL DISTRICT BOUNDARY STATEMENT

The undersigned, being duly sworn, upon his/her oath deposes and states as follows: That he/she is the owner of the property legally described on a proposed Plat of subdivision submitted to the City for approval, which legal description is attached hereto and incorporated by reference herein; and To the best of the owner's knowledge, the school district(s) in which each tract, parcel, lot or block of the proposed subdivision lies is/are:

- CASS SCHOOL DISTRICT 63
8902 BAILEY ROAD
DARIEN IL, 60561
- HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86
5500 SOUTH GRANT STREET
HINSDALE, IL 60521
- COMMUNITY COLLEGE DISTRICT 502
COLLEGE OF DUPAGE
425 FAWELL BLVD.
GLEN ELLYN, IL 60137

Dated this ____ day of _____, 20____.

Owner(s)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, TIMOTHY B. MARTINEK, Illinois Professional Land Surveyor No. 035-3780, have surveyed and subdivided the following described property:

LOT 7 IN MARCO ESTATES, BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2002 AS DOCUMENT NO. R2002-309107, IN DUPAGE COUNTY, ILLINOIS.

as shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof. I further certify that all regulations enacted by the Mayor and City Council of the City of Darien relative to plats and subdivisions have been complied with in preparation of this plat. I further certify that the land is within the City of Darien which has adopted a City Comprehensive Plan and Map and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended. I further certify that the lands shown on this plat are not situated within 500 feet of any surface drain watercourse serving a tributary area of 640 acres or more and that this plat has been reviewed by the Department of Public Works and Buildings for the purpose of determining, for the protection of persons and property, the flood hazards involved and a report thereon filed by that department with the Recorder of Deeds.

This is to certify that according to the Flood Insurance Rate Map, Community Panel Number 17043C0908H, with an effective date of December 16, 2004 the property appears to be located in a (unshaded) Zone "X" area determined to be outside of the 500 Year Floodplain; to the best of our knowledge and belief.

I HEREBY AUTHORIZE THE CITY CLERK, OF THE CITY OF DARIEN, ILLINOIS TO RECORD THE FINAL PLAT OF SUBDIVISION, FIRST ADDITION TO MARCO ESTATES.

Given under my hand and seal at Warrenville, Illinois, this ____ day of _____, A.D. 20____.

Timothy B. Martinek
Illinois Professional Land Surveyor
License Number 035-003782 expires November 30, 2016
Engineering Resource Associates, Inc.



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:		DATE	BY	DESCRIPTION

DRAWN BY: T.M.
CHECKED BY: J.G.
APPROVED BY: T.M.



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150
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MARK AND RONA SPANO
8225 S. BAILEY ROAD
DARIEN, ILLINOIS

TITLE:
**FINAL PLAT OF SUBDIVISION
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL**

SCALE: 1"=20'
DATE: 08/04/16
JOB NO: 211108C
SHEET 2 OF 2

SANITARY SEWER SCHEDULE

- 1 EX. SAN. MH. RIM 740.26 INV 733.73
- 2 EX. SAN. MH. RIM 737.18 INV 734.25
- 3 EX. SAN. MH. RIM 739.11 INV 734.96
- 4 EX. SAN. MH. RIM 740.58 INV 735.47
- 5 EX. SAN. MH. RIM 742.25 INV 735.89

STORM SEWER STRUCTURE SCHEDULE

- 1 EX. INLET RIM 738.77 INV 735.07 (W)
- 2 EX. MH. RIM 736.88 INV 731.18 (N,S,W) INV 732.88 (E)
- 3 EX. FES INV 731.55
- 4 EX. MH. RIM 737.36 INV 731.03 (E,W)
- 5 EX. FES INV 731.50
- 6 EX. CB. RIM 737.21 INV 731.66 (N) INV 731.55 (SE,W) INV 731.01 (E)
- 7 EX. MH. RIM 736.87 INV 730.00 (N) INV 731.67 (W) INV 729.86 (S) INV 731.14 (E)
- 8 EX. MH. RIM 735.75 INV 732.46 (W) INV 732.31 (E)
- 9 EX. INLET RIM 736.12 INV 732.12 (N) INV 732.02 (S)
- 10 EX. INLET RIM 736.38 INV 732.34
- 11 EX. CB. RIM 737.80 INV 733.51 (S) CORE-DRILLED CONNECT TO EXISTING @ INV 734.5 (NE)
- 12 EX. INLET RIM 739.27 INV 735.92
- 13 EX. INLET RIM 739.98 INV 732.91 (N) INV 731.91 (S)
- 14 PROP. 24" MANHOLE R. 738.0 I. 735.84
- 15 PROP. YARD INLET R. 738.8 I. 736.75
- 16 PROP. YARD INLET R. 740.3 I. 739.3

STORM PIPE SCHEDULE

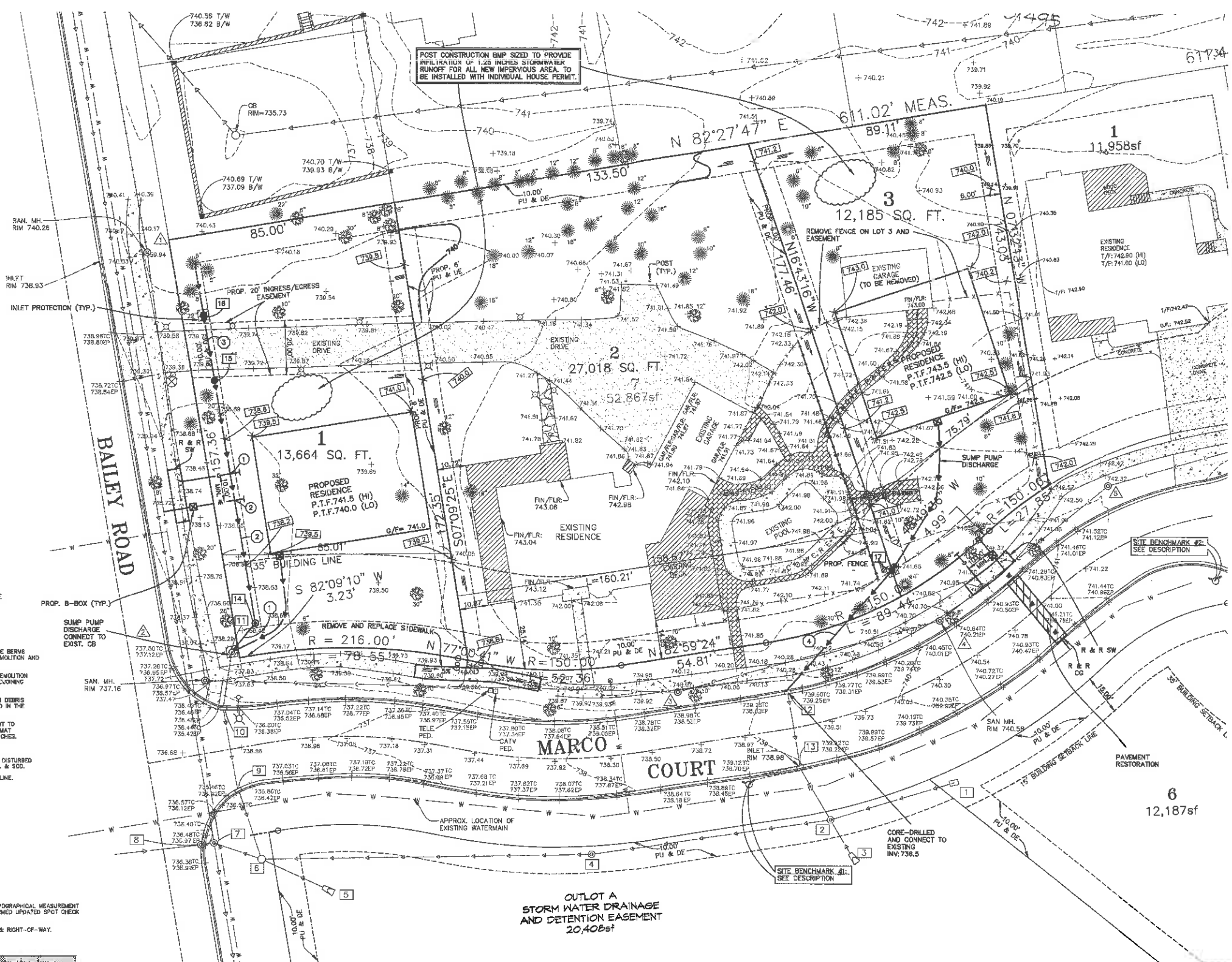
- 1 14"-8" PVC SDR 35 @ 0.6%
- 2 91"-8" PVC SDR 35 @ 1.0%
- 3 25"-8" PVC SDR 35 @ 1.0%
- 4 60"-8" PVC SDR 35 @ 0.3%

