AGENDA
****RESCHEDULED MEETING****
Municipal Services Committee
March 3, 2025
6:15 P.M. – Council Chambers

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **Old Business**
4. **New Business**

   a. **Resolution** – Authorizing the Mayor to enter into a contract with Schroeder Asphalt Services, Inc., for the 2025 Street Program as per the following schedule of pricing, pending 2025/26 Budget approval; Base bid -$1,367,166.34; Alternate 1 - $82,500.00; Alternate 2 - $27,024.41; Alternate 3 – patching $150,301.48; Contingency of $75,000.00 for Alternates 2 and 3; for a total amount not to exceed $1,701,992.23.

   b. **Resolution** - Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien's 2025 Road Maintenance Contract with Schroeder Asphalt Services Inc., as per the contract unit pricing and a contingency in an amount not to exceed$252,325.89.

   c. **Resolution** – Authorizing the Mayor to execute a contract with SKC Construction, Inc. in an amount not to exceed $114,310 for the 2025 Crack Fill Program.

   d. **Motion** - Authorizing a contingency in the amount of $3,000 for unforeseen work that may be required for the Crack Fill Program.

   e. **Resolution** – Accepting a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed $410,318.

   f. **Motion** - Authorizing a contingency in the amount of $10,000 for unforeseen repairs related to the roof refurbishment.

   g. **PZC2025-01** – 7409 Cass Avenue – Indvestia Darien, LLC - A petition for a one-year extension of time for a special use permit and variations for the construction of a quick service drive-through eating establishment offering retail food items for consumption. The Property is located within the B-2 Community Shopping Center Business District.

   h. **PZC2025-03** – 2305 Sokol Court – Level Development, LLC - A petition for a Minor Planned Unit Development (PUD) Amendment, to allow for the conversion of two existing model units for a 68-unit apartment complex, for a total unit count of 70 units. No new construction or site changes are proposed. The Property is zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

   i. **Minutes – January 27, 2025** Municipal Services Committee

5. **Director's Report**
6. **Next scheduled meeting – March 24, 2025**
7. **Adjournment**

AGENDA MEMO
Municipal Services Committee
March 3, 2025

ISSUE STATEMENT

Approval of a **resolution** authorizing the Mayor to enter into a contract with Schroeder Asphalt Services, Inc., for the 2025 Street Program as per the following schedule of pricing, pending 2025/26 Budget approval.

Base Bid	$1,367,166.34
Alternate 1- Patching	$ 82,500.00
Alternate 2 – DWFD parking lot	$ 27,024.41
Alternate 3 – DWFD parking lot	$ 150,301.48
Contingency for Alternates 2 & 3	$ 75,000.00
Total Cost	$1,701,992.23

BACKGROUND/HISTORY

This year's 2025 Street Maintenance Program includes 4.98 miles to be resurfaced. Typically the City averages approximately 5 miles of resurfacing per year. This year's program includes the following,

2025 Road Program Schedule

STREET	SUBDIVISION/LIMIT	ROAD LENGTH (linear ft.)
Iris Road	Crest Road - High Road	1240
Eleanor Place	74th Street - Elm Street	440
74th Place	Route 83 - Eleanor Place	1000
High Ridge Court	Richmond Avenue – Cul-De-Sac	652
Richmond Avenue	67th Street - North Limit	629
Trenton Lane	67th Street - Albany Lane	530
Albany Lane	Trenton Lane - Richmond Avenue	350
Bentley Avenue	72nd Street - 69th Street	1860
Maple Lane	Clarendon Hills Rd -Richmond Ave	2840
Maple Lane Cul- De-Sac 1	Maple Lane Cul-De-Sac - Limit	160
Maple Lane Cul- De-Sac 2	Maple Lane Cul-De-Sac - Limit	160
Country Lane	Plainfield Road - 75th Street	1200
Concord Place	Cass Avenue - East Limit	600
Chalet Drive	Concord Place - Concord Place	600
Bayberry Lane	Exner Road - Cul-De-Sac	1200
Walden Lane	71st Street - Exner Road	1320
Drover Lane	Burgess Lane - Parkview Drive	4000
Brewer Road	Grandview Lane - Alden Lane	2160
Ailsworth Drive	Beller Drive - Cul-De-Sac	1420
Ailsworth Court	Ailsworth Drive - Cul-De-Sac	600
Creekside Lane	Kearney Road - Cul-De-Sac	2700
Kentwood Court	Creekside Lane - Cul-De-Sac	650
Alternate 1	1,500 Square Yards of Patching	N/A
7550 Lyman Avenue - Alternate 2	Darien-Woodridge Fire Protection District Parking Lot	N/A
8687 Lemont Road - Alternate 3	Darien-Woodridge Fire Protection District Parking Lot	N/A
	TOTAL (FT)	26,311
	TOTAL MILES	4.98

Base Bid - Includes the proposed schedule as listed above.

Alternate 1 - Patching $82,500.00 – Includes the removal and replacement of road base throughout the City due to failing base.

***Alternate 2 -** Includes the resurfacing of the Darien-Woodridge Fire Protection District Parking Lot at 7550 Lyman Avenue $27,024.41.

***Alternate 3 -** Includes the resurfacing of the Darien-Woodridge Fire Protection District Parking Lot at 8687 Lemont Road $150,301.48.

*__Contingency__ of $75,000.00 for Alternates 2 and 3

*A separate IGA Agenda memo will be entertained.

Sealed bids were opened on Tuesday, January 24, 2025. A summary of the five (5) bids received is attached and labeled as **Attachment A**. The lowest responsive bid for the **Base Bid** was Schroeder Asphalt Services, Inc., in the amount of $1,367,166.34. With the **Base Bid, Alternate 1, 2 and 3** and a $75,000.00 contingency for Alternates 2 and 3, Schroeder Asphalt Services, Inc., is the awarded responsive bidder, pending budget approval: $1,701,992.23.

The proposed 2025 Road Program would be funded from the following line item:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25-26 BUDGET	PROPOSED EXPENDITURE
25-35-4855	Street Reconstruction/Rehab 2025 City Street Maintenance Program	$1,869,624.00	$1,367,166.34
25-35-4855	Alternate 1 - Patching		$ 82,500.00
25-35-4855	Alternate 2 - Darien-Woodridge Fire Protection District Parking Lot – 7550 Lyman Ave		$ 27,024.41
25-35-4855	Alternate 3 - Darien-Woodridge Fire Protection District Parking Lot – 8687 Lemont Rd		$ 150,301.48
25-35-4855	Contingency for Alternates 2 & 3		$ 75,000.00
	TOTAL COSTS		$1,701,992.23

STAFF RECOMMENDATION

Staff and Christopher B. Burke Engineering recommends awarding the base bid and alternates to Schroeder Asphalt Services, Inc., for the 2025 Street Program contract in the amount not to exceed, $1701,992.23. In the past, Schroeder Asphalt Services, Inc., has completed very satisfactory work for the City. Attached and labeled as **Attachment B** is a recommendation to award letter from Christopher B. Burke Engineering.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

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

MEMO

CHRISTOPHER B. BURKE ENGINEERING, LTD.

CITY OF DARIEN
2025 ROAD PROGRAM
(CBBEL PROJECT NO. 24-0640)
BID TABULATION
DATE: January 21, 2025 @ 10am

BASE BID

NUMBER	ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE UNIT COST	ENGINEER'S ESTIMATE TOTAL COST	SCHROEDER ASPHALT SERVICES, INC. UNIT COST	SCHROEDER ASPHALT SERVICES, INC. TOTAL COST	BUILDERS PAVING, LLC UNIT COST	BUILDERS PAVING, LLC TOTAL COST	M&J ASPHALT PAVING COMPANY, INC. UNIT COST	M&J ASPHALT PAVING COMPANY, INC. TOTAL COST	BROTHERS ASPHALT PAVING, INC. UNIT COST	BROTHERS ASPHALT PAVING, INC. TOTAL COST	LINDAHL BROS, INC. UNIT COST	LINDAHL BROS, INC. TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	2629	$ 1.50	$ 3,943.50	$ 0.40	$ 1,051.60	$ 2.00	$ 5,258.00	$ 2.15	$ 5,652.35	$ 1.00	$ 2,629.00	$ 1.40	$ 3,680.60
35800200	AGGREGATE BASE REPAIR	TON	139	$ 23.50	$ 3,266.50	$ 21.00	$ 2,919.00	$ 55.00	$ 7,645.00	$ 20.00	$ 2,780.00	$ 25.00	$ 3,475.00	$ 23.50	$ 3,266.50
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	45	$ 24.00	$ 1,080.00	$ 21.00	$ 945.00	$ 33.00	$ 1,485.00	$ 20.00	$ 900.00	$ 20.00	$ 900.00	$ 23.50	$ 1,057.50
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	77440	$ 0.10	$ 7,744.00	$ 0.01	$ 774.40	$ 0.01	$ 774.40	$ 0.01	$ 774.40	$ 0.20	$ 15,488.00	$ 0.01	$ 774.40
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3502	$ 125.00	$ 437,750.00	$ 108.00	$ 378,216.00	$ 96.00	$ 336,192.00	$ 110.00	$ 385,220.00	$ 105.00	$ 367,710.00	$ 117.75	$ 412,360.50
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	405	$ 93.00	$ 37,665.00	$ 85.00	$ 34,425.00	$ 72.00	$ 29,160.00	$ 92.00	$ 37,260.00	$ 108.00	$ 43,740.00	$ 85.00	$ 34,425.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	7238	$ 95.00	$ 687,610.00	$ 87.00	$ 629,706.00	$ 72.25	$ 522,945.50	$ 94.00	$ 680,372.00	$ 92.00	$ 665,896.00	$ 89.25	$ 645,991.50
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	79369	$ 2.90	$ 230,170.10	$ 2.80	$ 222,233.20	$ 4.70	$ 373,034.30	$ 2.40	$ 190,485.60	$ 3.25	$ 257,949.25	$ 3.50	$ 277,791.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	2761	$ 4.50	$ 12,424.50	$ 3.00	$ 8,283.00	$ 5.25	$ 14,495.25	$ 5.00	$ 13,805.00	$ 3.50	$ 9,663.50	$ 5.75	$ 15,875.75
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597	$ 40.00	$ 23,880.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597	$ 40.00	$ 23,880.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597	$ 38.00	$ 22,686.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597	$ 38.00	$ 22,686.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	631	$ 2.50	$ 1,577.50	$ 0.01	$ 6.31	$ 2.70	$ 1,703.70	$ 4.00	$ 2,524.00	$ 5.00	$ 3,155.00	$ 2.00	$ 1,262.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	316	$ 3.00	$ 948.00	$ 0.01	$ 3.16	$ 0.01	$ 3.16	$ 6.00	$ 1,896.00	$ 3.00	$ 948.00	$ 2.00	$ 632.00
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	37	$ 15.00	$ 555.00	$ 9.63	$ 356.31	$ 10.00	$ 370.00	$ 9.40	$ 347.80	$ 15.00	$ 555.00	$ 14.00	$ 518.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	216	$ 1.50	$ 324.00	$ 1.71	$ 369.36	$ 1.50	$ 324.00	$ 2.40	$ 518.40	$ 2.14	$ 462.24	$ 2.00	$ 432.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	78	$ 2.85	$ 222.30	$ 2.40	$ 187.20	$ 2.00	$ 156.00	$ 3.00	$ 234.00	$ 3.21	$ 250.38	$ 3.00	$ 234.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	444	$ 10.50	$ 4,662.00	$ 10.70	$ 4,750.80	$ 8.00	$ 3,552.00	$ 11.25	$ 4,995.00	$ 12.31	$ 5,465.64	$ 11.50	$ 5,106.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	9	$ 950.00	$ 8,550.00	$ 700.00	$ 6,300.00	$ 925.00	$ 8,325.00	$ 1,000.00	$ 9,000.00	$ 800.00	$ 7,200.00	$ 1,000.00	$ 9,000.00
*NA	SPEED HUMP	EACH	1	$ 10,500.00	$ 10,500.00	$ 5,000.00	$ 5,000.00	$ 3,500.69	$ 3,500.69	$ 5,700.00	$ 5,700.00	$ 7,500.00	$ 7,500.00	$ 15,000.00	$ 15,000.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 1,542,124.40	TOTAL =	$ 1,367,166.34	TOTAL =	$ 1,356,684.00	TOTAL =	$ 1,409,328.55	TOTAL =	$ 1,500,447.01	TOTAL =	$ 1,546,807.25

ALTERNATE 1 - MISCELLANEOUS PATCHING

NUMBER	ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE UNIT COST	ENGINEER'S ESTIMATE TOTAL COST	SCHROEDER ASPHALT SERVICES, INC. UNIT COST	SCHROEDER ASPHALT SERVICES, INC. TOTAL COST	BUILDERS PAVING, LLC UNIT COST	BUILDERS PAVING, LLC TOTAL COST	M&J ASPHALT PAVING COMPANY, INC. UNIT COST	M&J ASPHALT PAVING COMPANY, INC. TOTAL COST	BROTHERS ASPHALT PAVING, INC. UNIT COST	BROTHERS ASPHALT PAVING, INC. TOTAL COST	LINDAHL BROS, INC. UNIT COST	LINDAHL BROS, INC. TOTAL COST
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	$ 65.00	$ 97,500.00	$ 55.00	$ 82,500.00	$ 75.00	$ 112,500.00	$ 70.25	$ 105,375.00	$ 60.00	$ 90,000.00	$ 70.25	$ 105,375.00
*INDICATES SPECIAL PROVISION			TOTAL =	TOTAL =	$ 97,500.00	TOTAL =	$ 82,500.00	TOTAL =	$ 112,500.00	TOTAL =	$ 105,375.00	TOTAL =	$ 90,000.00	TOTAL =	$ 105,375.00

ALTERNATE 2 - DARIEN-WOODRIDGE FIRE DEPT. PARKING LOT (8687 LEMONT ROAD)