PIPE CROSSING

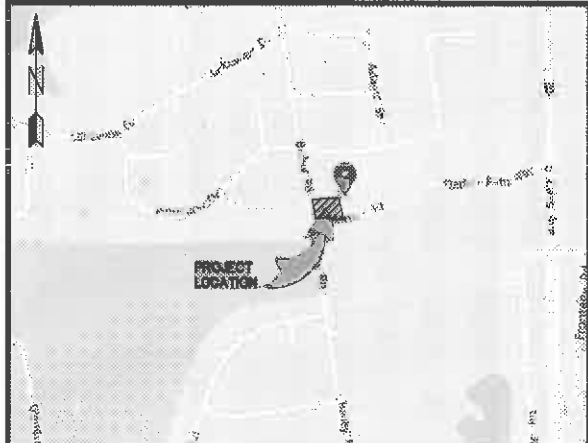
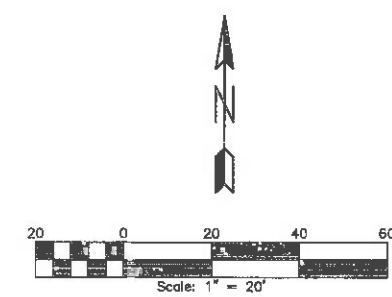
- 1 MAINTAIN MINIMUM 18" VERTICAL CLEARANCE

NOTES:

- EXISTING GARAGE FOUNDATION, BRICK PAVERS AND LANDSCAPE BERMS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE CITY.
- THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
- THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
- GRAVEL MAT CONSTRUCTION SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3 INCH AGGREGATE WITH A MINIMUM DEPTH OF 8 INCHES.
- CONTRACTOR SHALL KEEP STREETS CLEAN.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED. DISTURBED AREAS WITHIN PARKWAY SHALL BE RESTORED WITH 6" TOPSOIL & SO2.
- NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
- AT TIME OF BACKFILL, SHALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
- THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
- PROPOSED WATER SERVICE SHALL BE 1.5" TYPE K COPPER ACCORDING TO WEIGHT REQUIREMENTS.
- SANITARY SERVICE SHALL BE 8" PVC (SDR26) @ 1.00% MIN.
- MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- EXISTENCE OF UTILITY STUDS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
- REMOVE AND REPLACE SIDEWALK WHERE NECESSARY.
- ENGINEERING RESOURCE ASSOCIATES PERFORMED ORIGINAL TOPOGRAPHICAL MEASUREMENT NOVEMBER, 2001. ENGINEERING RESOURCE ASSOCIATES PERFORMED UPDATED SPOT CHECK TOPOGRAPHICAL MEASUREMENT FEBRUARY, 2016.
- ALL DOWNSPOUTS SHALL DISCHARGE TOWARDS FRONT YARDS & RIGHT-OF-WAY.



POST CONSTRUCTION BMP SIZED TO PROVIDE INFILTRATION OF 1.25 INCHES STORMWATER RUNOFF FOR ALL NEW IMPERVIOUS AREA. TO BE INSTALLED WITH INDIVIDUAL HOUSE PERMIT.



LEGEND

EXISTING	PROPOSED
CURB & GUTTER	CURB & GUTTER
WATER	WATER
ELECTRIC	ELECTRIC
GAS	GAS
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
VALVE VAULT	VALVE VAULT
VALVE & BOX	VALVE & BOX
BUFFALO BOX	BUFFALO BOX
GAS VALVE	GAS VALVE
HYDRANT	HYDRANT
HANDICAPPED RAMP	HANDICAPPED RAMP
FILL STRUCTURE	FILL STRUCTURE
ADJUST STRUCTURE	ADJUST STRUCTURE
ELEVATION	ELEVATION
CONTOUR	CONTOUR
FLOW	FLOW
OVERFLOW ROUTE	OVERFLOW ROUTE
STRAW SALES	STRAW SALES
TREE PROTECTION/SILT FENCE	TREE PROTECTION/SILT FENCE
SILT FENCE	SILT FENCE

OUTLOT A STORM WATER DRAINAGE AND DETENTION EASEMENT 20,408sf

LOT SIZE:	LOT 1	LOT 2	LOT 3	R-2 ZONING
LOT SIZE:	13,664 S.F.	27,018 S.F.	12,185 S.F.	MIN. 10,000 S.F.
INTERIOR LOT WIDTH:	85.01'	158.67'	75.79'	76' MIN.
CORNER LOT WIDTH:	157.36'	172.35'	143.03'	65' MIN.
LOT DEPTH:	35'	25.1' HOUSE 14.5' DECK	35'	120' MIN.
FRONT YARD:	10'	10'	10'	35' MIN.
INTERIOR SIDE YARD:	15'	30'	30'	10' MIN.
CORNER SIDE YARD:	15'	30'	30'	15' MIN.
REAR YARD:	30'	30'	30'	30' MIN.

LOT COVERAGE (LOT 2)
 IMPERVIOUS: 11,881 SQ. FT.
 LOT AREA: 27,018 SQ. FT.
 TOTAL LOT COVERAGE: 44%

SITE BENCHMARK #1:
 ARROW BOLT ON FIRE HYDRANT ALONG THE SOUTH SIDE OF MARCO COURT DIRECTLY ACROSS FROM THE SUBJECT PROPERTY.
 ELEV: 740.688 (NAVD 88)

SITE BENCHMARK #2:
 ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 6 ALONG THE SOUTH SIDE OF MARCO COURT
 ELEV: 743.521 (NAVD 88)