NUMBER	ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE UNIT COST	ENGINEER'S ESTIMATE TOTAL COST	SCHROEDER ASPHALT SERVICES, INC. UNIT COST	SCHROEDER ASPHALT SERVICES, INC. TOTAL COST	BUILDERS PAVING, LLC UNIT COST	BUILDERS PAVING, LLC TOTAL COST	M&J ASPHALT PAVING COMPANY, INC. UNIT COST	M&J ASPHALT PAVING COMPANY, INC. TOTAL COST	BROTHERS ASPHALT PAVING, INC. UNIT COST	BROTHERS ASPHALT PAVING, INC. TOTAL COST	LINDAHL BROS, INC. UNIT COST	LINDAHL BROS, INC. TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	950	$ 1.50	$ 1,425.00	$ 0.40	$ 380.00	$ 3.00	$ 2,850.00	$ 6.00	$ 5,700.00	$ 1.00	$ 950.00	$ 1.95	$ 1,852.50
35800200	AGGREGATE BASE REPAIR	TON	50	$ 23.50	$ 1,175.00	$ 21.00	$ 1,050.00	$ 55.00	$ 2,750.00	$ 20.00	$ 1,000.00	$ 25.00	$ 1,250.00	$ 23.50	$ 1,175.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	$ 24.00	$ 480.00	$ 21.00	$ 420.00	$ 35.00	$ 700.00	$ 20.00	$ 400.00	$ 20.00	$ 400.00	$ 23.50	$ 470.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	941	$ 0.10	$ 94.10	0.01	$ 9.41	$ 0.10	$ 94.10	$ 0.01	$ 9.41	$ 0.20	$ 188.20	$ 0.01	$ 9.41
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	147	$ 93.00	$ 13,671.00	$ 85.00	$ 12,495.00	$ 105.00	$ 15,435.00	$ 118.00	$ 17,346.00	$ 108.00	$ 15,876.00	$ 152.00	$ 22,344.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	88	$ 95.00	$ 8,360.00	$ 87.00	$ 7,656.00	$ 138.00	$ 12,144.00	$ 128.00	$ 11,264.00	$ 92.00	$ 8,096.00	$ 157.00	$ 13,816.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	998	$ 4.50	$ 4,491.00	$ 3.00	$ 2,994.00	$ 11.50	$ 11,477.00	$ 10.00	$ 9,980.00	$ 3.50	$ 3,493.00	$ 13.75	$ 13,722.50
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	8	$ 40.00	$ 320.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	8	$ 40.00	$ 320.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	8	$ 38.00	$ 304.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	8	$ 38.00	$ 304.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	4	$ 15.00	$ 60.00	$ 10.00	$ 40.00	$ 25.00	$ 100.00	$ 10.00	$ 40.00	$ 53.50	$ 214.00	$ 50.00	$ 200.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	200	$ 1.35	$ 270.00	$ 3.50	$ 700.00	$ 2.00	$ 400.00	$ 5.00	$ 1,000.00	$ 6.42	$ 1,284.00	$ 6.00	$ 1,200.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 31,274.10	TOTAL =	$ 27,024.41	TOTAL =	$ 47,870.10	TOTAL =	$ 49,939.41	TOTAL =	$ 33,191.20	TOTAL =	$ 57,765.41

ALTERNATE 3 - DARIEN-WOODRIDGE FIRE DEPT. PARKING LOT (7550 LYMAN AVENUE)

NUMBER	ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE UNIT COST	ENGINEER'S ESTIMATE TOTAL COST	SCHROEDER ASPHALT SERVICES, INC. UNIT COST	SCHROEDER ASPHALT SERVICES, INC. TOTAL COST	BUILDERS PAVING, LLC UNIT COST	BUILDERS PAVING, LLC TOTAL COST	M&J ASPHALT PAVING COMPANY, INC. UNIT COST	M&J ASPHALT PAVING COMPANY, INC. TOTAL COST	BROTHERS ASPHALT PAVING, INC. UNIT COST	BROTHERS ASPHALT PAVING, INC. TOTAL COST	LINDAHL BROS, INC. UNIT COST	LINDAHL BROS, INC. TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	5200	$ 1.50	$ 7,800.00	$ 0.40	$ 2,080.00	$ 2.25	$ 11,700.00	$ 2.00	$ 10,400.00	$ 1.00	$ 5,200.00	$ 1.75	$ 9,100.00
35800200	AGGREGATE BASE REPAIR	TON	273	$ 23.50	$ 6,415.50	$ 21.00	$ 5,733.00	$ 55.00	$ 15,015.00	$ 20.00	$ 5,460.00	$ 25.00	$ 6,825.00	$ 23.50	$ 6,415.50
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	$ 24.00	$ 480.00	$ 21.00	$ 420.00	$ 35.00	$ 700.00	$ 20.00	$ 400.00	$ 20.00	$ 400.00	$ 23.50	$ 470.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5148	$ 0.10	$ 514.80	$ 0.01	$ 51.48	$ 0.10	$ 514.80	$ 0.01	$ 51.48	$ 0.20	$ 1,029.60	$ 0.01	$ 51.48
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	801	$ 93.00	$ 74,493.00	$ 85.00	$ 68,085.00	$ 75.50	$ 60,475.50	$ 94.00	$ 75,294.00	$ 108.00	$ 86,508.00	$ 97.50	$ 78,097.50
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	481	$ 95.00	$ 45,695.00	$ 87.00	$ 41,847.00	$ 87.50	$ 42,087.50	$ 99.00	$ 47,619.00	$ 92.00	$ 44,252.00	$ 102.50	$ 49,302.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5460	$ 4.50	$ 24,570.00	$ 3.50	$ 19,110.00	$ 7.65	$ 41,769.00	$ 5.25	$ 28,665.00	$ 3.50	$ 19,110.00	$ 8.50	$ 46,410.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	40	$ 40.00	$ 1,600.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	40	$ 40.00	$ 1,600.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	40	$ 38.00	$ 1,520.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	40	$ 38.00	$ 1,520.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10	$ 15.00	$ 150.00	$ 10.00	$ 100.00	$ 4.00	$ 40.00	$ 10.00	$ 100.00	$ 32.10	$ 321.00	$ 30.00	$ 300.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	1650	$ 1.35	$ 2,227.50	$ 3.50	$ 5,775.00	$ 0.35	$ 577.50	$ 1.80	$ 2,970.00	$ 1.07	$ 1,765.50	$ 1.00	$ 1,650.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	1	$ 950.00	$ 950.00	$ 700.00	$ 700.00	$ 925.70	$ 925.70	$ 1,000.00	$ 1,000.00	$ 800.00	$ 800.00	$ 1,000.00	$ 1,000.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 169,535.80	TOTAL =	$ 150,301.48	TOTAL =	$ 183,405.00	TOTAL =	$ 179,959.48	TOTAL =	$ 173,411.10	TOTAL =	$ 203,996.98

MEMO

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

February 3, 2025

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

Attention: Dan Gombac

Subject: City of Darien – 2025 Road Program
(CBBEL Project No. 24-0640)

Dear Mr. Gombac:

On Tuesday, January 21st, 2025, at 10:00 a.m., bids were received at the City of Darien City Hall for the 2025 Road Program. There were five (5) bids received for this project. Below is our engineer's estimate and bid results. I have attached the complete bid results separately. The low bid is in **bold**.

Company Name	Base Bid (As Read)	Alternate 1 Bid	Alternate 2 Bid	Alternate 3 Bid	Bid Bond
Engineer's Estimate	$1,542,124.40	$97,500.00	$31,274.10	$169,535.80	✓
SCHROEDER ASPHALT SERVICES, INC.	**$1,367,166.34**	**$82,500.00**	**$27,024.41**	**$150,301.48**	✓
BUILDERS PAVING, LLC	$1,356,684.00	$27,024.41	$47,870.10	$183,405.00	✓
M&J ASPHALT PAVING COMPANY, INC.	$1,409,328.55	$47,870.10	$49,939.41	$179,959.48	✓
BROTHERS ASPHALT PAVING, INC.	$1,500,447.01	$49,939.41	$33,191.20	$173,411.10	✓
LINDAHL BROTHERS, INC.	$1,546,807.25	$57,765.41	$57,765.41	$203,996.98	✓

Schroeder Asphalt Services, Inc. was the low qualified bidder for the total project in the amount of $1,626,992.23 for the Base Bid and all Alternate Bids. Schroeder Asphalt Services, Inc. has performed satisfactory work with the City in the past and CBBEL believes their bid to be in order. Therefore, based on the City's budget, the City suggests accepting Schroeder Asphalt Services, Inc.'s bid for the Base Bid and all Alternate Bids.

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

Sincerely,

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

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

N:\DARIEN\240640\Admin\L1.BidResults_020325.doc

MEMO

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SCHROEDER ASPHALT SERVICES, INC., FOR THE 2025 STREET PROGRAM AS PER THE FOLLOWING SCHEDULE OF PRICING; BASE BID - $1,367,166.34; ALTERNATE 1 – PATCHING-$82,500.00; ALTERNATE 2 – RESURFACING OF THE DARIEN-WOODRIDGE FIRE PROTECTION DISTRICT PARKING LOT AT 7550 LYMAN AVE. - $27,024.41; ALTERNATE 3 – RESURFACING OF THE DARIEN-WOODRIDGE FIRE PROTECTION DISTRICT PARKING LOT AT 8687 LEMONT RD. - $150,301.48; CONTINGENCY OF $75,000 FOR ALTERNATES 2 AND 3; TOTAL COST NOT TO EXCEED $1,701,992.23

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

SECTION 1: The City Council of the City of Darien hereby authorizes the Mayor to enter into a contract with Schroeder Asphalt Services, Inc., for the 2025 Street Program as per the following schedule of pricing; Base Bid - $1,367,166.34; Alternate 1 – Patching - $82,500.00; Alternate 2 – resurfacing of the Darien-Woodridge Fire Protection District Parking Lot at 7550 Lyman Ave. - $27,024.41; Alternate 3 – resurfacing of the Darien-Woodridge Fire Protection District Parking Lot at 8687 Lemont Rd.-$150,301.48; Contingency of $75,000 for Alternates 2 and 3; Total Cost not to exceed $1,701,992.23, a copy of which is attached hereto as "**Exhibit A**".

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS this 3rd day of March, 2025.

_____
JOSEPH MARCHESE, MAYOR

ATTEST:

_____
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

RES

Illinois Department of Transportation

Local Public Agency Formal Contract

Contractor's Name: Schroeder Asphalt Services, Inc.

Contractor's Address: P.O. Box 831 | City: Huntley | State: IL | Zip Code: 60142

STATE OF ILLINOIS

Local Public Agency: City of Darien | County: DuPage | Section Number: N/A

Street Name/Road Name: Various (2025 Road Program) | Type of Funds: Local

☒ CONTRACT BOND (when required)

NOT AN IDOT PROJECT

Local Public Agency	Local Street/Road Name	County	Section Number
City of Darien	Various (2025 Road Program)	DuPage	

1. THIS AGREEMENT, made and concluded the _____ (Day) day of _____ (Month and Year) between the _____ (Local Public Agency Type) of _____ (Local Public Agency), known as the party of the first part, and Schroeder Asphalt Services, Inc. (Contractor), its successor, and assigns, known as the party of the second part.

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

3. It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section _____ (Section Number) in City of Darien (Local Public Agency), approved by the Illinois Department of Transportation on _____ (Date), are essential documents of this contract and are a part hereof.

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

Attest: The _____ (Local Public Agency Type) of _____ (Name of Local Public Agency)

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name: Schroeder Asphalt Services, Inc.

President, Party of the Second Part Signature & Date

By: 2/5/25

(SEAL, if required by the LPA)

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Attest:

Secretary Signature & Date: 2/5/25

Partner Signature & Date

(SEAL, if required by the LPA)

SCHROEDER ASPHALT SERVICES, INC. CORPORATE SEAL ILLINOIS 1990

Partners doing Business under the firm name of

Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

STATE OF IL

COUNTY OF McHenry

I, Celia M. Calbow, a Notary Public in and for said county, do hereby certify that
Notary Name

Ronald Schroeder & Rachael McDow
Insert name of Individuals signing on behalf of PRINCIPAL

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

Given under my hand and notarial seal this 5th (Day) day of February, 2025 (Month, Year).

(SEAL)

OFFICIAL SEAL
CELIA M CALBOW
Notary Public, State of Illinois
Commission No. 1001229
My Commission Expires December 11, 2028

Notary Public Signature & Date: Celia Calbow 2/5/25

Date commission expires 12/11/2028

SURETY

Name of Surety: Hudson Insurance Company

Title

By: James I. Moore, Attorney-In-Fact

STATE OF IL

COUNTY OF DuPage

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

Ronald Schroeder & James I. Moore
Insert name of Individuals signing on behalf of SURETY

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

Given under my hand and notarial seal this 5th (Day) day of February, 2025 (Month, Year)

(SEAL)

OFFICIAL SEAL
Lisa Marotta
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 946275
My Commission Expires February 7, 2026

Notary Public Signature & Date: Lisa Marotta 2/5/2025

Date commission expires February 7, 2026

Approved this _____ (Day) day of _____ (Month, Year)

Attest:

Local Public Agency Clerk Signature & Date

_____ Clerk
Local Public Agency Type

Awarding Authority

Awarding Authority Signature & Date

Schedule of Prices

Contractor's Name			
Schroeder Asphalt Services, Inc.			
Contractor's Address	**City**	**State**	**Zip Code**
PO Box 831	Huntley	IL	60142
Local Public Agency		**County**	**Section Number**
City of Darien		DuPage	N/A
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Base Bid

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

Item Number	Items	Unit	Quantity	Unit Price	Total Price
35800100	PREPARATION OF BASE	SQ YD	2629	.40	1051.60
35800200	AGGREGATE BASE REPAIR	TON	139	21.00	2919.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	45	21.00	945.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	77440	.01	774.40
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3502	108.00	378216.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	405	85.00	34425.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	7238	87.00	629706.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	79369	2.80	222233.20
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	2761	3.00	8283.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597	30.00	17910.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597	30.00	17910.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597	30.00	17910.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597	30.00	17910.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	631	.01	6.31
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	316	.01	3.16
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	37	9.63	356.31
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	216	1.71	369.36
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	78	2.40	187.20
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	444	10.70	4750.80
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	9	700.00	6300.00
*NA	SPEED HUMP	EACH	1	5000.00	5000.00
				Bidder's Base Bid Total Proposal	1,367,166.34

Written: One million three hundred sixty-seven thousand, one hundred sixty-six dollars & thirty-four cents

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

Schedule of Prices

Contractor's Name			
Schroeder Asphalt Services, Inc.			
Contractor's Address	**City**	**State**	**Zip Code**
PO Box 831	Huntley	IL	60142
Local Public Agency		**County**	**Section Number**
City of Darien		DuPage	N/A
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Alternate 1 Bid

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

Item Number	Items	Unit	Quantity	Unit Price	Total Price
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	55.00	82500.00
				Bidder's Alternate 1 Bid Total Proposal	82,500.00

Written: eight two thousand five hundred dollars

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

Schedule of Prices

Contractor's Name: Schroeder Asphalt Services, Inc.

Contractor's Address	City	State	Zip Code
PO Box 831	Huntley	IL	60142

Local Public Agency	County	Section Number
City of Darien	DuPage	N/A

Route(s) (Street/Road Name): Various

Schedule for Multiple Bids

Combination Letter	Section Included In Combinations	Total

Schedule for Alternate 2 Bid

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

Item Number	Items	Unit	Quantity	Unit Price	Total Price
35600100	PREPARATION OF BASE	SQ YD	950	.40	380.00
35800200	AGGREGATE BASE REPAIR	TON	50	21.00	1050.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	21.00	420.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	941	.01	9.41
40603060	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	147	85.00	12495.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	88	87.00	7656.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	998	3.00	2994.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	8	40.00	320.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	8	40.00	320.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	8	40.00	320.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	8	40.00	320.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	4	10.00	40.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	200	3.50	3.50
				Bidder's Alternate 2 Bid Total Proposal	27,024.41

Written: twenty seven thousand, twenty four dollars fourty one cents

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

Schedule of Prices

Contractor's Name: Schroeder Asphalt Services, Inc.

Contractor's Address	City	State	Zip Code
PO Box 831	Huntley	IL	60142

Local Public Agency	County	Section Number
City of Darien	DuPage	N/A

Route(s) (Street/Road Name): Various

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Alternate 3 Bid

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

Item Number	Items	Unit	Quantity	Unit Price	Total Price
35800100	PREPARATION OF BASE	SQ YD	5200	.40	2080.00
35800200	AGGREGATE BASE REPAIR	TON	273	21.00	5733.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	21.00	420.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5148	.01	51.48
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	801	85.00	68085.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	481	87.00	41847.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5460	3.50	19110.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	40	40.00	1600.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	40	40.00	1600.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	40	40.00	1600.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	40	40.00	1600.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10	10.00	100.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	1650	3.50	5775.00
*X0326662	STRUCTURES TO BE ADJUSTED	EACH	1	700.00	700.00
				Bidder's Alternate 3 Bid Total Proposal	150,301.48

Written: One hundred fifty thousand three hundred one dollar & forty eight cents

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

EXECUTED IN FOUR COUNTERPARTS

Illinois Department of Transportation

Bond No.: HGMW-238-2215

Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number
City of Darien	DuPage	Various	

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

We, Schroeder Asphalt Services, Inc. PO Box 831, Huntley, IL 60142
Contractor's Name and Address

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

Hudson Insurance Company, 100 William Street, 5th Floor, New York, NY 10038
Surety Name and Address

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

One Million Six Hundred Twenty Six Thousand Nine Hundred Ninety Two and 23/100

Dollars ($1,626,992.23) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves, successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

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

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

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this 5th (Day) day of February, 2025 (Month and Year)

PRINCIPAL

Company Name	Company Name
Schroeder Asphalt Services, Inc.	
By Signature & Date: 2/5/25	By Signature & Date:
Attest Signature & Date: 2/5/25	Attest Signature & Date:

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

AGENDA MEMO
Municipal Services Committee
March 3, 2025

ISSUE STATEMENT

Approval of a **resolution** authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien's 2025 Road Maintenance Contract with Schroeder Asphalt Services Inc., as per the contract unit pricing and a contingency in a total cost not to exceed $252,325.89.

BACKGROUND/HISTORY

An - Intergovernmental Agreement is required with the Darien-Woodridge Fire Protection District and the City of Darien's road maintenance contractor, Schroeder Asphalt Services Inc., to perform paving maintenance at the Darien-Woodridge Fire Protection District. Maintenance is needed at the parking lots at 8687 Lemont Rd. and 7550 Lyman Ave. The City's 2025 Road Maintenance Contract included quantities for the parking lots under Alternates 2 and 3 as per the attached bid tab labeled as **Attachment A**. The project includes grinding, aggregate base repair, leveling binder and a surface course. The City of Darien would be reimbursed by the Darien-Woodridge Fire Protection District approximately $252,325.89, which includes a contingency of $75,000.000. The Darien-Woodridge Fire Protection District recently approved the project and the City will be forwarding the Intergovernmental Agreement for execution.

STAFF RECOMMENDATION

Staff recommends approval of a resolution authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien's 2025 Road Maintenance Contract with Schroeder Asphalt Services Inc., as per the contract unit pricing and a contingency in a total amount not to exceed $252,325.89.

ALTERNATE CONSIDERATION

Not approving the Resolution.

DECISION MODE

This item will be placed on the March 3, 2025 City Council agenda for formal consideration.

MEMO

CHRISTOPHER B. BURKE ENGINEERING, LTD.

CITY OF DARIEN
2025 ROAD PROGRAM
(CBBEL PROJECT NO. 24-0640)
BID TABULATION
DATE: January 21, 2025 @ 10am

BASE BID

				ENGINEER'S ESTIMATE		SCHROEDER ASPHALT SERVICES, INC.		BUILDERS PAVING, LLC		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	2629	$ 1.50	$ 3,943.50	$ 0.40	$ 1,051.60	$ 2.00	$ 5,258.00	$ 2.15	$ 5,652.35	$ 1.00	$ 2,629.00	$ 1.40	$ 3,680.60
35800200	AGGREGATE BASE REPAIR	TON	139	$ 23.50	$ 3,266.50	$ 21.00	$ 2,919.00	$ 55.00	$ 7,645.00	$ 20.00	$ 2,780.00	$ 25.00	$ 3,475.00	$ 23.50	$ 3,266.50
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	45	$ 24.00	$ 1,080.00	$ 21.00	$ 945.00	$ 33.00	$ 1,485.00	$ 20.00	$ 900.00	$ 20.00	$ 900.00	$ 23.50	$ 1,057.50
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	77440	$ 0.10	$ 7,744.00	$ 0.01	$ 774.40	$ 0.01	$ 774.40	$ 0.01	$ 774.40	$ 0.20	$ 15,488.00	$ 0.01	$ 774.40
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3502	$ 125.00	$ 437,750.00	$ 108.00	$ 378,216.00	$ 96.00	$ 336,192.00	$ 110.00	$ 385,220.00	$ 105.00	$ 367,710.00	$ 117.75	$ 412,360.50
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	405	$ 93.00	$ 37,665.00	$ 85.00	$ 34,425.00	$ 72.00	$ 29,160.00	$ 92.00	$ 37,260.00	$ 108.00	$ 43,740.00	$ 85.00	$ 34,425.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	7238	$ 95.00	$ 687,610.00	$ 87.00	$ 629,706.00	$ 72.25	$ 522,945.50	$ 94.00	$ 680,372.00	$ 92.00	$ 665,896.00	$ 89.25	$ 645,991.50
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	79369	$ 2.90	$ 230,170.10	$ 2.80	$ 222,233.20	$ 4.70	$ 373,034.30	$ 2.40	$ 190,485.60	$ 3.25	$ 257,949.25	$ 3.50	$ 277,791.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	2761	$ 4.50	$ 12,424.50	$ 3.00	$ 8,283.00	$ 5.25	$ 14,495.25	$ 5.00	$ 13,805.00	$ 3.50	$ 9,663.50	$ 5.75	$ 15,875.75
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597	$ 40.00	$ 23,880.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597	$ 40.00	$ 23,880.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597	$ 38.00	$ 22,686.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597	$ 38.00	$ 22,686.00	$ 30.00	$ 17,910.00	$ 20.00	$ 11,940.00	$ 28.00	$ 16,716.00	$ 45.00	$ 26,865.00	$ 50.00	$ 29,850.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	631	$ 2.50	$ 1,577.50	$ 0.01	$ 6.31	$ 2.70	$ 1,703.70	$ 4.00	$ 2,524.00	$ 5.00	$ 3,155.00	$ 2.00	$ 1,262.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	316	$ 3.00	$ 948.00	$ 0.01	$ 3.16	$ 0.01	$ 3.16	$ 6.00	$ 1,896.00	$ 3.00	$ 948.00	$ 2.00	$ 632.00
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	37	$ 15.00	$ 555.00	$ 9.63	$ 356.31	$ 10.00	$ 370.00	$ 9.40	$ 347.80	$ 15.00	$ 555.00	$ 14.00	$ 518.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	216	$ 1.50	$ 324.00	$ 1.71	$ 369.36	$ 1.50	$ 324.00	$ 2.40	$ 518.40	$ 2.14	$ 462.24	$ 2.00	$ 432.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	78	$ 2.85	$ 222.30	$ 2.40	$ 187.20	$ 2.00	$ 156.00	$ 3.00	$ 234.00	$ 3.21	$ 250.38	$ 3.00	$ 234.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	444	$ 10.50	$ 4,662.00	$ 10.70	$ 4,750.80	$ 8.00	$ 3,552.00	$ 11.25	$ 4,995.00	$ 12.31	$ 5,465.64	$ 11.50	$ 5,106.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	9	$ 950.00	$ 8,550.00	$ 700.00	$ 6,300.00	$ 925.00	$ 8,325.00	$ 1,000.00	$ 9,000.00	$ 800.00	$ 7,200.00	$ 1,000.00	$ 9,000.00
*NA	SPEED HUMP	EACH	1	$ 10,500.00	$ 10,500.00	$ 5,000.00	$ 5,000.00	$ 3,500.69	$ 3,500.69	$ 5,700.00	$ 5,700.00	$ 7,500.00	$ 7,500.00	$ 15,000.00	$ 15,000.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 1,542,124.40	TOTAL =	$ 1,367,166.34	TOTAL =	$ 1,356,684.00	TOTAL =	$ 1,409,328.55	TOTAL =	$ 1,500,447.01	TOTAL =	$ 1,546,807.25

ALTERNATE 1 - MISCELLANEOUS PATCHING

				ENGINEER'S ESTIMATE		SCHROEDER ASPHALT SERVICES, INC.		BUILDERS PAVING, LLC		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	$ 65.00	$ 97,500.00	$ 55.00	$ 82,500.00	$ 75.00	$ 112,500.00	$ 70.25	$ 105,375.00	$ 60.00	$ 90,000.00	$ 70.25	$ 105,375.00
*INDICATES SPECIAL PROVISION			TOTAL =	TOTAL =	$ 97,500.00	TOTAL =	$ 82,500.00	TOTAL =	$ 112,500.00	TOTAL =	$ 105,375.00	TOTAL =	$ 90,000.00	TOTAL =	$ 105,375.00

ALTERNATE 2 - DARIEN-WOODRIDGE FIRE DEPT. PARKING LOT (8687 LEMONT ROAD)

				ENGINEER'S ESTIMATE		SCHROEDER ASPHALT SERVICES, INC.		BUILDERS PAVING, LLC		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	950	$ 1.50	$ 1,425.00	$ 0.40	$ 380.00	$ 3.00	$ 2,850.00	$ 6.00	$ 5,700.00	$ 1.00	$ 950.00	$ 1.95	$ 1,852.50
35800200	AGGREGATE BASE REPAIR	TON	50	$ 23.50	$ 1,175.00	$ 21.00	$ 1,050.00	$ 55.00	$ 2,750.00	$ 20.00	$ 1,000.00	$ 25.00	$ 1,250.00	$ 23.50	$ 1,175.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	$ 24.00	$ 480.00	$ 21.00	$ 420.00	$ 35.00	$ 700.00	$ 20.00	$ 400.00	$ 20.00	$ 400.00	$ 23.50	$ 470.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	941	$ 0.10	$ 94.10	0.01	$ 9.41	$ 0.10	$ 94.10	$ 0.01	$ 9.41	$ 0.20	$ 188.20	$ 0.01	$ 9.41
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	147	$ 93.00	$ 13,671.00	$ 85.00	$ 12,495.00	$ 105.00	$ 15,435.00	$ 118.00	$ 17,346.00	$ 108.00	$ 15,876.00	$ 152.00	$ 22,344.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	88	$ 95.00	$ 8,360.00	$ 87.00	$ 7,656.00	$ 138.00	$ 12,144.00	$ 128.00	$ 11,264.00	$ 92.00	$ 8,096.00	$ 157.00	$ 13,816.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	998	$ 4.50	$ 4,491.00	$ 3.00	$ 2,994.00	$ 11.50	$ 11,477.00	$ 10.00	$ 9,980.00	$ 3.50	$ 3,493.00	$ 13.75	$ 13,722.50
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	8	$ 40.00	$ 320.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	8	$ 40.00	$ 320.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	8	$ 38.00	$ 304.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	8	$ 38.00	$ 304.00	$ 40.00	$ 320.00	$ 60.00	$ 480.00	$ 100.00	$ 800.00	$ 45.00	$ 360.00	$ 93.00	$ 744.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	4	$ 15.00	$ 60.00	$ 10.00	$ 40.00	$ 25.00	$ 100.00	$ 10.00	$ 40.00	$ 53.50	$ 214.00	$ 50.00	$ 200.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	200	$ 1.35	$ 270.00	$ 3.50	$ 700.00	$ 2.00	$ 400.00	$ 5.00	$ 1,000.00	$ 6.42	$ 1,284.00	$ 6.00	$ 1,200.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 31,274.10	TOTAL =	$ 27,024.41	TOTAL =	$ 47,870.10	TOTAL =	$ 49,939.41	TOTAL =	$ 33,191.20	TOTAL =	$ 57,765.41

ALTERNATE 3 - DARIEN-WOODRIDGE FIRE DEPT. PARKING LOT (7550 LYMAN AVENUE)

				ENGINEER'S ESTIMATE		SCHROEDER ASPHALT SERVICES, INC.		BUILDERS PAVING, LLC		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	5200	$ 1.50	$ 7,800.00	$ 0.40	$ 2,080.00	$ 2.25	$ 11,700.00	$ 2.00	$ 10,400.00	$ 1.00	$ 5,200.00	$ 1.75	$ 9,100.00
35800200	AGGREGATE BASE REPAIR	TON	273	$ 23.50	$ 6,415.50	$ 21.00	$ 5,733.00	$ 55.00	$ 15,015.00	$ 20.00	$ 5,460.00	$ 25.00	$ 6,825.00	$ 23.50	$ 6,415.50
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	20	$ 24.00	$ 480.00	$ 21.00	$ 420.00	$ 35.00	$ 700.00	$ 20.00	$ 400.00	$ 20.00	$ 400.00	$ 23.50	$ 470.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5148	$ 0.10	$ 514.80	$ 0.01	$ 51.48	$ 0.10	$ 514.80	$ 0.01	$ 51.48	$ 0.20	$ 1,029.60	$ 0.01	$ 51.48
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	801	$ 93.00	$ 74,493.00	$ 85.00	$ 68,085.00	$ 75.50	$ 60,475.50	$ 94.00	$ 75,294.00	$ 108.00	$ 86,508.00	$ 97.50	$ 78,097.50
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	481	$ 95.00	$ 45,695.00	$ 87.00	$ 41,847.00	$ 87.50	$ 42,087.50	$ 99.00	$ 47,619.00	$ 92.00	$ 44,252.00	$ 102.50	$ 49,302.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5460	$ 4.50	$ 24,570.00	$ 3.50	$ 19,110.00	$ 7.65	$ 41,769.00	$ 5.25	$ 28,665.00	$ 3.50	$ 19,110.00	$ 8.50	$ 46,410.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	40	$ 40.00	$ 1,600.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	40	$ 40.00	$ 1,600.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	40	$ 38.00	$ 1,520.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	40	$ 38.00	$ 1,520.00	$ 40.00	$ 1,600.00	$ 60.00	$ 2,400.00	$ 50.00	$ 2,000.00	$ 45.00	$ 1,800.00	$ 70.00	$ 2,800.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10	$ 15.00	$ 150.00	$ 10.00	$ 100.00	$ 4.00	$ 40.00	$ 10.00	$ 100.00	$ 32.10	$ 321.00	$ 30.00	$ 300.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	1650	$ 1.35	$ 2,227.50	$ 3.50	$ 5,775.00	$ 0.35	$ 577.50	$ 1.80	$ 2,970.00	$ 1.07	$ 1,765.50	$ 1.00	$ 1,650.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	1	$ 950.00	$ 950.00	$ 700.00	$ 700.00	$ 925.70	$ 925.70	$ 1,000.00	$ 1,000.00	$ 800.00	$ 800.00	$ 1,000.00	$ 1,000.00
*INDICATES SPECIAL PROVISION				TOTAL =	$ 169,535.80	TOTAL =	$ 150,301.48	TOTAL =	$ 183,405.00	TOTAL =	$ 179,959.48	TOTAL =	$ 173,411.10	TOTAL =	$ 203,996.98

MEMO

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE DARIEN-WOODRIDGE FIRE PROTECTION DISTRICT, FOR THE REIMBURSEMENT OF THE PARKING LOT PAVING MAINTENANCE AT 8687 LEMONT RD. AND 7550 LYMAN AVE. THROUGH THE CITY OF DARIEN'S 2025 ROAD MAINTENANCE CONTRACT WITH SCHROEDER ASPHALT SERVICES INC. AS PER THE CONTRACT UNIT PRICING AND A CONTINGENCY IN AN AMOUNT NOT TO EXCEED $252,325.89

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

SECTION 1: The City Council of the City of Darien hereby authorizes the Mayor to execute a Intergovernmental Agreement with the Darien-Woodridge Fire Protection District, for the reimbursement of the parking lot paving maintenance at 8687 Lemont Rd. and 7550 Lyman Ave. through the City of Darien's 2025 Road Maintenance Contract with Schroeder Asphalt Services Inc., as per the contract unit pricing and a contingency in an amount not to exceed $252,325.89, a copy of which is attached hereto as "**Exhibit A**" and is by this reference expressly incorporated herein.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March 2025.