Call before you dig
800.892.0123

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

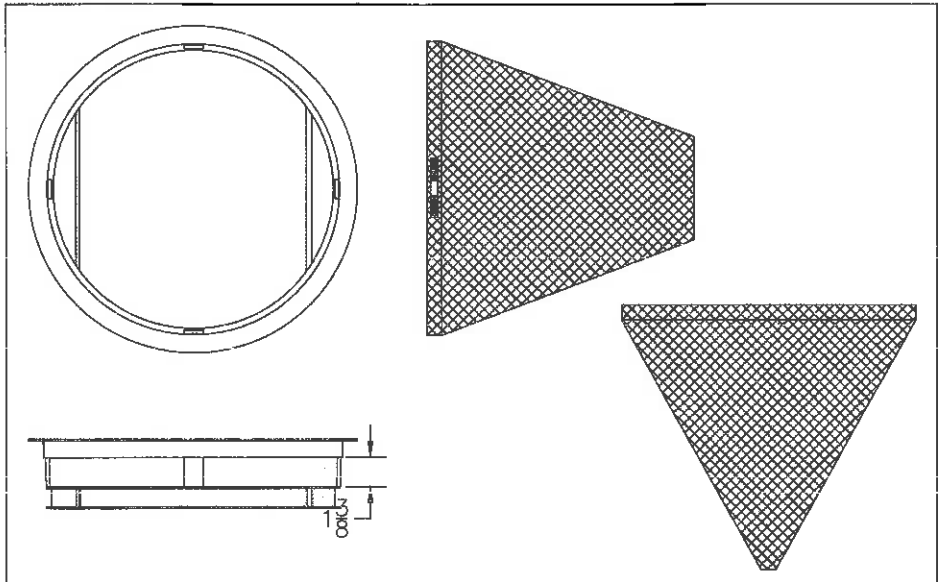
DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.C.

ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
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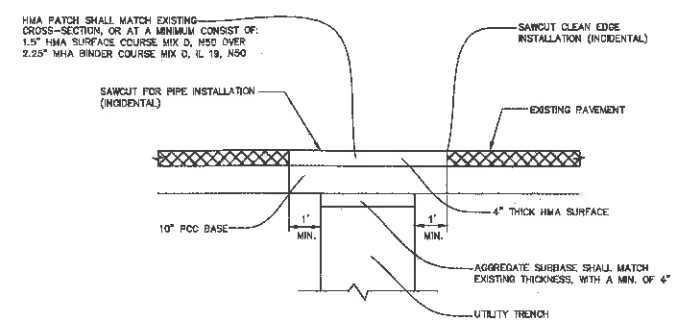
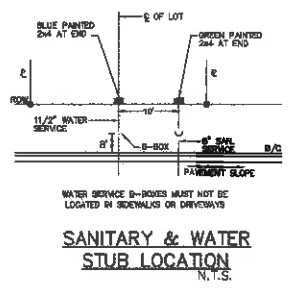
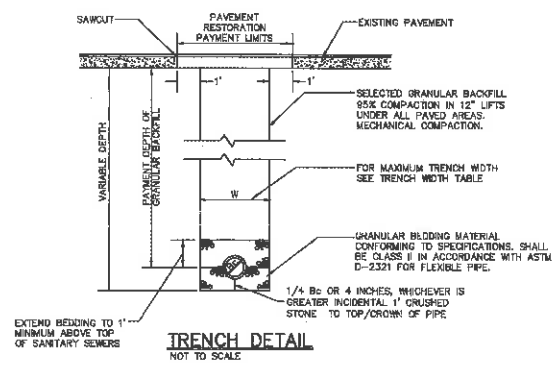


GENERAL NOTES:
FRAME: Top flange fabricated from 1 1/2" x 1 1/2" x 1/8" angle. Base rim fabricated from 1 1/2" x 1 1/2" x 1/8" channel. Handles and suspension brackets fabricated from 1/2" x 1/2" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

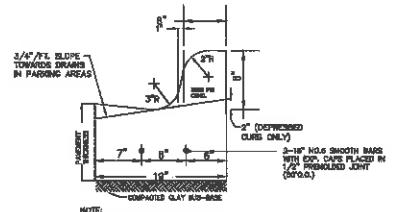
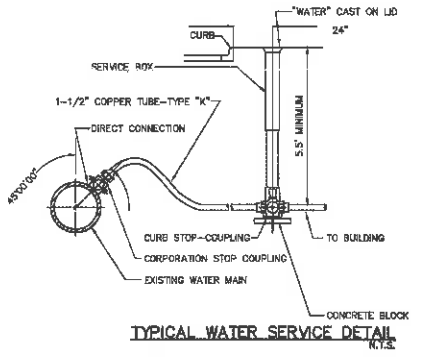
DATE	REVISIONS	
01-11-02	Original	Typical Round Catch-All
		Marathon Materials, Inc.

INSIDE PIPE DIAMETER	MAXIMUM TRENCH WIDTH AT TOP OF PIPE (W)	GRANULAR TRENCH BACKFILL CY/FT OF DEPTH (W/27)
6"	3'-2"	0.117
8"	3'-2"	0.117
10"	3'-2"	0.117
12"	3'-4"	0.12
15"	3'-6"	0.13
18"	3'-10"	0.14
21"	4'-4"	0.16
24"	4'-8"	0.17
27"	4'-11"	0.18
30"	5'-3"	0.19
33"	5'-7"	0.22
36"	5'-8"	0.23
42"	6'-11"	0.28
48"	7'-8"	0.29
54"	8'-7"	0.32

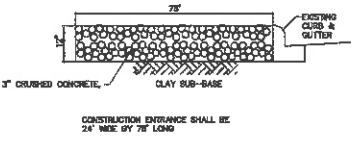
TRENCH TABLE



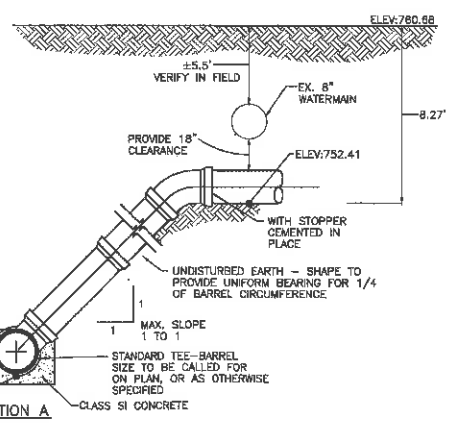
- NOTES:**
 1. CONTRACTOR TO SAWCUT FOR ALL TRENCHES (INCIDENTAL)
 2. TRENCH BACKFILL TO BE PLACED TO TOP OF EXISTING PAVEMENT
 3. REMOVAL OF BACKFILL ABOVE SUBGRADE OR PATCH IS INCIDENTAL



B-6.12 CURB & GUTTER
N.T.S.

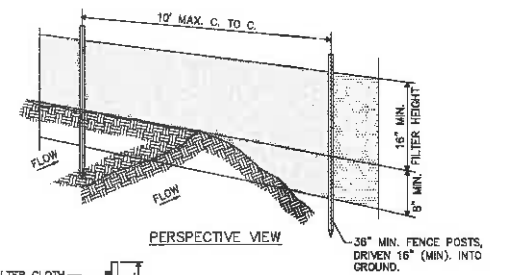


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



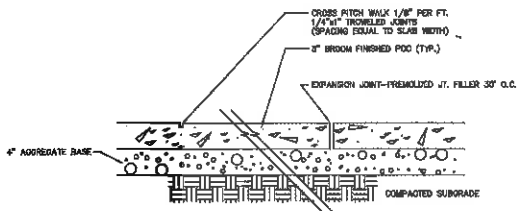
- NOTES:**
 1. THE OPEN ENDS OF LATERAL SHALL BE PROTECTED WITH POLYESTER COVER.
 2. MAXIMUM SLOPE SHALL BE USED LESS THAN 1 TO 1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
 3. STAKES SHALL BE USED IF NECESSARY TO HOLD LATERAL IN PLACE.
 4. CONCRETE ENGAGEMENT SHALL BE INCIDENTAL TO THE SERVICE.
 5. SEWER SERVICE SHALL BE LOCATED NEAR THE CENTER OF THE LOT, 10 FEET FROM THE WATER SERVICE B-BOX.