_____
JOSEPH MARCHESE, MAYOR

ATTEST:

_____
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN AND THE DARIEN WOODRIDGE FIRE PROTECTION DISTRICT FOR PAVINEMENT MAINTENANCE WORK AT 8687 LEMONT RD. AND 7550 LYMAN AVE.

This agreement is made and entered into this 3rd day of March, 2025, by and between the City of Darien, an Illinois municipal corporation (hereinafter the "City"), and the Darien-Woodridge Fire Protection District, an Illinois municipal corporation, (hereinafter the "Fire Department") (collectively "the parties").

WHEREAS, the corporate authorities of the parties possess authority to enter into this Intergovernmental Agreement pursuant to Article VII, Section 10 of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.;*

WHEREAS, the City had been awarded a contract with Schroeder Asphalt Services Inc., (the "Contractor") to complete paving maintenance work for the City;

WHEREAS, the Fire Department owns a property at 8687 Lemont Rd. and 7550 Lyman Av. located within the City;

WHEREAS, the City desires to assist the Fire Department by allowing the Contractor to complete parking lot paving maintenance work at the Fire Department locations, with the work estimated to cost not to exceed $252,325.89;

WHEREAS, the parties desire to commit their agreements and understandings to writing;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties hereto agree, as follows:

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The City agrees to allow the Contractor to complete grinding, aggregate base repair, leveling binder and a surface course work on the Fire Department premises as part of the City's contract.
3. The Fire Department authorizes the Contractor on the Fire Department premises to complete the grinding, aggregate base repair, leveling binder and a surface course work; the City's Director of Municipal Services is authorized to supervise the parking lot work on behalf of the Fire Department.

4. The Fire Department shall reimburse the City for the grinding, aggregate base repair, leveling binder and a surface course charges completed on the Fire Department premises by the Contractor within 30 days of being invoiced by the City.
5. The City will require the Contractor to add the Fire Department as an additional insured on the Contractor's policy of insurance furnished to the City; to the extent this requirement increases the contract price, the Fire Department will be responsible for the increase.
6. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:
   a. If intended for the City:

      City of Darien
      1702 Plainfield Road
      Darien, Illinois 60561
      Attn: Bryon Vana

   b. If intended for the Darien-Woodridge Fire Protection District

      Darien-Woodridge Fire Protection District
      7550 Lyman Avenue
      Darien, Illinois 60561
      Attn: Jim Lahanis

7. The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois applicable to intergovernmental agreements made and contracts made and to be formed in Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this 3rd day of March, 2025

CITY OF DARIEN

BY: _____
Joseph Marchese, Mayor

ATTEST: _____
City Clerk

DARlEN-WOODRIDGE FIRE DEPT.

BY:
_____
Jim Lahanis – Fire Chief/Administrator

ATTEST: _____
Secretary, Fire Department

AGENDA MEMO
Municipal Services Committee
March 3, 2025

ISSUE STATEMENT

A **resolution** authorizing the Mayor to execute a contract with SKC Construction, Inc. in an amount not to exceed $114,310 for the 2025 Crack Fill Program.

AND

A motion authorizing a contingency in the amount of $3,000 for unforeseen work that may be required for the Crack Fill Program.

BACKGROUND/HISTORY

The FY 25/26 Budget includes funds for the 2025 Crack Fill Program. Crack sealing is a routine maintenance treatment that will significantly delay roadway deterioration. The sealing material is applied into the cracks before they become too large and before the freeze-thaw cycles have an opportunity to shift the pavement and develop larger cracks (alligatoring). Flexible rubberized asphalt sealants bond to crack walls and move with the pavement, preventing water from entering the road base. The life of the road is extended and maintenance costs are greatly reduced over time.

The scope of the program includes all cracks to be routed with a low dust mechanical router to a depth of ½" and a width of approximately 3". Upon completion of the routing, all dirt, debris, and water is removed from the cracks. The method of removal is completed by utilizing a blow pipe which blows compressed air from a pull behind conventional air compressor. The crack is then filled with a rubber sealant which is feathered to a width of approximately 3-inches in width.

In 2022, the City of Darien teamed up with local public agencies which included Burr Ridge, Downers Grove, DuPage County, Elmhurst, Lombard, Villa Park, West Chicago, Wheaton, and Woodridge and solicited competitive bids, collectively. Attached and labeled as **Attachment A** is the bid results from the bid opening held by the Village of Woodridge on February 18, 2025. The list of roads scheduled for this year's program are attached and labeled as **Attachment B**. The request for bids included two optional extensions for 2026 and 2027.

The proposed Crack Sealing Program would be funded from the following FY24-25 Budget:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25-26 BUDGET	PROPOSED EXPENDITURE
03-60-4245	Crack Sealing Asphalt Pavement	$150,000	$114,310
03-60-4245	Contingency		$ 3,000
	Total		$117,310

STAFF RECOMMENDATION

Staff recommends approval of a resolution authorizing the Mayor to execute a contract with SKC Construction, Inc., in an amount not to exceed $114,310 for the 2025 Crack Fill Program.

AND

A motion authorizing a contingency in the amount of $3,000 for unforeseen work that may be required for the Crack Fill Program.

ALTERNATE CONSIDERATION
As directed by the Committee.

DECISION MODE
This item will be placed on the March 3, 2025 City Council agenda for formal consideration.

MEMO

Attachment A

ME: CRACK SEALING AND SEAL COATING SERVICES
5-01 VILLAGE OF WOODRIDGE

BID TALLY FOR 2025

DATE OF ORIGINAL CONTRACT 2/18/2025

				Denler, Inc. 20502 S. Cherry Hill Ave. Joliet, IL 60433		SKC Construction, Inc. PO Box 503 West Dundee, IL 60118	
	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	CRACK SEALING ASPHALT PAVEMENT	83,000	LB	$ 1.63	$ 135,290.00	$ 1.67	$ 138,610.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	2,500	POUND	$ 2.96	$ 7,400.00	$ 3.00	$ 7,500.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	323,500	POUND	$ 1.50	$ 485,250.00	$ 1.38	$ 446,430.00
D	SEAL COAT BIKE PATH	15,100	SQ YD	$ 1.20	$ 18,120.00	$ 1.07	$ 16,157.00
E	SEAL COAT PARKING LOT	77,500	SQ YD	$ 1.30	$ 100,750.00	$ 1.19	$ 92,225.00
F	PAINT PAVEMENT MARKING - LINE 4"	37,200	FOOT	$ 0.47	$ 17,484.00	$ 0.42	$ 15,624.00
G	PAINT PAVEMENT MARKING - LINE 24"	60	FOOT	$ 3.17	$ 190.20	$ 10.00	$ 600.00
H	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	960	SQ FT	$ 2.45	$ 2,352.00	$ 3.90	$ 3,744.00
I	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	1	LSUM	$ 500.00	$ 500.00	$ 500.00	$ 500.00
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	12,000	POUND	$ 2.40	$ 28,800.00	$ 2.46	$ 29,520.00
	TOTAL	AS READ:					
	BID	AS CORRECTED:			$ 796,136.20		$ 750,910.00

CITY OF DARIEN 2025 PROGRAM - CRACK SEALING WITH AWARDED VENDOR

	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Crack Sealing Asphalt Pavement	23,000	LB	N/A	N/A	$ 1.67	$ 38,410.00
C	Fiber-Asphalt Crack Sealing Asphalt Pavement	55,000	LB	N/A	N/A	$ 1.38	$ 75,900.00
	TOTAL				**$ -**		**$ 114,310.00**

MEMO

Road- 2025	Limit	FT	LB				FT	LB
Clarendon Hills Rd 67th - 75th		5400	4860	69th	Cass -clarendon Hills rd	Edge	5280	3802
Dale Rd	67th - 68th	860	774	70th	Richmond - Clarendon Hills rd	Edge	3300	2376
Eleanor Place	Janet -Plainfield	980	882	Tamarack Dr	Richmond - Beechnut	Edge	2200	1584
Capital Drive	Eleanor - Elm	980	882	Darien Ln	Plainfield - Seminole	Edge	1060	763
Chestnut Ln	Richmond - Alabama	2300	2070	Sawyer Court	Sawyer - Limit	Edge	400	288
Leonard Rd	67th - chestnut	1000	900	Wittington Court	Portsmouth - Limit	Edge	400	288
72nd	Richmond - Tennessee	1200	1080	Emerson dr	73rd - 71st	Edge	1460	1051
71st St	Cass - Clarendon Hills rd	5280	4752	whittier dr	73th - 71st	Edge	660	475
Seminole Dr	Hinsbrook - Plainfield	3200	2880	72nd	Gold Grove - Fairview	Edge	800	576
Timber Ln	Cass - Darien Ln	920	828	Grant St	75th - Adams	Edge	1000	720
Richmond ave	67th - Seminile	3100	2790	Green Vally Rd	Wakefield - CDS	Edge	3500	2520
Farmingdale Dr	75th - Portsmoutn	5900	4000	Woodvale Dr	Beller - Hillside	Edge	1270	914
79th	Sawyer -Cass	4160	3744	Hillside Ln	Woodvale - Pearson	Edge	1650	1188
High Point Cir	N Frontage - Limit	1050	945	Chicory Court	beller - Limit	Edge	700	504
Walnut Dr	Farmingdale - Warwick	1100	990	Fox Hill Pl	Carrage Greens - Limit	Edge	720	518
Exner Rd	Darien Club Dr - 75th	4000	3600	Gleneyre Rd	Heather - Coachman	Edge	1100	792
Claremont Dr	Exner - Limit	1232	1109	Sleepy Hollow Ln	Cass- Adams	Edge	1100	792
Discosola ct	Sweetbriar - Limit	400	360	Grant St	Sleey Hollow - Greenbriar	Edge	660	475
Arbor Court	73rd - Limit	1050	945	Sleepy Hollow Ln (CDS)	Sleey Hollow - Limit	Edge	300	216
Adams	75th - N limit	600	540	Grant St (CDS)	Grant - Limit	Edge	300	216
Hawthorn PL	Stevens -Williams	330	297					
Stevens St	Plainfield - Hawthorn	540	486					
Adams St	75th - Plainfield	1300	1170			0.05	2.1	20059
77th St	Knottingham - Williams	400	360					
Fairview	75th - Manning Rd	1400	1260					$42,124.32
Manning Rd	75th - Plainfield	4500	4050					
Cottage Ln	Manning - Manning	1200	1080					
Harvest Pl	Meadow - Beller	1230	1107					
Gleneagles Ln	Oldfield - Limit	1000	900					
86th St	Creekside - Limit	500	450					
Woodview Ct	Creekside - Limit	360	324					
Heather Ln	Carrage Greens - Generyre	800	720					
Laurel Ln	Carrage Greens - Limit	500	450					
Bailey Rd	Plainfield -Frontage	5500	4000					
Westminster Ct	Bailey - Limit	400	360					
Urban ct	Adams - Bailey	475	428					
Adams	Chapman - Urban	620	558					
Von Drash dr	Adams - bailey	475	428					
Pine Parkway	Plainfield - Limit	1800	1620					
Ashbrook Ln	Cass - Limit	600	540					
Spring Ct	Ripple Ridge - Limit	300	270					
	5%	1.8	59788	FIBER				
			$107,618.04					

MEMO

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH SKC CONSTRUCTION, INC., IN AN AMOUNT NOT TO EXCEED $114,310 FOR THE 2025 CRACK FILL 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 execute a contract with SKC Construction, Inc., in an amount not to exceed $114,310 for the 2025 Crack Fill Program, a copy of which is attached hereto as "**Exhibit A**" and is by this reference expressly incorporated herein.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March, 2025.

_____
JOSEPH MARCHESE, MAYOR

ATTEST:

_____
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

SCHEDULE OF PRICES

SUBMISSION INFORMATION:
INVITATION: **# 2025-01**
BID OPENING DATE: **February 18, 2025**
TIME: **11:00 A.M. Local Time**
LOCATION: **Village Hall**
Village of Woodridge
Woodridge, IL 60517

COPIES: **One (1) original & ten (10) copies**

INVITATION TO BID CONTRACTOR INFORMATION

Company Name: SKC CONSTRUCTION, INC.
Address: P.O. BOX 503
City, State, Zip Code: WEST DUNDEE, IL 60118

Crack Sealing and Seal Coating Services
per the specifications identified herein

I. BASE BID ITEMS – Year 1 – 2025 Construction

Item No.	Items	Unit	Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	83,000	1.67	138,610.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	2,500	3.00	7,500.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	323,500	1.38	446,430.00
D	SEAL COAT BIKE PATH	SQ YD	15,100	1.07	16,157.00
E	SEAL COAT PARKING LOT	SQ YD	77,500	1.19	92,225.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	37,200	0.42	15,624.00
G	PAINT PAVEMENT MARKING - LINE 24"	FOOT	60	10.00	600.00
H	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	960	3.90	3,744.00
I	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	500.00	500.00
J	HOT-APPLIED MASTIC PAVEMENT REPAIR	POUND	12,000	2.46	29,520.00
				TOTAL BASE BID =	750,910.00

I. Year 2 (optional) - 2026 Construction
The rates for services listed for the Year 2 (optional) - 2026 Construction will not increase more than 5 % over the "BASE BID ITEMS – Year 1 – 2025 Construction" contract period. At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2026 and concluding December 31, 2026.