RISER FOR SANITARY SERVICE LATERAL
NOT TO SCALE



- NOTES:**
 1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER I OR U TYPE OR 2" HARDWOOD.
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N.
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE.

SILT FENCE
NOT TO SCALE



WALK SECTION
N.T.S.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: B.L.
 CHECKED BY: M.H.
 APPROVED BY: J.G.



ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
 35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152
 10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841
 FAX (312) 474-9099
 2418 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 353-6268
 FAX (217) 356-1902

RONA SPANO

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186
DETAILS
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL
 SCALE: N.T.S.
 DATE: 08/04/16
 JOB NO: 211108C
 SHEET 2 OF 2

Development Description

The Petitioner's plan shows a proposed 10 foot wide by 25 feet long concrete pad located in the north side yard along the house about 1.5 feet away from the house wall. The north side yard is about 11.5 feet wide. There is an existing chain link fence around the side and rear yards. The owner's boat and trailer are now stored on the driveway, which is about 16 feet wide.

See attached photos.

Plan Review Comments

The side yard of this house and most houses on this block were originally designed and built with minimum side yards at 10 foot wide, which negates the option of storing RV's in side yards and conforming to the 5 foot setback requirement. Storing RV's in rear yards would reduce the useable space in the rear yards, which for this house is about 40 feet deep by 75 feet wide and a setback variation would still be needed to run a driveway around to the rear yard.

The house to the north is 7214 Bayberry. Since it is on the cul-de-sac, it is setback about 38 feet further than the Dietrich house at 7218 Bayberry. It has a side yard of 15.4 feet adjacent to the 11.5 feet side yard of the Dietrich house. *See attached plat.* The result would be a somewhat awkward situation where the proposed boat storage area would be along the front yard of the neighbor's house. The impact in terms of reduced light, air, and noise would probably be slight.

Mr. Dietrich has not proposed landscaping and/or a solid fence as screening.

PZC Hearing 9.21.16

Owner John Dietrich presented his plan, which includes removing his chainlink fence in the portion of his side yard where he would store the boat. He has stored his boat in his driveway for many years from about May to October. There was no audience to testify. The PZC voted 7-0 in favor of approving the variation per the motion below.

Recommended Motion

To recommend approval to the City Council of petition PZC 2016-12 at 7218 Bayberry Lane for side yard variation for RV storage as presented based on our findings of fact in regards to the Variation Authority and Standards.

Decision Mode

Planning and Zoning Commission: September 21, 2016
Municipal Services Committee: September 26, 2016
City Council: October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	
Case No.:	P2C 2016-jr
Date Received:	8/31/16
Fee Paid:	\$360.00
Check No.:	141
Hearing Date:	9/21/16

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

PETITIONER INFORMATION

John Dietrich
Petitioner's Name

Same
Owner's Name

Same
Contact Name

Same
Address, City, State, Zip Code

7218 Bayberry Ln Darien IL 60561
Address, City, State, Zip Code

Same
Phone #

630-724-1901
Phone #

Same.
Email

None
Fax #

JRDSAD@comcast.net
Email

PROPERTY INFORMATION

7218 Bayberry Ln, Darien IL 60561
Property address

Acreage

0928114032
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

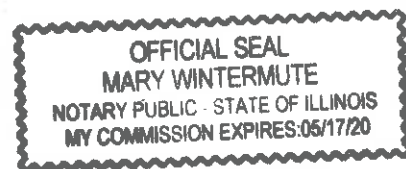
A Variance from ordinance 5A-11-3 to establish a 28'x10' parking pad on the north side of the property with a zero inch setback from the north lot line (see attached detailed request)

I, John Dietrich, 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 31 day of August, 2016.

[Signature]
Notary Public



Petition for Driveway Side Setback Variance

Homeowners: John and Sharon Dietrich

Residence: 7218 Bayberry Lane, Darien, IL 60561 (PIN 0928114032)

Ordinance: 5A-5-11: RECREATIONAL VEHICLE, TRAILERS, AND SNOW PLOW REGULATIONS

The storage and parking of trailers, tow dollies, snow plow blades, boats, boat trailers, mobile homes, travel trailers, campers, off road vehicles, personal watercraft and other recreational vehicles as defined by the Illinois vehicle code, herein referred to as recreational vehicles, shall be as follows:

- A. Storage And Parking Of Recreational Vehicles: One recreational vehicle, or one boat on a trailer, or one trailer with up to two (2) personal recreational vehicles, one trailer, one tow dolly or one snow plow blade, when not attached to a vehicle, may be stored outside an enclosed structure within a rear or interior side yard only, subject to the following:
1. Recreational vehicles may be parked within a front or corner side yard, on a driveway, under the following conditions:
 - a. For loading, unloading, cleaning, and related activities for a period not exceeding three (3) consecutive days
 3. The recreational vehicle shall not exceed thirty-five feet (35') in length and eight feet (8') in width except that boats shall not exceed twenty-five feet (25') in length and ten feet (10') in height, exclusive of antennas, masts, or other accessories.
 4. All such recreational equipment must be kept in good repair and carry a valid current year's license and/or registration.
 5. All recreational vehicles shall be parked or stored on an asphalt, concrete or other hard surface material which meets the setback requirement for driveways set forth in subsection 5A-11-3(A) 4 of this title. (Ord. 0-20-14, 7-7-2014)

Compliance Issue: The width of said residence and the position of the dwelling on the property do not allow the homeowner establish the required parking pad to abide by the ordinance of parking their boat on an interior side yard.

- The south side yard is only accessible from the front yard and contains all incoming utilities and HVAC equipment along with two sub-basement window wells.
- The north side yard has 106 inches of clearance between the north edge of the dwellings ornamental extension and the north lot line, and 135 inches from the structural north side of the garage to the north lot line
 - The homeowners boat is 102 inches in width
- The boat is required parked on a hard service with a five-foot minimum setback from the property line.
 - The minimum setback will not allow for a hard surface required to access the north side yard or to establish a parking pad
- Undue hardship to homeowner to acquire seasonal storage
 - Seasonal storage will cost homeowner \$450.00 for six month
 - Seasonal storage is only accessible during daylight hours when facility is staffed
 - Access to boat requires one hour to retrieve and an additional hour to return
 - Impact to the homeowners ability to utilizes and maintain the boat

Requested Variance: A variance from ordinance 5A-11-3 for residence at 7218 Bayberry Lane, Darien, IL 60561 to establish a 25'x10' parking pad on the north side of the property with a zero inch setback from the north lot line

- The homeowner must remove 25 feet of residential fence along the north lot line and move the gate back 25 feet.
- The homeowner must also remove or modify the ornamental extension on the north front of the garage
- The homeowner has owned a boat since purchasing the residence in Darien in January of 2006 and seasonally parked a boat on the driveway without complaint
- The current complaint stems from a homeowner on a different block who received a complaint about the parking of a motor home, then reported to the 3rd ward alderman the existence of other recreational vehicles in the area

The homeowner plans to retain grass from the front edge of the parking pad to the public sidewalk in front of the parking pad between the current driveway and the North lot line, and retain a fifteen-inch landscape bed between the North garage wall and the edge of the parking pad. These design elements will allow for proper drainage of the parking pad with no impact to surrounding dwellings.

The installation of the parking pad will not adversely, effect neighboring properties, alter the existing property, or alter the essential character of the neighborhood. Additionally the parking pad will not impact neighboring light and air supply, increase congestion or fire danger, or endanger the public.