II. Year 3 (optional) - 2027 Construction
The rates for services listed for the Year 3 (optional) - 2027 Construction will not increase more than 5 % over the "Year 2 (optional) – 2026 Construction contract period". At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2027 and concluding December 31, 2027.

III. **ANNUAL DISCOUNT IF CONTRACTOR IS ALLOWED TO STORE EQUIPMENT AT LOCAL PUBLIC AGENCY FACILITY**

IV.

LPA	Will LPA allow storage of equipment overnight at their facility?	Will Contractor utilize space at LPA's facility to store equipment overnight? (Please check)		Annual Discount
Village of Burr Ridge	Yes	Yes ☑	No ☐	1 %
City of Darien	Yes	Yes ☑	No ☐	1 %
Village of Downers Grove	Yes	Yes ☑	No ☐	1 %
County of DuPage	No	Yes ☑	No ☐	1 %
City of Elmhurst	Yes	Yes ☑	No ☐	1 %
Village of Hanover Park	Yes	Yes ☑	No ☐	1 %
Village of Lombard	No	Yes ☑	No ☐	1 %
Village of Villa Park	No	Yes ☑	No ☐	1 %
City of Wheaton	Yes	Yes ☑	No ☐	1 %
City of Wood Dale	Yes	Yes ☑	No ☐	1 %
Village of Woodridge	No	Yes ☑	No ☐	1 %

V. **ADDITIONAL COSTS TO SEAL COAT PARKING LOT AND PAINT PAVEMENT MARKINGS IF REQUIRED BY LPA TO BE COMPLETED ON A SATURDAY**

Item No.	Item	Unit	ADDITIONAL UNIT PRICE*
E	**Seal Coat Parking Lot Parking Lot**	**SY**	$ 0.49
F	**Paint Pavement Marking – Line 4"**	**FT**	$ 0.30
G	**Paint Pavement Marking – Line 24"**	**FT**	$ 2.00
H	**Parking Lot Paint Pavement Marking – Letters & Symbols**	**SF**	$ 8.00

* = The additional unit price above is to be added to the corresponding item in Sections E., F., G. or H. if the LPA requires the Contractor to perform the work on a Saturday.

BIDS SHALL BE ACCOMPANIED BY BID SECURITY IN AN AMOUNT NOT LESS THAN FIVE PERCENT (5%) OF THE AMOUNT OF THE TOTAL BID.

All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. & the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01).

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: _____ Company Name: SKC CONSTRUCTION, INC.

Typed/Printed Name: JEEEREY K. BERGQUIST Date: 2-7-25

Title: PRESIDENT Telephone Number: 847-214-9800

E-mail Jbergquist@skcconstruction.net

APPENDIX A
AGREEMENT ACCEPTANCE

RFB #2025-01
CRACK SEALING SERVICES

ACCEPTANCE

The Contract/Bid attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of [*insert Local Public Agency name*] ("Owner") this _____day of _____, **20__**.

This Acceptance, together with the Contract/Bid attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefore and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract/Bid . Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Owner without further notice of objection and shall be of no effect nor in any circumstances binding upon Owner unless accepted by Owner in a written document plainly labeled "Amendment to Contract/Bid." Acceptance or rejection by Owner or any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

By: _____

Title: _____

AGENDA MEMO
Municipal Services Committee
March 3, 2025

ISSUE STATEMENT

A **resolution** accepting a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed $410,318.

AND

A motion authorizing a contingency in the amount of $10,000 for unforeseen repairs related to the roof refurbishment.

BACKGROUND

The proposed FY 25/26 Budget includes funds for the replacement of the City Hall and Police Department roofs. The existing roofs are approximately 32-40 years respectively in age and require replacement. The roofs on both buildings are showing signs of corrosion on the metal panels and the flat roof membrane is failing thus evidencing leaks within the buildings. The proposed work includes the following:

Police Department-Metal Roof $176,307 - proposal labeled as **Attachment A**
Spot Repairs
Priming
Reinforcement of Lap Seams
Install protective Coatings

Police Department Flat Roof Repair-Alternate 1 $47,477
Remove Existing Membrane
Replace with New Insulation and Membrane
Remove Coping
Install with new Coping
Install Protective Coatings

Police Department-Soffit/Canopy and Gutters $42,363
Remove Existing Material
Install Metal Soffit
Remove Existing Gutters
Install New Gutters

Police Department-Contingency $5,000
A contingency in the amount of $5,000 is included for any unforeseen issues upon removal such as wood deck and soil stack replacements.

Police Department Total Costs with Contingency $271,147

City Hall-Metal Roof and Flat Roof $144,171 - proposal labeled as **Attachment B**

Metal Roof
Spot Repairs
Priming
Reinforcement of Lap Seams
Install protective Coatings

Flat Roof
Remove Existing Membrane
Replace with New Insulation and Membrane
Remove Coping
Install with new Coping
Install Protective Coatings

Gutters
Remove Limited Gutters
Install New Gutters as Specified

City Hall-Contingency $5,000
A contingency in the amount of $5,000 is included for any unforeseen issues upon removal such as wood deck and soil stack replacements.

City Hall Total Costs with Contingency $149,171

All work further includes waterproofing all protrusions and parapet walls adjacent to the roof deck. The re-roof system is covered under a 25-year material and workmanship guarantee and the metal work is warrantied for a period of 10 years on workmanship and limited material. See email labeled as **Attachment C**.

This item is being brought to the respective committee and City Council for approval prior to the FYE26 Budget approval due to significant savings in amount of up to 35%, due to price increases on April 1, 2025. See email attached and labeled as **Attachment D**. The expenditure for this item was discussed at the February 19, 2025 Committee of the Whole, Budget meetings and approved as indicated below.

Staff had previously utilized the services form Garland/DBS, Inc., as the general contractor with very satisfactory services. As the general contractor, Garland furnishes materials and labor to accommodate all roofing exterior services. The vendor is an awarded vendor of the OMNIA Partners. OMNIA partners provide public & private sector industries value-driven procurement and cost-saving solutions. Through the bidding process of OMNIA Partners, said vendor was awarded a national contract through Racine County, WI, for Roofing Supplies and Services, Waterproofing and Related Products and Services, under Contract Number PW1925, and has been extended to October 14, 2029.

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4223	Maintenance-Building Police Department Roof & Exterior Soffit	$295,000	$271,147	$23,853
01-30-4223	Maintenance-Building City Hall Roof	$212,000	$149,171	$62,829
TOTALS		$507,000	$420,318	$86,682

STAFF RECOMMENDATION

Staff recommends approval of this resolution accepting a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed $410,318.

AND

A motion authorizing a contingency in the amount of $10,000 for unforeseen repairs related to the roof refurbishment.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the March 3, 2025, City Council, New Business agenda for formal approval.

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Darien
Police Department
1710 Plainfield Rd
Darien, Illinois 60561

Date Submitted: 01/20/2025
Proposal #: 25-IL-241127
MICPA # PW1925
ILLINOIS General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: PD Metal Restoration

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing debris free from roof.
4. Inspect and hand grind any necessary areas free of oxidation.
5. Apply Metal Primer at rate of .5 gal per 100 sq ft.
6. Install Unibond reinforcement over lap seams.
7. Install R-Mer Coat at rate of 1 gal per 350 sq ft.
8. Install R-Mer Coat top coat at rate of 1 gal per 350 sq ft.
9. Full clean/ sweep of all construction debris.

Scope of Work: Base - Flat Roof Repair

1. Stage and mobilize equipment & materials.
2. Remove damaged EPDM and replace with EPDM coverstrip.
3. Clean surface free of debris.
4. Remove existing metal counterflashing.
5. Install unibond reinforcement on seams.
6. Coat seams with 1 gal WKP.
7. Apply base coat of WKP at rate of 2 gal per 100 sq ft.
8. Allow 24hrs for flashing off base coat.
9. Apply Top coat of WKP at rate of 2 gal per 100 sq ft.
10. Full clean sweep of all construction debris.

Scope of Work: Add Alternate 1 - Flat Re-Roof

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing membrane down to existing decking.
4. Replace in kind Poly/ ISO insulation to concrete deck.
5. HR Foam 1/2" dens deck.
6. Install Garlands Base sheet in 2 gal WK.
7. Install Garlands Stressply cap sheet in 2 gal WK.
8. Prime surface with Garla prime at rate of .5 gal per 100 sq ft.
9. Install Silver shield at rate of 2 gal per 100 sq ft.
10. Remove and install all new flashings.
11. Remove coping- run new base up and over to top nailer of coping.
12. Install approx 600 linear feet of gutters and downspouts replacement at 6 inch.
13. 3-course all vertical seams and corners then silverflash.
14. Full clean/ sweep of all construction debris

Scope of Work: Add Alternate 2 - Soffit Replacement

1. Remove and dispose of the existing 900 sq. ft. of drywall soffit at the main entrance of the Police station.
2. Install 24 ga banding as required.
3. Install 900 sq. ft. of soffit and related trims as supplied by Garland Co.

Note: 10-Year warranty of Metal Restoration SEE ATT C - EMAIL

Base Bid

Proposal Price Based Upon Market Experience: $ 176,307

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**176,307**
2 R.B. Crowther	$	202,829
3 Riddiford Roofing	$	225,276
4 DCG Roofing Solutions	$	279,791
5 Knickerbocker Roofing	$	281,559

Add Alternate 1 - Flat Re-Roof

Proposal Price Based Upon Market Experience: $ 47,477

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**47,477**
2 DCG Roofing Solutions	$	53,343
3 R.B. Crowther	$	66,076
4 Riddiford Roofing	$	72,106
5 Knickerbocker Roofing	$	79,521

J.L. Adler Roofing - Unforeseen Site Conditions:

Wood Decking Replacement	$	12.77	per Sq. Ft.
Soil Stack Replacement	$	142.50	Each
Metal Panel Replacement	$	42.75	per Ln. Ft

Add Alternate 2 - Soffit Replacement
Proposal Price Based Upon Market Experience: **$ 42,363**

Garland/DBS Price Based Upon Local Market Competition:

1 Weisbrook Sheet Metal	**$**	**42,363**

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal price can only be held until March 31, 2025. A Purchase Order or Fully Executed Contract must be in place by March 31, 2025 to hold pricing and all materials must be shipped prior to March 31, 2025. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is included to which it obtains to the scope of work.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jarod Miller

Jarod Miller
Garland/DBS, Inc.
(216) 430-3606

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176,307.00%÷%
47,477.00%÷%
42,363.00%÷%
5,000.00%÷%
271,147.00%%
%

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

since 1895

Design-Build Solutions, Inc.
DBS
A Subsidiary of Garland Industries

ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Darien
Municipal Center
1702 Plainfield Rd
Darien, Illinois 60561

Date Submitted: 09/19/2024
Proposal #: 25-IL-241134
MICPA # PW1925
ILLINOIS General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Metal Restoration

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing debris free from roof.
4. Inspect and hand grind any necessary areas free of oxidation.
5. Apply Metal Primer at rate of .5 gal per 100 sq ft.
6. Install Unibond reinforcement over lap seams.
7. Install R-Mer Coat at rate of 1 gal per 350 sq ft.
8. Install R-Mer Coat top coat at rate of 1 gal per 350 sq ft.
9. Full clean/ sweep of all construction debris.

Metal Restoration to receive a 10-year warranty. SEE EMAIL ATT C

Scope of Work: Flat Re-Roof

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing membrane down to existing decking.
4. Inspect decking and replace per ft. $.
5. Install rosin paper over wood decking.
6. Install HPR glasbase sheet nailable.
7. Mechanically fasten 1/2" dens deck.
8. Install Garlands Base sheet in 2 gal WK.
9. Install Garlands Stressply cap sheet in 2 gal WK.
10. Prime surface with Garla prime at rate of .5 gal per 100 sq ft.
11. Install Silver shield at rate of 2 gal per 100 sq ft.

12. Remove and install all new flashings.
13. Remove coping- run new base up and over to top nailer of coping.
14. 40 linear feet of gutter to be replaced.
15. 3-course all vertical seams and corners then silverflash.
16. Full clean/ sweep of all construction debris.

Flat Re-Roof to receive a 25-year warranty.

Proposal Price Based Upon Market Experience: **$ 144,171**

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**144,171**
2 R.B. Crowther	$	148,745
3 DCG Roofing Solutions	$	160,869
4 Riddiford Roofing	$	164,418
5 Knickerbocker Roofing	$	220,967

J.L. Adler Roofing - Unforeseen Site Conditions:

Wood Deck Replacement	$	12.77	per Sq. Ft.
Soil Stack Replacement	$	142.50	Each

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Bonds are excluded.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is included to which it obtains to the scope of work.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jarod Miller

Jarod Miller
Garland/DBS, Inc.
(216) 430-3606

0.00
%
0.00
%
144,171.00
Cont. 5,000.00
149,171.00
%

Shawn
Is the warranty on the metal, 10 years, for both buildings and I presume it is only warrantied for the corrosion and coatings. Reason on the ask is that there are repairs to the metal on both buildings.

The flat roof on both buildings is warrantied for 25 years and again labor and materials is included.

Sincerely,

Daniel Gombac
Director of Municipal Services
630-353-8106 Mobile 630-514-2519

Dan Gombac

From: Shawn Browning <sbrowning@garlandco.com>
Sent: Tuesday, February 25, 2025 4:19 PM
To: Dan Gombac
Cc: Kris Throm
Subject: Re: Village of Roselle PD Revised Omnia Roof Proposal

Yes. The restoration fluid applied membrane installed on the existing metal roofs is a 10yr warranty.

The flat roof that we are tearing off the existing modified and installing new will be 25yr warranty both labor and material.

Metal repairs we complete like termination, counterflashing, coping, internal gutter and edge metal would fall under the warranty of the system being installed.

Shawn Browning
Territory Manager SW Chicago
The Garland Company
331-216-9115 -Mobile
sbrowning@garlandind.com
www.garlandco.com

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ILCMA member 2019
SAME member 2019

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On Feb 25, 2025, at 3:59 PM, Dan Gombac <dgombac@darienil.gov> wrote:

From: Regina Kokkinis <rkokkinis@darienil.gov>
Sent: Monday, February 24, 2025 12:56 PM
To: Dan Gombac <dgombac@darienil.gov>
Cc: Kris Throm <kthrom@darienil.gov>
Subject: RE: Revised Village of Darien PD proposal

Would this be two separate memos?