7218 Bayberry Ln

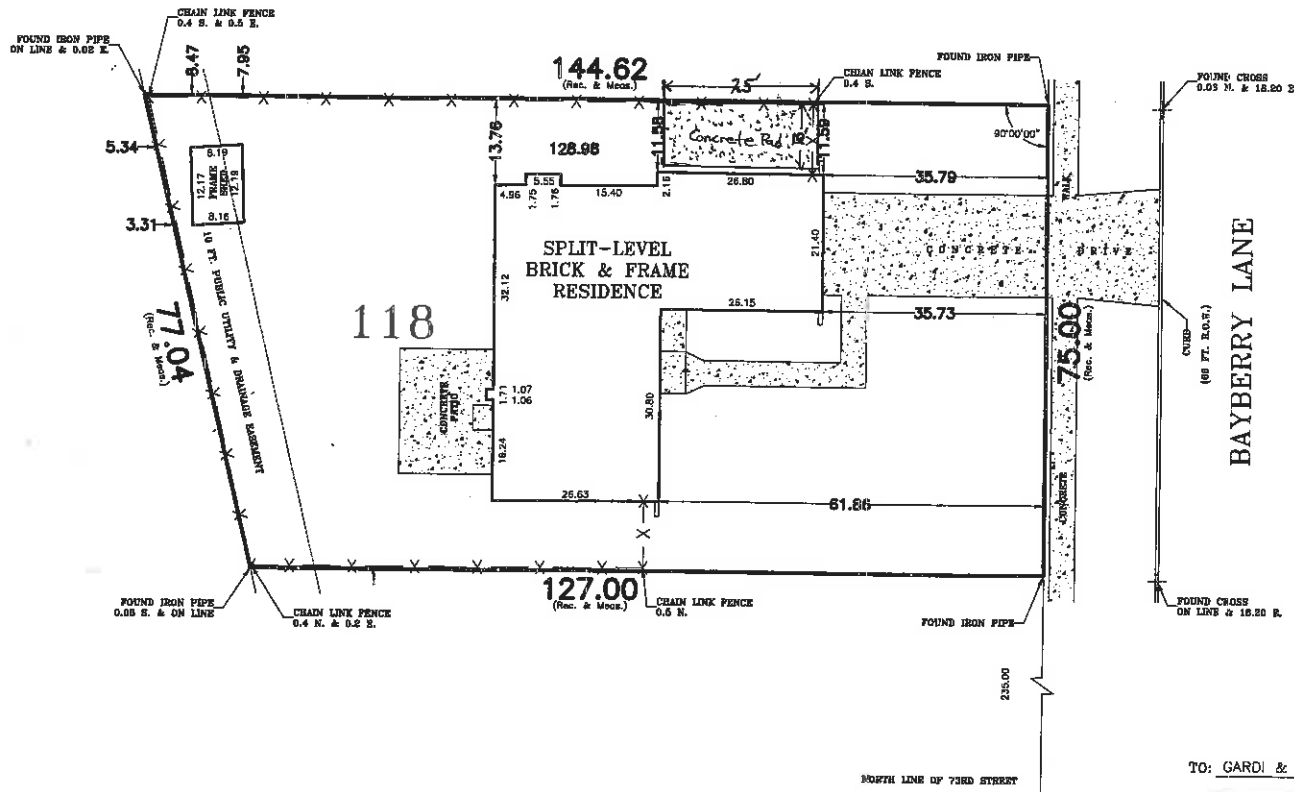
PLAT OF SURVEY

OF LOT 118 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR UNIT 7, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1975 AS DOCUMENT R75-45343, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 7218 BAYBERRY LANE, DARIEN, ILLINOIS



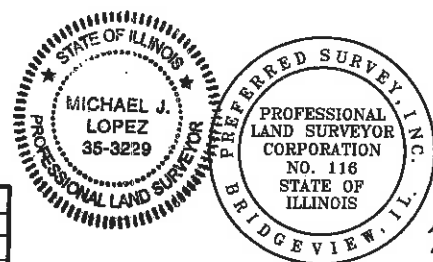
SCALE: 1"=20'



TO: GARDI & HAUGHT, LTD.

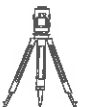
THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 118 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2006. GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

6TH DAY OF DECEMBER A.D. 2005



[Handwritten Signature]
 P.S.I. NO. 0566511

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #118
 FLD CREW CR/MM
 CAD AA



PREFERRED SURVEY, INC.
 7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
 Phone 708-458-7845 / Fax 708-458-7855

Professional Design Registration #184-002785	
Field Work Completed	12/05/05
Land Area Surveyed	10,185.8 Sq. Ft.
Drawing Revised	

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
BARR RIDGE, IL 60021
(708) 768-0880

Plat of Survey



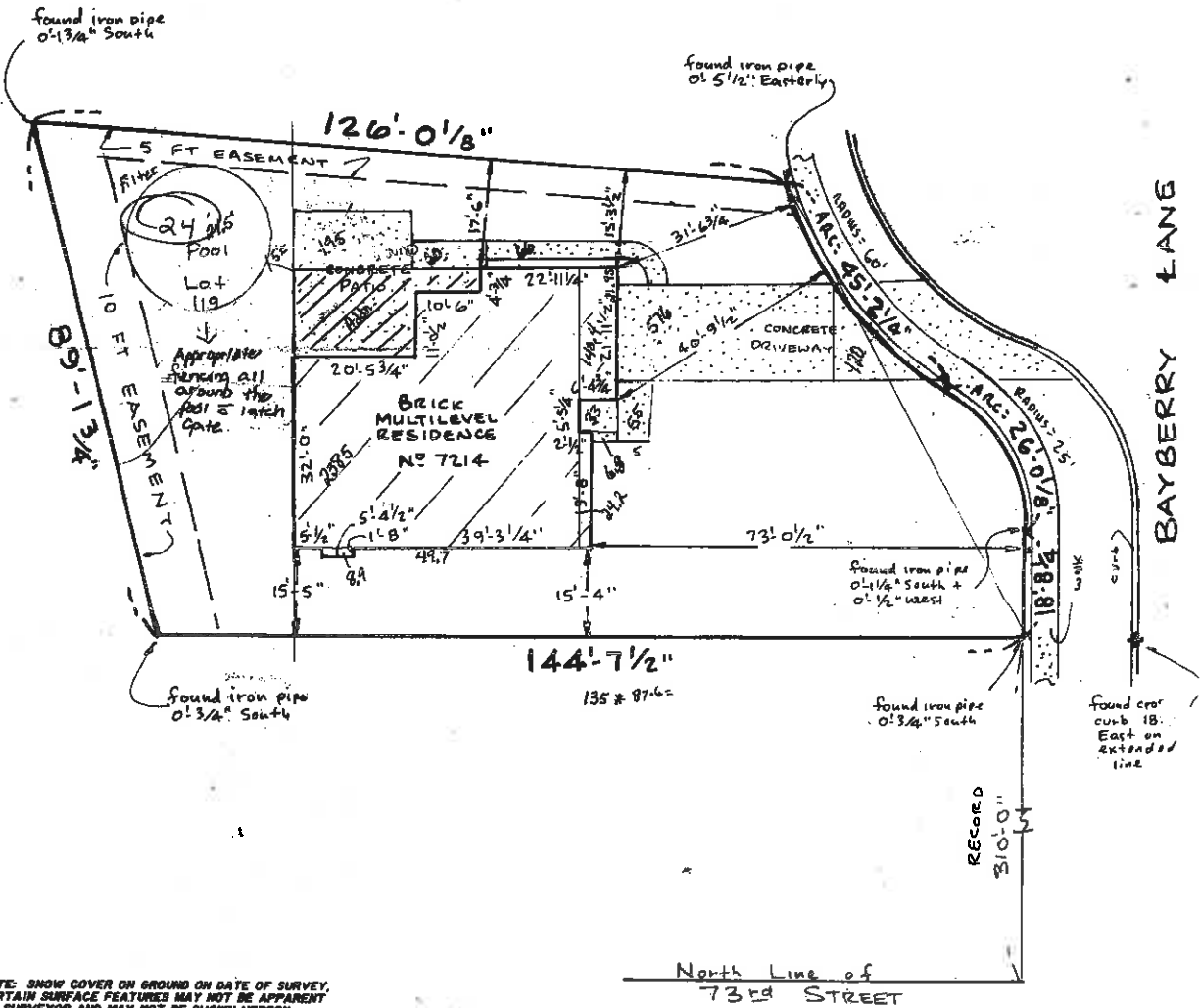
LOT 119 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR, UNIT 7, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1975, AS DOCUMENT R75-45343, IN DUPAGE COUNTY, ILLINOIS.