Sincerely,

Regina Kokkinis
Administrative Assistant, Municipal Services
City of Darien
630-353-8105
To receive important information from the City of Darien sign up for our electronic newsletter:
DARIEN DIRECT CONNECT
Follow the link and subscribing is simple!
https://darien.il.us/reference-desk/directconnect-enews

From: Kris Throm <kthrom@darienil.gov>
Sent: Monday, February 24, 2025 12:43 PM
To: Dan Gombac <dgombac@darienil.gov>; Regina Kokkinis <rkokkinis@darienil.gov>
Subject: RE: Revised Village of Darien PD proposal

Dan,

As you and I have discussed there is a price break if the City is able to move forward with approval of the City Hall and Police Department Roof Projects. It would allow Garland/DBS to keep the 2024 pricing so long as the material is shipped before the end of March. From what Shawn had told me last fall it could amount to approx. $35K across the projects, so the savings are pretty significant. I just spoke with Shawn Browning and based on timelines he believes that the March 3rd City Council meeting would provide the best chances of getting everything in under that time line. He thinks that if we tried to wait until the March 17th meeting we run the risk of not getting it in on time. Please keep in mind that contracts need to be executed and product needs to be made and shipped. So we would need executed Agenda Memo ASAP following Council Meeting. With that said more than likely they will want to start on the roofs right away too, more than likely beginning of April. I have asked if he could put together an email highlighting pricing still being good and key points about all of this and when billing would probably happen.

We should have all quotes already and I am re-forwarding them again anyway as attachments to this email. On the Police Department one we are taking both options. Also, probably not bad to have a little contingency on both buildings as there are chances for unforeseen additional costs. Please let me know if you have any questions.

Thanks,

MEMO

RESOLUTION NO._____

A RESOLUTION ACCEPTING A PROPOSAL FROM GARLAND/DBS, INC., SERVICES FOR THE METAL RESTORATION, FLAT RE-ROOF OR ROOF REPAIR WITH ADDITIONAL SOFFIT REPAIR AT THE POLICE DEPARTMENT FOR THE CITY HALL AND POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED $420,318

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 accepts a proposal from Garland/DBS, Inc., Services for the metal restoration, flat re-roof or roof repair with additional soffit repair at the police department for the City Hall and Police Department in an amount not to exceed $420,318, a copy of which is attached hereto as "**Exhibit A**".

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 3rd day of March 2025.

_____
JOSEPH MARCHESE, MAYOR

ATTEST:

_____
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

RES

Exhibit A

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Darien
Police Department
1710 Plainfield Rd
Darien, Illinois 60561

Date Submitted: 01/20/2025
Proposal #: 25-IL-241127
MICPA # PW1925
ILLINOIS General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: PD Metal Restoration

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing debris free from roof.
4. Inspect and hand grind any necessary areas free of oxidation.
5. Apply Metal Primer at rate of .5 gal per 100 sq ft.
6. Install Unibond reinforcement over lap seams.
7. Install R-Mer Coat at rate of 1 gal per 350 sq ft.
8. Install R-Mer Coat top coat at rate of 1 gal per 350 sq ft.
9. Full clean/ sweep of all construction debris.

Scope of Work: Base - Flat Roof Repair

1. Stage and mobilize equipment & materials.
2. Remove damaged EPDM and replace with EPDM coverstrip.
3. Clean surface free of debris.
4. Remove existing metal counterflashing.
5. Install unibond reinforcement on seams.
6. Coat seams with 1 gal WKP.
7. Apply base coat of WKP at rate of 2 gal per 100 sq ft.
8. Allow 24hrs for flashing off base coat.
9. Apply Top coat of WKP at rate of 2 gal per 100 sq ft.
10. Full clean sweep of all construction debris.

Scope of Work: Add Alternate 1 - Flat Re-Roof

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing membrane down to existing decking.
4. Replace in kind Poly/ ISO insulation to concrete deck.
5. HR Foam 1/2" dens deck.
6. Install Garlands Base sheet in 2 gal WK.
7. Install Garlands Stressply cap sheet in 2 gal WK.
8. Prime surface with Garla prime at rate of .5 gal per 100 sq ft.
9. Install Silver shield at rate of 2 gal per 100 sq ft.
10. Remove and install all new flashings.
11. Remove coping- run new base up and over to top nailer of coping.
12. Install approx 600 linear feet of gutters and downspouts replacement at 6 inch.
13. 3-course all vertical seams and corners then silverflash.
14. Full clean/ sweep of all construction debris

Scope of Work: Add Alternate 2 - Soffit Replacement

1. Remove and dispose of the existing 900 sq. ft. of drywall soffit at the main entrance of the Police station.
2. Install 24 ga banding as required.
3. Install 900 sq. ft. of soffit and related trims as supplied by Garland Co.

Note: 10-Year warranty of Metal Restoration SEE ATT. C "EMAIL

Base Bid

Proposal Price Based Upon Market Experience:	**$**	**176,307**

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**176,307**
2 R.B. Crowther	$	202,829
3 Riddiford Roofing	$	225,276
4 DCG Roofing Solutions	$	279,791
5 Knickerbocker Roofing	$	281,559

Add Alternate 1 - Flat Re-Roof

Proposal Price Based Upon Market Experience:	**$**	**47,477**

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**47,477**
2 DCG Roofing Solutions	$	53,343
3 R.B. Crowther	$	66,076
4 Riddiford Roofing	$	72,106
5 Knickerbocker Roofing	$	79,521

J.L. Adler Roofing - Unforeseen Site Conditions:

Wood Decking Replacement	$	12.77	per Sq. Ft.
Soil Stack Replacement	$	142.50	Each
Metal Panel Replacement	$	42.75	per Ln. Ft

Add Alternate 2 - Soffit Replacement
Proposal Price Based Upon Market Experience: **$ 42,363**

Garland/DBS Price Based Upon Local Market Competition:

1 Weisbrook Sheet Metal	**$**	**42,363**

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal price can only be held until March 31, 2025. A Purchase Order or Fully Executed Contract must be in place by March 31, 2025 to hold pricing and all materials must be shipped prior to March 31, 2025. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is included to which it obtains to the scope of work.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jarod Miller

Jarod Miller
Garland/DBS, Inc.
(216) 430-3606

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176,307.00 %÷%
47,477.00 %÷%
42,363.00 %÷%
5,000.00 %÷%
271,147.00 %%
%

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Darien
Municipal Center
1702 Plainfield Rd
Darien, Illinois 60561

Date Submitted: 09/19/2024
Proposal #: 25-IL-241134
MICPA # PW1925
ILLINOIS General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Metal Restoration

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing debris free from roof.
4. Inspect and hand grind any necessary areas free of oxidation.
5. Apply Metal Primer at rate of .5 gal per 100 sq ft.
6. Install Unibond reinforcement over lap seams.
7. Install R-Mer Coat at rate of 1 gal per 350 sq ft.
8. Install R-Mer Coat top coat at rate of 1 gal per 350 sq ft.
9. Full clean/ sweep of all construction debris.

Metal Restoration to receive a 10-year warranty. SEE EMAIL ATT C

Scope of Work: Flat Re-Roof

1. Stage and Mobilize equipment and materials.
2. Secure working area with cones & caution tape.
3. Remove existing membrane down to existing decking.
4. Inspect decking and replace per ft. $.
5. Install rosin paper over wood decking.
6. Install HPR glasbase sheet nailable.
7. Mechanically fasten 1/2" dens deck.
8. Install Garlands Base sheet in 2 gal WK.
9. Install Garlands Stressply cap sheet in 2 gal WK.
10. Prime surface with Garla prime at rate of .5 gal per 100 sq ft.
11. Install Silver shield at rate of 2 gal per 100 sq ft.

12. Remove and install all new flashings.
13. Remove coping- run new base up and over to top nailer of coping.
14. 40 linear feet of gutter to be replaced.
15. 3-course all vertical seams and corners then silverflash.
16. Full clean/ sweep of all construction debris.

Flat Re-Roof to receive a 25-year warranty.

Proposal Price Based Upon Market Experience: **$ 144,171**

Garland/DBS Price Based Upon Local Market Competition:

1 J.L. Adler Roofing	**$**	**144,171**
2 R.B. Crowther	$	148,745
3 DCG Roofing Solutions	$	160,869
4 Riddiford Roofing	$	164,418
5 Knickerbocker Roofing	$	220,967

J.L. Adler Roofing - Unforeseen Site Conditions:

Wood Deck Replacement	$	12.77	per Sq. Ft.
Soil Stack Replacement	$	142.50	Each

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Bonds are excluded.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is included to which it obtains to the scope of work.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Jarod Miller

Jarod Miller
Garland/DBS, Inc.
(216) 430-3606

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AGENDA MEMO
MUNICIPAL SERVICES COMMITEE
MARCH 3, 2025

CASE

PZC2025-01 Special Use, & Variations – Time Extension
(Indvestia Darien, LLC – 7409 Cass Avenue)

ISSUE STATEMENT

Petition from Indvestia Darien LLC for a one-year extension of time for a special use permit and variations for the construction of a quick service drive-through eating establishment offering retail food items for consumption at 7409 Cass Avenue. The Property is located within the B-2 Community Shopping Center Business District.

GENERAL INFORMATION

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

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

1) **APPLICATION**
2) **JUSTIFICATION NARRATIVE**
3) **SITE PLAN**
4) **FINAL PLAT OF SUBDIVISION (FOR REFERENCE)**
5) **BUILDING RENDERINGS**
6) **TRAFFIC STUDY**

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

7) **ORDINANCE O-02-24**
8) **LOCATION MAP & AERIAL IMAGE**
9) **SITE PHOTOS**
10) **SPECIAL USE AND VARIATION CRITERIA**

BACKGROUND/OVERVIEW

This case was renumbered from PZC2024-01-TE-01 to PZC2025-01. The subject property is located off the northeastern corner of the 75th Street and Cass Avenue intersection. The petition site totals 4.74 acres in size and is zoned Community Shopping Center Business District (B-2). It is part of an overall larger shopping center with outlots which is commonly known as the Jewel-Osco Center. While the overall center is comprised of several parcels and businesses, the petition site for this case is the property including Chuck E. Cheese, the former American Freight, World Star Nails, and Concentra Urgent Care.

On March 4, 2024, the Darien City Council adopted Ordinance O-02-24, approving PZC2024-01, a request for a final plat of subdivision, a special use permit and variations for the construction of a speculative quick service drive-through eating establishment offering retail food items for consumption at 7409 Cass Avenue. The final plat of subdivision does not expire; however, the underlying entitlements require an extension of time if they are to remain valid.

ANALYSIS

A) Special Use and Variations

Given the project layout with new lot lines and building construction, the petitioner previously requested variations as part of the entitlement application. Below is a list of applicable code sections applicable:

- Zoning Sections 5A-5-5(A) & 5A-8-3-6
  Minimum Lot Area (2 Acres Min.) and Principal Buildings/Uses on One Lot
- Zoning Section 5A-8-3-8
  Front, Side, and Rear Yard Requirements (B-2 District)
- Zoning Section 5A-8-3-9
  FAR and Lot Coverage (Existing Conditions)
- Zoning Sections 5A-11-2-2 & 5A-11-5
  Minimum Parking Requirements and Drive-Through Stacking Spaces (15 Space Min.)

For a summary on parking counts, setbacks, and other ordinance standards, please refer to the the site plan, which includes a code compliance table. The site plan also illustrates the building with drive-through circulation including the stacking spaces, and the renderings show the speculative building's appearance, and the plat of subdivision details the new lot layout.

Site Plan Review & Findings of Fact: City staff has reviewed the petitioner submitted documents. The petitioner will be required to submit engineering plans and a building permit if the case is approved, with architect stamped and signed plans.

The petitioner submitted a *Justification Narrative* with a detailed description of the project and requested relief, in addition to *Findings of Fact* that would support the application request. As mentioned above, those items are attached to this memo along with the proposed plat, site plan,

building renderings, and traffic impact study. For reference, the sets of criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use and variation requests are included in the attachments.

B) Extension of Time Request

In accordance with Sections 5A-2-2-3(H)(2) and 5A-2-2-6(I)(4) of the Zoning Code, the Planning, Zoning and Economic Development Commission and the City Council shall consider changed circumstances or experience derived from the exercise of the variation previously granted that would indicate that the continuation of the variation does not carry out the goals of the Code, the effect of changed conditions, if any, upon the property, and whether on account of such conditions and other circumstances, the variation/special use shall be granted an extension of time or revoked. Site conditions remain unchanged.

PZC MEETING

The Planning and Zoning Commission reviewed this petition at its February 19, 2025 meeting. The petitioner was present and answered questions after staff's introduction of the case. There were members of the public in attendance. Staff answered various questions from the Commission regarding the nature of the project and the need for a time extension.

Based on testimony and discussion at the meeting, the Planning and Zoning Commission made a motion to forward the case with a favorable recommendation to the Municipal Services Committee and City Council. The motion passed with a unanimous 5-0 vote.

ALTERNATE CONSIDERATION

As recommended/directed by the Municipal Services Committee.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on March 3, 2025.

MEMO

ZONING APPLICATION

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

CONTACT INFORMATION

Vick Mehta	Indvestia Darien, LLC
Applicant's Name	Owner's Name
718 Ogden Ave. - Downers Grove, IL - 60515	Same as applicant
Address, City, State, Zip Code	Address, City, State, Zip Code
630-850-0500	Same as applicant
Telephone	Telephone
vm@indvestia.com	Same as applicant
Email	Email

PROPERTY INFORMATION

7409 S. Cass Ave.	09-27-108-033 09-27-108-029
Property address	PIN Number(s)
B-2, Community Shopping Center Business Dist.	Pizza Restaurant and Arcade, Nail Salon, Vacant, and Medical Office (Immediate Care)
Zoning District	Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

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

REQUEST TIME EXTENSION OF ONE YEAR TO ORDINANCE # 0-02-24

TO ALLOW ADDITIONAL TIME TO PROCURE BUILDING PERMITS AS REQUIRED

Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Vick Mehta is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth.
Given under my hand and seal this 16 day of January 2025.

Notary Public

For office use only	
Date Received:	
Case Number:	
Fee Paid:	
Hearing Date:	

NIRAV S. PATEL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 19, 2025

cj architects
773.383.6556
cj-architects.com

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

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

DATE: 18 January 2024

INTRODUCTION and PROJECT DESCRIPTION:

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

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

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

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

SPECIAL USE CRITERIA:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ZONING VARIATIONS – JUSTIFICATION NARRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully Submitted-

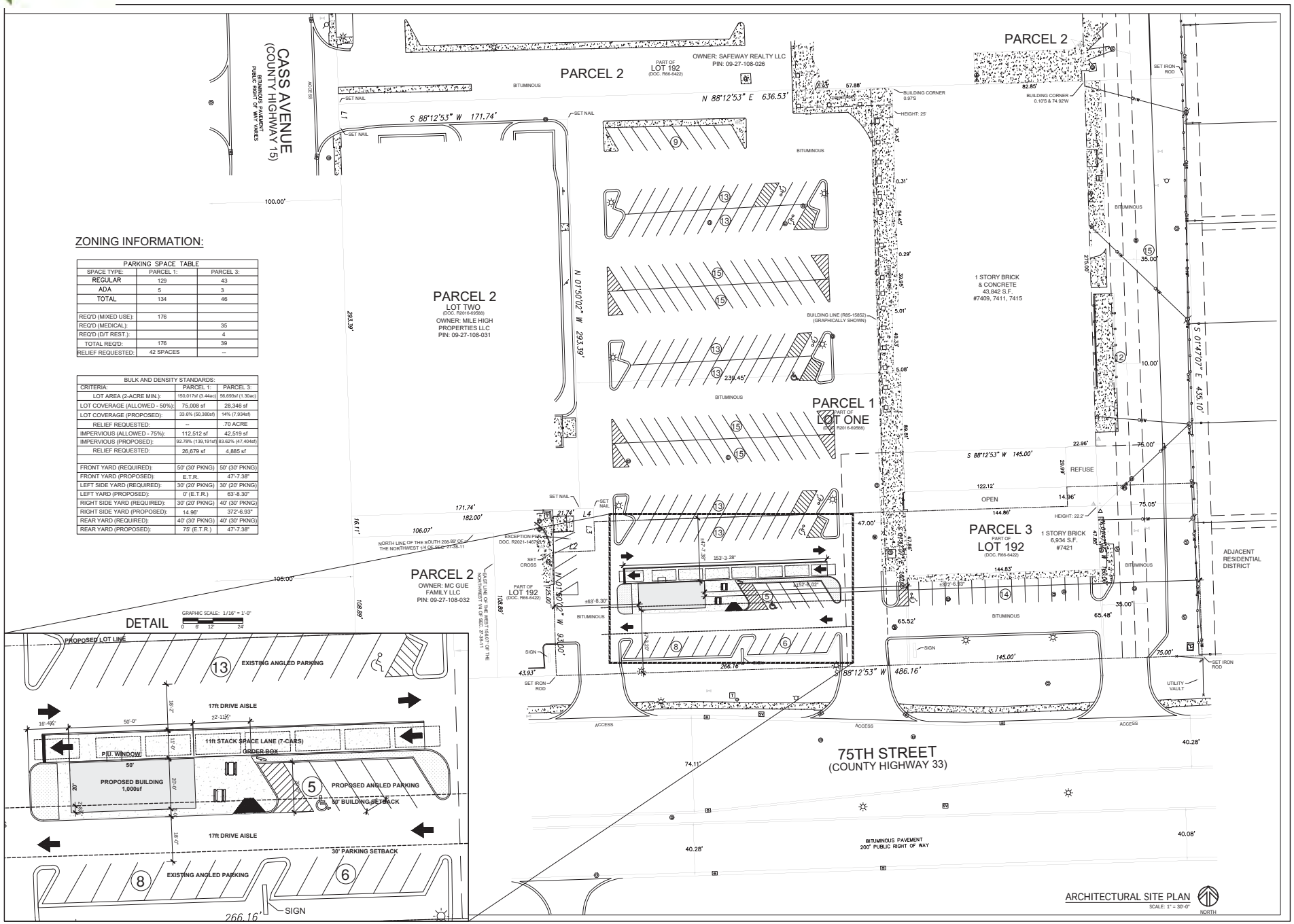
Christopher A Jackson, Architect – NCARB, LEED-AP
President and Principal – CJ Architects, Inc.

CC: Vick Mehta

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

MEMO

ATTACHMENT 3 - SITE PLAN



ZONING INFORMATION:

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

BULK AND DENSITY STANDARDS:		
CRITERIA:	PARCEL 1:	PARCEL 3:
LOT AREA (2-ACRE MIN.):	150,017sf (3.44ac)	56,693sf (1.30ac)
LOT COVERAGE (ALLOWED - 50%):	75,008 sf	28,346 sf
LOT COVERAGE (PROPOSED):	33.6% (50,380sf)	14% (7,934sf)
RELIEF REQUESTED:	--	.70 ACRE
IMPERVIOUS (ALLOWED - 75%):	112,512 sf	42,519 sf
IMPERVIOUS (PROPOSED):	92.78% (139,191sf)	83.62% (47,464sf)
RELIEF REQUESTED:	26,679 sf	4,885 sf
FRONT YARD (REQUIRED):	50' (30' PKNG)	50' (30' PKNG)
FRONT YARD (PROPOSED):	E.T.R.	47'-7.38"
LEFT SIDE YARD (REQUIRED):	30' (20' PKNG)	30' (20' PKNG)
LEFT YARD (PROPOSED):	0' (E.T.R.)	63'-8.30"
RIGHT SIDE YARD (REQUIRED):	30' (20' PKNG)	40' (30' PKNG)
RIGHT SIDE YARD (PROPOSED):	14.96'	372'-6.93"
REAR YARD (REQUIRED):	40' (30' PKNG)	40' (30' PKNG)
REAR YARD (PROPOSED):	75' (E.T.R.)	47'-7.38"

DETAIL

GRAPHIC SCALE: 1/16" = 1'-0"

SUBMITTAL HISTORY:	REV:
JAN. 18, 2024 PZC SUBMITTAL	

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

NEW SPECULATIVE BUILDING
Q.S.R. WITH DRIVE-THRU
7409 CASS AVE.
DARIEN, IL 60561
PROJECT CODE: MC-23.02

SHEET NAME
ARCHITECTURAL SITE PLAN

ISSUED FOR REVIEW
SA-1.1
1.18.2024

FINAL PLAT OF

INDVESTIA SUBDIVISION

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

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

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

DATED THIS _____ DAY OF ________________________, 20____.

____
COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPARTMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____________________, 20____.

____
CHAIRMAN

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS THIS ___ DAY OF ________________, 20____.

____
CITY ENGINEER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY 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 OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN 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.

____
ADDRESS

DATED THIS ______ DAY OF ______________________, A.D., 20____.

NOTARY'S CERTIFICATE

STATE OF ___________)
) SS
COUNTY OF __________)

I, __________________________, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ____________________________,
PRINT NAME

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ________ DAY OF ____________, A.D., 20____.
DATE MONTH

____
NOTARY PUBLIC SIGNATURE

____
PRINT NAME

MY COMMISSION EXPIRES ON _______________ _________, A.D., 20___.
MONTH DATE

STATE LETTER REQUIREMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

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

DATED THIS ____ DAY OF ____________________, 20____.

____
OWNER OR ATTORNEY

____
REGISTERED PROFESSIONAL ENGINEER

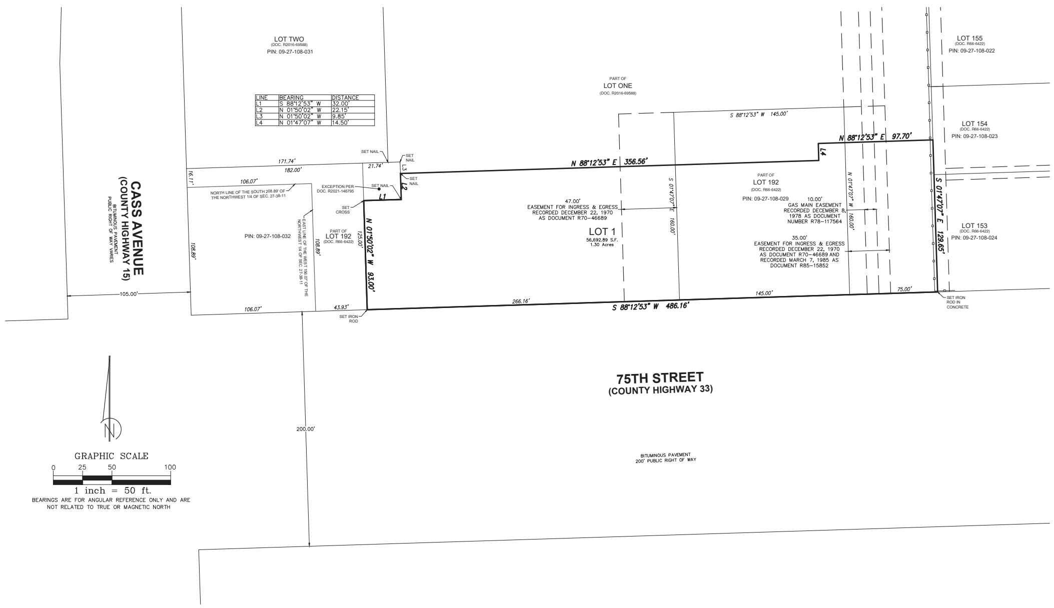
CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

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

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF ______________________, 20___.

____
CITY TREASURER



MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF ________________________, 20____.

____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, ______________________________, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON , 19 , 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 THE SEAL OF THE CITY OF DARIEN, ILLINOIS, THIS ____ DAY OF ____________________, 20____.

____
CITY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF WINNEBAGO)

FILED FOR RECORD THIS _____ DAY OF _________________, _____, AT _____ O'CLOCK ___ M., RECORDED IN BOOK _____ OF PLATS, PAGE _____ AND EXAMINED.

____
LORI GUMMOW, WINNEBAGO COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

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

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

____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF WILL)

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

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

AND

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

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

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

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

CONTAINING 56,692.89 SF.FT. OR 1.30 ACRES.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT NONE OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF DARIEN ON PANEL NO. 17043C0188J, DATED AUGUST 1, 2019.

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ____________________, 20____, AT SHOREWOOD, IL.