Planning Review
6-19-83 M.P.

- pool - include decking around the pool?
- min. 5' separation between house + pool;

new pool = $33.8 * 89.1 = 3011.4^{\#}$
 $36\% = 903.5^{\#}$

(old) pool = $452.5^{\#}$
 $50\% \text{ of } 452.5 = 226.25^{\#}$



NOTE: SNOW COVER ON GROUND ON DATE OF SURVEY. CERTAIN SURFACE FEATURES MAY NOT BE APPARENT TO SURVEYOR AND MAY NOT BE SHOWN HEREON.

- NOTES:
- Check for encroachments, building lines and other restrictions, if any; not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown hereon with:
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.



STATE OF ILLINOIS }
COUNTY OF DU PAGE }

I HEREBY CERTIFY THAT I HAVE SURVEYED PROPERTY DESCRIBED HEREON.

DATE: JANUARY 18 A.D. 1983

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO. 2478

ORDERED BY: ROBERT M. CLAES LTD
ORDER NO. 921215



7218 Bayberry Lane = Lot 118 = Lot -032

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>


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7218 Bayberry Lane - looking southwest



7218 Bayberry Lane - looking west



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

VARIATION AUTHORITY & STANDARDS

Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

Zoning Code Section 5A-2-2-3 (G): Standards

The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

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

AGENDA MEMO
Municipal Services Committee
September 26, 2016

ISSUE STATEMENT

Approval of a resolution awarding a final contract extension to Homer Tree Care, Inc in an amount not to exceed \$117,568.25, for the City's 2016/2017 Tree Trimming and Removal Program.

BACKGROUND/HISTORY

The proposed contract is the 2nd and final contract extension. The Tree Trimming and Removal Contract was awarded to Homer Tree Care on October 7, 2014, Res. No R-105-14 with two optional annual contract extensions. Homer Tree Care, Inc. has acknowledged the extension and accepts the extensions as presented.

This year's tree trimming program consists of trimming approximately 1,750 parkway trees, including Ash trees with dead limbs, approximately 68 tree removals and stump grinding. Below are the subdivisions to be trimmed:

- Farmingdale Ridge
- Farmingdale South
- Carriage Greens
- Brookridge Creek
- Rosewood
- Sawmill Creek
- Bailey Park
- Marco Court
- Villas of Carriage Greens
- Lake in the Woods Townhomes
- Norman Court
- Brookhaven Manor
- Pine Parkway
- Knottingham Circle Condos
- Regency Grove South
- Pinehurst
- Smart Oaks Glen
- Westminster Circle
- Carriage Way West

This year's program also includes contract pricing for the *Private Property Tree Trimming Program* to all the residents. The program would allow residents to have their private property trees trimmed or removed and stump grinding at the residents expense. The trimming will include removal of perished, diseased, interfering, and weak branches, as well as removal of under branches as requested. The bid included unit prices for Private Property Tree Trimming that would be paid for directly by the residents. The bid price for the Private Property tree trimming is \$70.00 per tree in the front yard and \$135.00 per tree in the back yard. The contract also includes unit pricing for private property tree removal, and stump grinding and emergency services. The contract begins on December 1, 2016 through November 30, 2017.

Private Property Tree Trimming

Tree Trimming – Front Yard	Each	\$ 70.00
Tree Trimming – Back Yard	Each	\$135.00
Tree Removal per DBH (Front)	Per Inch	\$ 27.50
Tree Removal per DBH (Back)	Per Inch	\$ 37.50
Stump Grinding – Front	Each	\$ 50.00
Stump Grinding – Back	Each	\$ 75.00

Please find labeled as Attachment A, the bid results that were opened on September 10, 2014. The proposed contract is the second and final contract extensions for 2016-17.

2016-17 City of Darien Tree Removal Schedule				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
Tree Trimming	Each	1,750	\$ 31.00	\$ 54,250.00
Tree Removal per DBH	Per Inch	1,500	\$ 18.50	\$ 27,750.00
Stump Removal	Each	120	\$ 80.00	\$ 9,600.00
EAB Removal/Restoration				\$ 20,000.00
Emergency – Storm/Hazards				\$ 15,000.00
Tree Removal/Trim Darien Town Center/Darien Lots				\$ 20,000.00
Total Budget				\$ 146,600.00
Expenditures-To-Date 15/16 Contract				\$ 29,031.75

The proposed expenditure would be expended from the following accounts:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 16/17 BUDGET	EXPENDITURE TO DATE	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4375	TREE TRIMMING	\$146,600.00	\$29,031.75	\$117,568.25	TBD

STAFF RECOMMENDATION

Staff recommends approval of a resolution awarding a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$117,568.25 for the City's 2016/17 Tree Trimming and Removal Program. Homer Tree Care has provided very satisfactory tree care services for the City in the past.

ALTERNATE DECISION

Not approving the contract extension.

DECISION MODE

This item will be placed on the October 3, 2016 City Council agenda for formal consideration.

City of Darien Parkway		Winlder's Tree & Landscaping, Inc							Homer Tree Care, Inc						
Fiscal Year		2014/2015		2015/2016		2016/2017			2014/2015		2015/2016		2016/2017		
DESCRIPTION	UNIT	PROPOSED UNITS	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	
Tree Trimming	Each	1,750	\$ 64.51	\$ 112,892.50	\$ 67.51	\$ 118,142.50	\$ 71.00	\$ 124,250.00	\$ 31.00	\$ 54,250.00	\$ 31.00	\$ 54,250.00	\$ 31.00	\$ 54,250.00	
Tree Removal per DBH	Per Inch	650	\$ 29.75	\$ 19,337.50	\$ 30.91	\$ 20,091.50	\$ 36.00	\$ 23,400.00	\$ 18.50	\$ 12,025.00	\$ 18.50	\$ 12,025.00	\$ 18.50	\$ 12,025.00	
Misc Stump Removal	Each	85	\$ 92.00	\$ 7,820.00	\$ 96.00	\$ 8,160.00	\$ 100.00	\$ 8,500.00	\$ 80.00	\$ 6,800.00	\$ 80.00	\$ 6,800.00	\$ 80.00	\$ 6,800.00	
Subtotal - Section A			\$ 186.26	\$ 140,050.00	\$ 194.42	\$ 146,394.00	\$ 207.00	\$ 156,150.00	\$129.50	\$ 73,075.00	\$129.50	\$ 73,075.00	\$129.50	\$ 73,075.00	
DESCRIPTION		UNIT	PROPOSED UNITS	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
Tree Trimming-Front Yard	Each	1	\$ 350.00	\$ 350.00	\$ 380.00	\$ 380.00	\$ 425.00	\$ 425.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	
Tree Trimming-Back Yard	Each	1	\$ 650.00	\$ 650.00	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00	\$135.00	\$ 135.00	\$135.00	\$ 135.00	\$135.00	\$ 135.00	
Tree Removal per DBH (Front)	Per Inch	1	\$ 35.00	\$ 35.00	\$ 39.00	\$ 39.00	\$ 44.00	\$ 44.00	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	
Tree Removal per DBH (Back)	Per Inch	1	\$ 97.00	\$ 97.00	\$ 100.00	\$ 100.00	\$ 110.00	\$ 110.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	
Stump Grinding-Front	Each	1	\$ 95.00	\$ 95.00	\$ 99.00	\$ 99.00	\$ 105.00	\$ 105.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	
Stump Grinding-Back	Each	1	\$ 195.00	\$ 195.00	\$ 200.00	\$ 200.00	\$ 225.00	\$ 225.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	
Subtotal - Section B			\$ 1,422.00	\$ 1,422.00	\$ 1,518.00	\$ 1,518.00	\$1,659.00	\$ 1,659.00	\$395.00	\$ 395.00	\$395.00	\$ 395.00	\$395.00	\$ 395.00	
Emergency Services		40.00	\$ 290.00	\$ 11,600.00	\$ 320.00	\$ 12,800.00	\$ 390.00	\$ 15,600.00	\$200.00	\$ 8,000.00	\$200.00	\$ 8,000.00	\$200.00	\$ 8,000.00	
TOTAL - SECTIONS A, B & C				\$ 153,072.00		\$ 160,712.00		\$ 173,409.00		\$ 81,470.00		\$ 81,470.00		\$ 81,470.00	
City of Darien Parkway		Arborworks, LLC							Groundskeeper Landscape						
Fiscal Year		2014/2015		2015/2016		2016/2017			2014/2015		2015/2016		2016/2017		
DESCRIPTION	UNIT	PROPOSED UNITS	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	
Tree Trimming	Each	1,750	\$ 67.00	\$ 117,250.00	\$ 69.00	\$ 120,750.00	\$ 71.07	\$ 124,372.50	\$ 57.14	\$ 99,995.00	\$ 58.57	\$102,497.50	\$ 60.02	\$ 105,035.00	
Tree Removal per DBH	Per Inch	650	\$ 22.50	\$ 14,625.00	\$ 23.18	\$ 15,067.00	\$ 23.88	\$ 15,522.00	\$ 28.00	\$ 18,200.00	\$ 28.70	\$ 18,655.00	\$ 29.42	\$ 19,123.00	
Misc Stump Removal	Each	85	\$ 68.00	\$ 5,780.00	\$ 70.00	\$ 5,950.00	\$ 72.01	\$ 6,120.85	\$ 90.00	\$ 7,650.00	\$ 92.00	\$ 7,820.00	\$ 94.30	\$ 8,015.50	
Subtotal - Section A			\$ 157.50	\$ 137,655.00	\$ 162.18	\$ 141,767.00	\$ 166.96	\$ 146,015.35	\$175.14	\$125,845.00	\$179.27	\$128,972.50	\$183.74	\$ 132,173.50	
DESCRIPTION		UNIT	UNITS	PRICE	TOTAL COST	PRICE	COST	PRICE	TOTAL COST	PRICE	COST	PRICE	COST	PRICE	TOTAL COST
Tree Trimming-Front Yard	Each	1	\$ 250.00	\$ 250.00	\$ 257.50	\$ 257.50	\$ 265.23	\$ 265.23	\$125.00	\$ 125.00	\$128.00	\$ 128.00	\$131.00	\$ 131.00	
Tree Trimming-Back Yard	Each	1	\$ 400.00	\$ 400.00	\$ 412.00	\$ 412.00	\$ 424.36	\$ 424.36	\$150.00	\$ 150.00	\$154.00	\$ 154.00	\$158.00	\$ 158.00	
Tree Removal per DBH (Front)	Per Inch	1	\$ 60.00	\$ 60.00	\$ 61.80	\$ 61.80	\$ 63.65	\$ 63.65	\$ 31.00	\$ 31.00	\$ 32.00	\$ 32.00	\$ 33.00	\$ 33.00	
Tree Removal per DBH (Back)	Per Inch	1	\$ 80.00	\$ 80.00	\$ 82.40	\$ 82.40	\$ 84.87	\$ 84.87	\$ 39.50	\$ 39.50	\$ 40.50	\$ 40.50	\$ 41.50	\$ 41.50	
Stump Grinding-Front	Each	1	\$ 100.00	\$ 100.00	\$ 103.00	\$ 103.00	\$ 106.09	\$ 106.09	\$120.00	\$ 120.00	\$123.00	\$ 123.00	\$126.00	\$ 126.00	
Stump Grinding-Back	Each	1	\$ 200.00	\$ 200.00	\$ 206.00	\$ 206.00	\$ 212.18	\$ 212.18	\$140.00	\$ 140.00	\$143.00	\$ 143.00	\$147.00	\$ 147.00	
Subtotal - Section B			\$ 1,090.00	\$ 1,090.00	\$ 1,122.70	\$ 1,122.70	\$1,156.38	\$ 1,156.38	\$605.50	\$ 605.50	\$620.50	\$ 620.50	\$636.50	\$ 636.50	
Emergency Services		40.00	\$ 195.00	\$ 7,800.00	\$ 199.82	\$ 7,992.80	\$ 205.81	\$ 8,232.40	\$250.00	\$ 10,000.00	\$255.00	\$ 10,200.00	\$265.00	\$ 10,600.00	
TOTAL - SECTIONS A, B & C				\$ 146,545.00		\$ 150,882.50		\$ 155,404.13		\$136,450.50		\$139,793.00		\$ 143,410.00	

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE AWARDING OF A CONTRACT
EXTENSION TO HOMER TREE CARE, INC IN AN AMOUNT NOT TO EXCEED
\$117,568.25 FOR THE CITY'S 2016/2017 TREE TRIMMING AND REMOVAL
PROGRAM**

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

SECTION 1: The City Council of the City of Darien, hereby authorizes the Mayor to award a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$117,568.25 for the City's 2016/2017 Tree Trimming and Removal Program

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 October, 2016.**

AYES: _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 3rd day of October, 2016.**

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
August 22, 2016

Item f

PRESENT: Joseph Marchese – Chairperson, Alderman Thomas Belczak, Alderman Thomas Chlystek, Alderman Tina Beilke, Dan Gombac – Director, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: None

ESTABLISH QUORUM

Chairperson Marchese called the meeting to order at 6:30 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. **Issue Statement** **Aldi's Food Market seeks approval of a final site plan and a minor PUD amendment to construct an addition onto their existing building at 2251 75th Street**

Mr. Steven Manning, City Planner reported that Aldi's plan includes a 19.35 foot wide addition along the north side of the building. He reported that they are proposing to replace the entry façade to include wider doors, more windows, a new canopy and the Food Store sign mounted on the building wall instead of on the canopy.

Chairperson Marchese stated that there will be major changes to the north side of the building and loss of parking spaces.

Alderman Chlystek questioned if additional parking spaces are needed because of the increase in capacity.

Mr. Manning reported that the request meets the minimum and that there was excess parking spaces prior.

Mr. Bob Gunderson, Civil Engineer for the petitioner introduced the Aldi team and stated that Aldi is expanding all of their stores with approximately 3,300 square feet of retail space. Mr. Gunderson stated that they reconfigured the parking at 402 parking stalls per 1,000 square feet which is more than ample amount of parking and a net reduction of 2,200 square feet of green space.

Mr. Gunderson displayed boards of the site as well as photos of the canopy and signage. He stated that there will be ADA parking east of the doors as well as along the east side.

Alderman Chlystek questioned the deliveries and pulling into the southwest corner of the building.

Mr. Gunderson stated that the deliveries arrive between 7:00 - 8:00 a.m. when no one is around. He also stated that they anticipate a spring construction and that some of the time they will be open. He further stated that their goal is do the exterior and then close January first for approximately five weeks.

Mr. Manning reported that Darien Towne Center has islands and trees and that Aldi does not.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to recommend approval to the City Council of the Site Plan Review and Minor PUD amendment to Ordinance 0-16-93 and 0-18-03 for the Aldi's Food Store at 2251 75th Street to be in substantial conformance with the plans as presented.

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

Chairperson Marchese announced that this would be forwarded to the City Council for approval on September 6, 2016.

b. Issue Statement Review Study Results Mid-Block Crosswalk on Clarendon Hills Rd between 67th Street and Plainfield Road

Mr. Dan Gombac, Director reported that a study was done for the Mid-Block Crosswalk on Clarendon Hills Road to determine if a crosswalk was warranted for residents wishing to reach Community Park. He reported that the crosswalk on Clarendon Hills Road is not warranted but that the appropriate area for a crosswalk was recommended to be installed at Roger Road.

Mr. Gombac reported that the recommendation is contingent upon the installation of several supplemental measures that will increase pedestrian safety, improve visibility of the crossing to motorists, calm traffic speeds and draw pedestrians to the crosswalk instead of crossing Clarendon Hills Road at unmarked locations. He further stated that there are some drainage issues which need to be addressed.

Chairperson Marchese suggested adding this to a goal setting session and look at the need to improve the ditches and sidewalks on the east side. He stated that he would like to see this done correctly.

Alderman Chlystek stated that approximately 30% of the sidewalks need to be replaced.

Mr. Gombac reported that staff will look at the ditch project catalog and possibly push this up.

Alderman Belczak stated that it's a good idea but needs a plan.

Alderman Chlystek stated that that area has a lot of traffic.

Mr. Gombac stated that the majority of the pedestrian traffic is during rush hour. He stated that there are no real speeding issues.

Alderman Tina Beilke stated that she was disappointed in the findings. She questioned the distance of Rodgers Road from Plainfield Road. Alderman Beilke stated that the idea is to not have to cross at Plainfield Road.

Chairperson Marchese stated that this should be discussed at a goal setting session to come up with a plan.

- c. **Resolution** **Approval to accept the unit price proposal from Acres Group for the purchase and installation of the 50/50 Parkway Tree Program and the Parkway Tree Replacement Program in an amount not to exceed \$70,500.00**

Mr. Dan Gombac, Director reported that the 2016 Tree Planting Program includes the City and resident 50/50 Parkway Tree Planting Program and Storm, Ash Tree and Project related replacement and 75th Street planting. He reported that pricing has gone down 20%.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve A RESOLUTION AUTHORIZING THE MAYOR AND TO ACCEPT THE UNIT PRICE PROPOSAL FROM ACRES GROUP FOR THE PURCHASE AND INSTALLATION OF THE 50/50 PARKWAY TREE PROGRAM AND THE PARKWAY TREE REPLACEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$70,500.00.

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

- d. **Resolution** **Approval of a resolution accepting a proposal from Midwest Office Interiors to replace the City Council chairs, conference room chairs, and task chairs in City Hall in an amount not to exceed \$11,090.50**

Mr. Dan Gombac reported that the proposed chairs would be replacing the office task chairs, conference room chairs and City Council member chairs. He reported that this is over budget approximately \$3,400 but that there is money in the contingency fund.

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

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to approve A RESOLUTION AUTHORIZING THE MAYOR AND TO ACCEPT A PROPOSAL FROM MIDWEST OFFICE INTERIORS TO REPLACE THE CITY COUNCIL CHAIRS, CONFERENCE ROOM CHAIRS AND TASK CHAIRS IN CITY HALL IN AN AMOUNT NOT TO EXCEED \$11,090.50.

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

- e. **Resolution** **Approval of a resolution authorizing the purchase of one new 2017 Ford F350 XL 4x2, cab and chassis from Landmark Ford in the amount of \$39,169.00**

Mr. Dan Gombac, Director reported that the new truck is to be utilized primarily for material hauling, snow plowing, and deicing for the street division. He reported that the truck is replacing a 2003 GMC, Model 500 with 41,204 miles. He stated that the truck is rusted and faded.

Mr. Gombac reported that the new truck is heavier and that the old truck will go into surplus.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve A RESOLUTION AUTHORIZING THE MAYOR AND TO ACCEPT A PROPOSAL FROM LANDMARK FORD FOR THE PURCHASE OF ONE NEW 2017 FORD F350 XL 4X2, CAB AND CHASSIS IN THE AMOUNT OF \$39,169.00.

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

- f. Resolution Approval of a resolution authorizing the purchase of a service body equipment package, lighting accessories, and hydraulic controls for the 2017 Ford F350 XL 4x2, cab and chassis, Unit 404 in the amount of \$37,139.00**

Mr. Dan Gombac, Director reported that this is the equipment pack for the 2017 Ford F350 XL 4x2 cab and chassis Unit 404.

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

Alderman Belczak made a motion and it was seconded by Alderman Chlystek to approve A RESOLUTION AUTHORIZING THE MAYOR AND TO ACCEPT A PROPOSAL FROM HENDERSON PRODUCTS FOR THE PURCHASE OF A SERVICE BODY EQUIPMENT PACKAGE, LIGHTING ACCESSORIES, AND HYDRAULIC CONTROLS FOR THE 2017 FORD F350 XL 4X2, CAB AND CHASSIS IN THE AMOUNT OF \$37,139.

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

- g. Minutes July 18, 2016 Municipal Services Committee**

Alderman Chlystek made a motion and it was seconded by Alderman Belczak to approve the July 28, 2016 Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Tom Zikerlilly, Darien and his wife stated that they were before the Committee to discuss water issues on their property. Mr. Zikerlilly stated he has lived in the home for last 39 years and that over the last year they have experience overflow drainage into their back yard. He stated that they believe that the basin in the northwest corner is not taking the water.

Mr. Gombac stated that he will visit the site and take a look at the issue.

Mr. Gombac reported that the decorative light project is completed and that the sod will be completed by September 1st. He reported that the Speedway cross easement proposal is dead due to Walgreen's not agreeing.

Mr. Gombac reported that Plainfield Road is moving along and that there will be an extra \$20,000 spent due to an invoice. He reported that the project may be over budget by approximately \$6,000.

Mr. Gombac reported that engineering was completed for the Water Treatment Facility and that the Lion's Club Board of Director's has pursued moving forward. He reported that the City has offered the Lion's temporary storage.

Mr. Gombac reported that the City will be using door hangers for code violations.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, September 26, 2016 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Chlystek made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:03 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Thomas Belczak
Alderman

Thomas Chlystek
Alderman