PRELIMINARY
____
JAMES L. HARPOLE

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

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

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

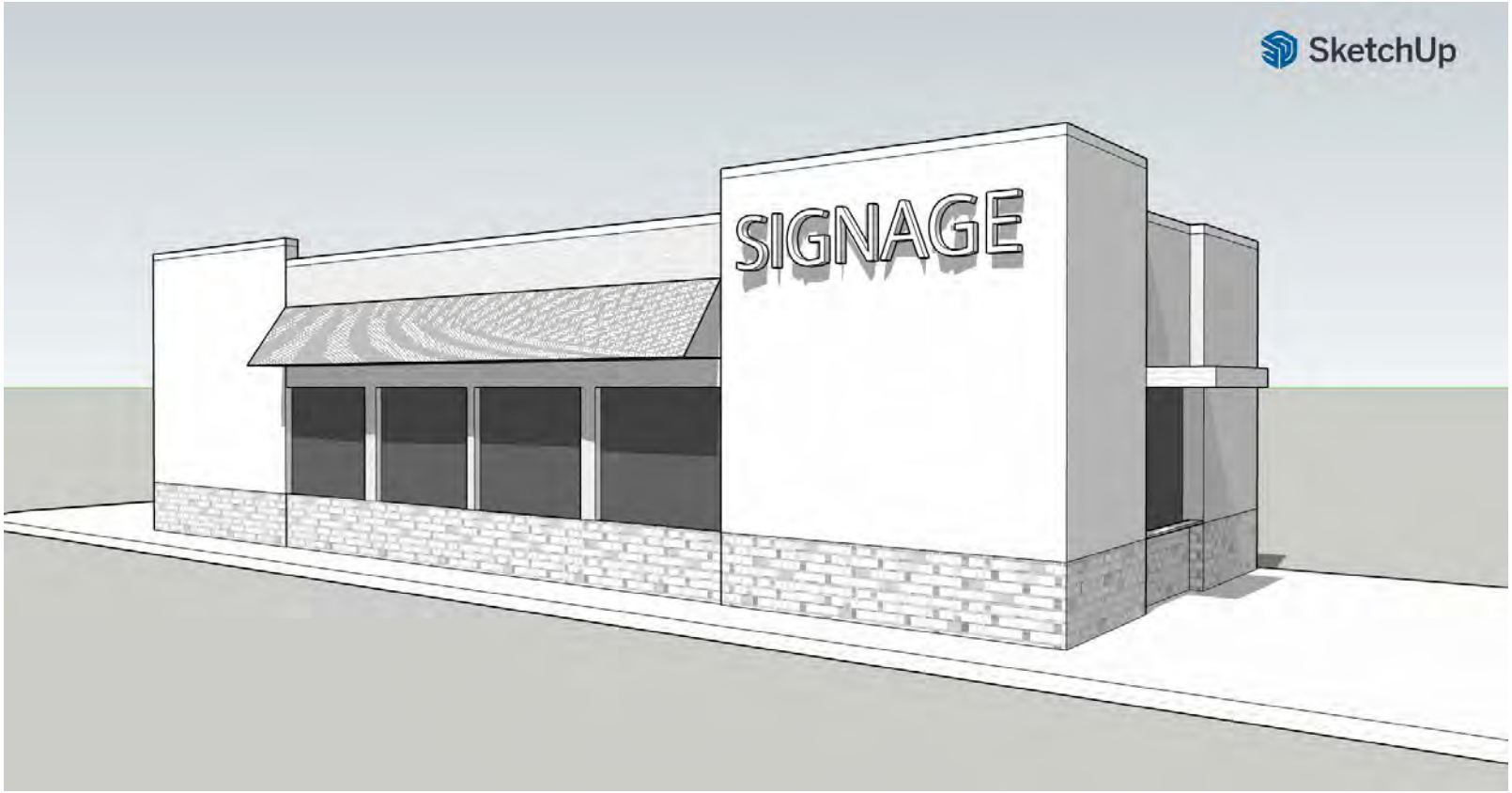
REVISIONS	DATE	BY

PLAT OF SUBDIVISION
7409 CASS AVENUE
DARIEN, ILLINOIS

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

SHEET 1 OF 1

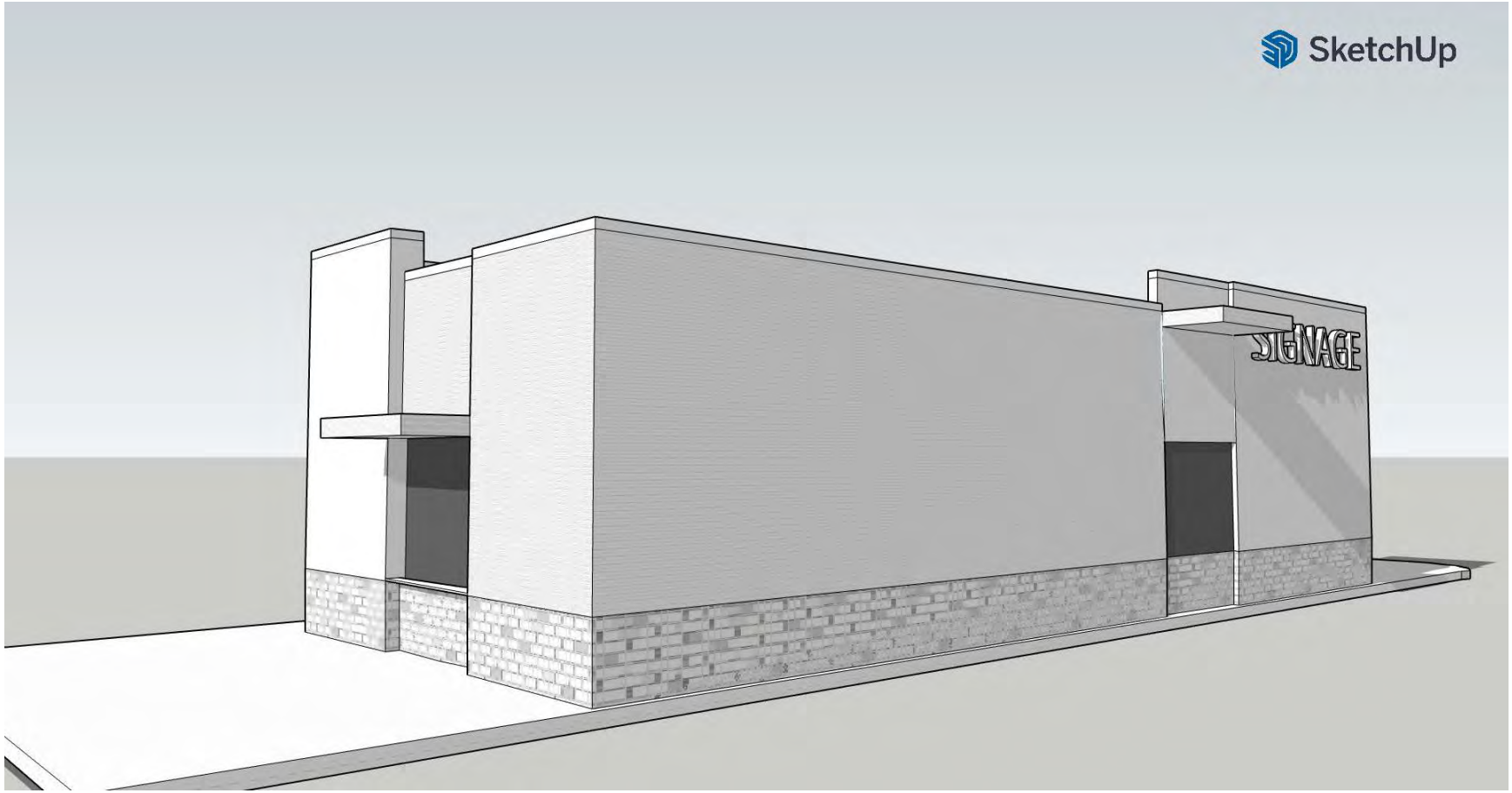
23-1239-100A



SOUTH / EAST FAÇADES

SOUTH / WEST FAÇADES

NORTH / WEST FAÇADES



NORTH / EAST FAÇADES

MEMO

TECHNICAL MEMORANDUM

DATE: January 16, 2024

TO: Christopher A. Jackson, CJ Architects, Inc.

FROM: Peter Reinhofer, P.E., V3 Companies

RE: Proposed Quick-Service Facility Technical Memorandum
75th Street & Cass Avenue, Darien Illinois

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

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

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

Project Conditions

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

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

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

The existing intersection lane configurations are included in the Exhibits.

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

Proposed Vehicle Trip Generation

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

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

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

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

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

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

Table 1: Trip Generation

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

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

Access Evaluation

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

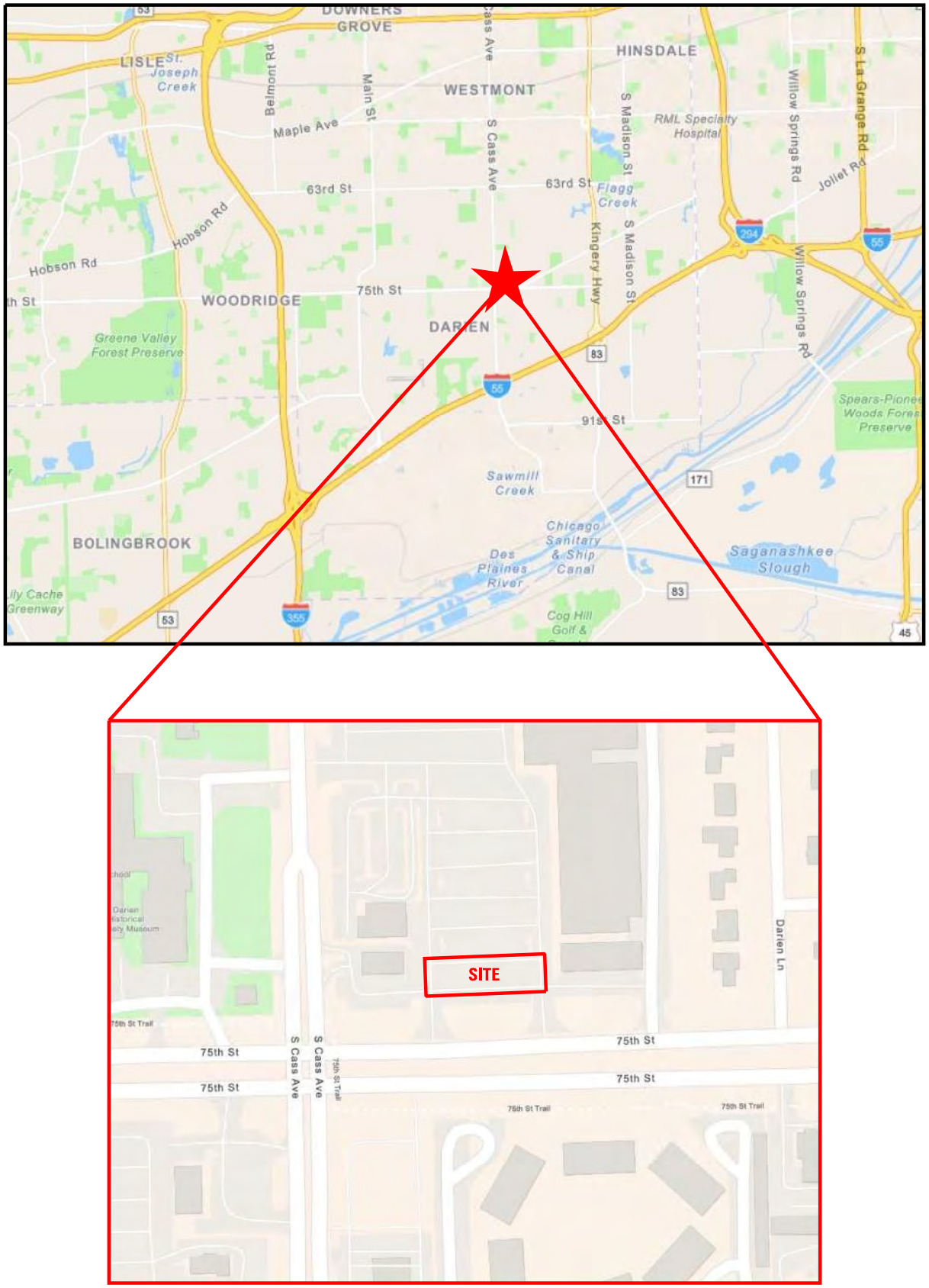
Conclusion

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

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

Exhibits

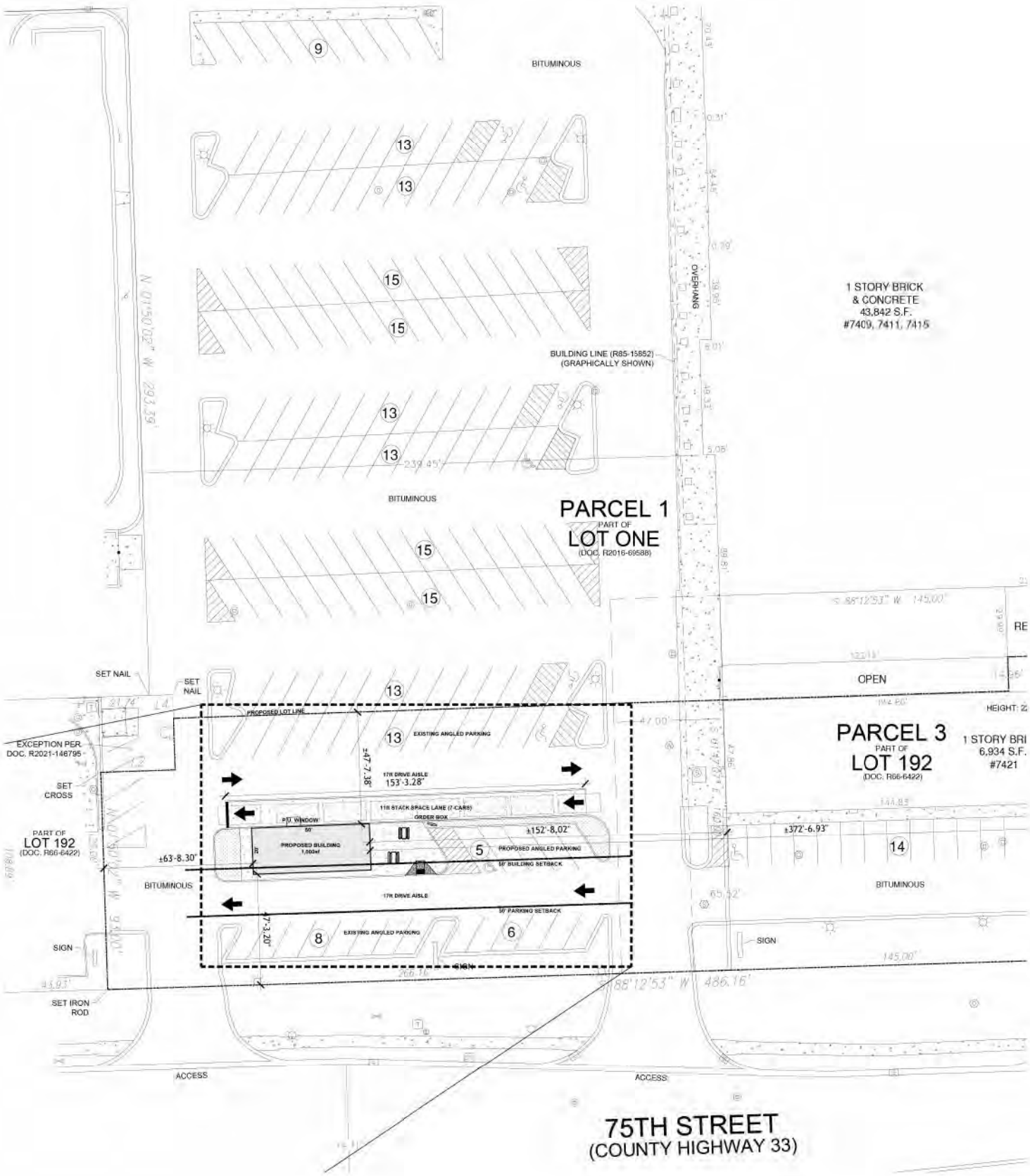
Site Location Map
Conceptual Site Plan
Existing Lane Configuration



PROPOSED COFFEE SHOP

FIGURE 1
SITE LOCATION MAP

DARIEN ILLINOIS

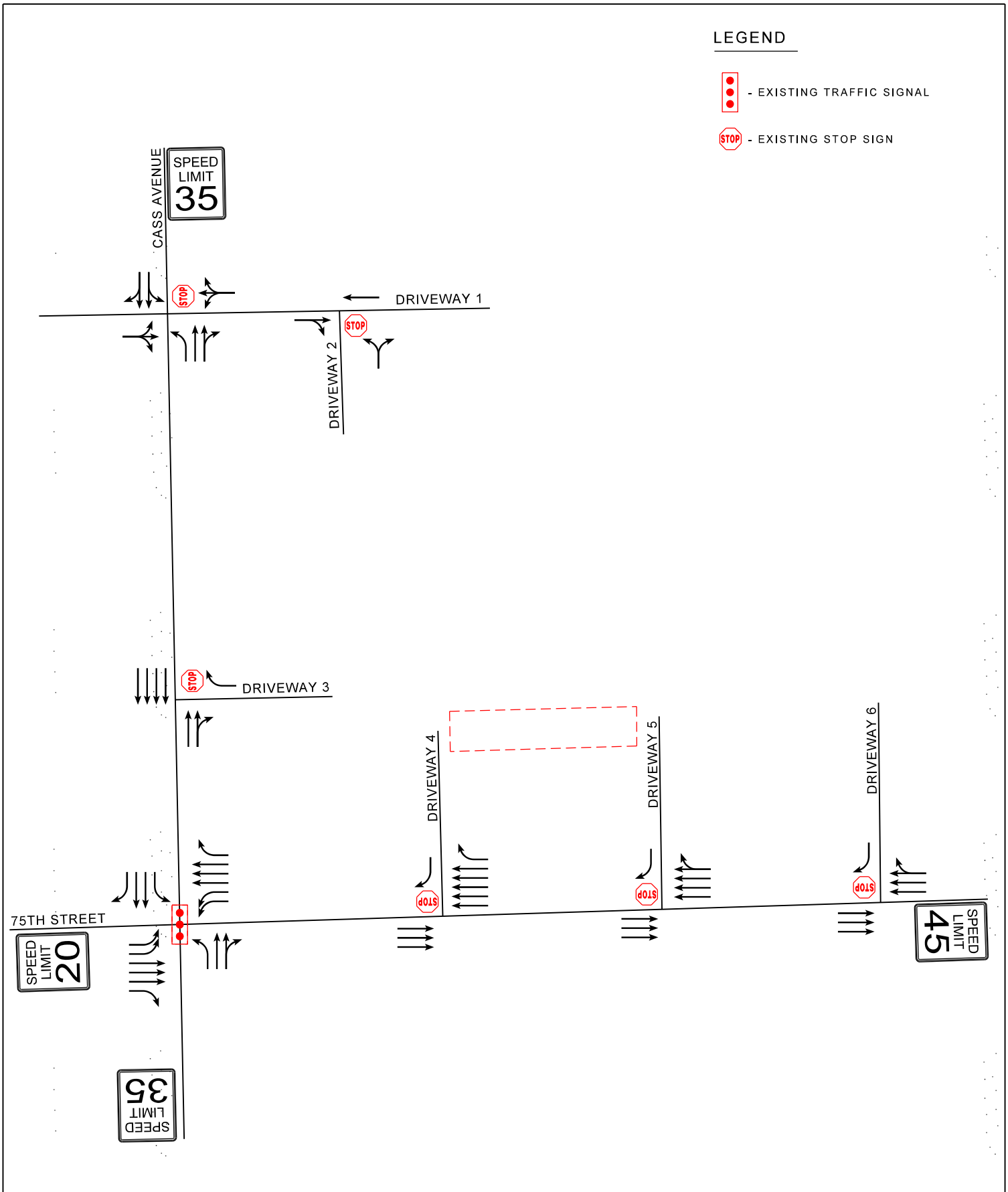


NOT TO SCALE

PROPOSED COFFEE SHOP

FIGURE 2
CONCEPTUAL SITE PLAN

DARIEN ILLINOIS



PROPOSED COFFEE SHOP

FIGURE 3
EXISTING LANE CONFIGURATION

DARIEN ILLINOIS

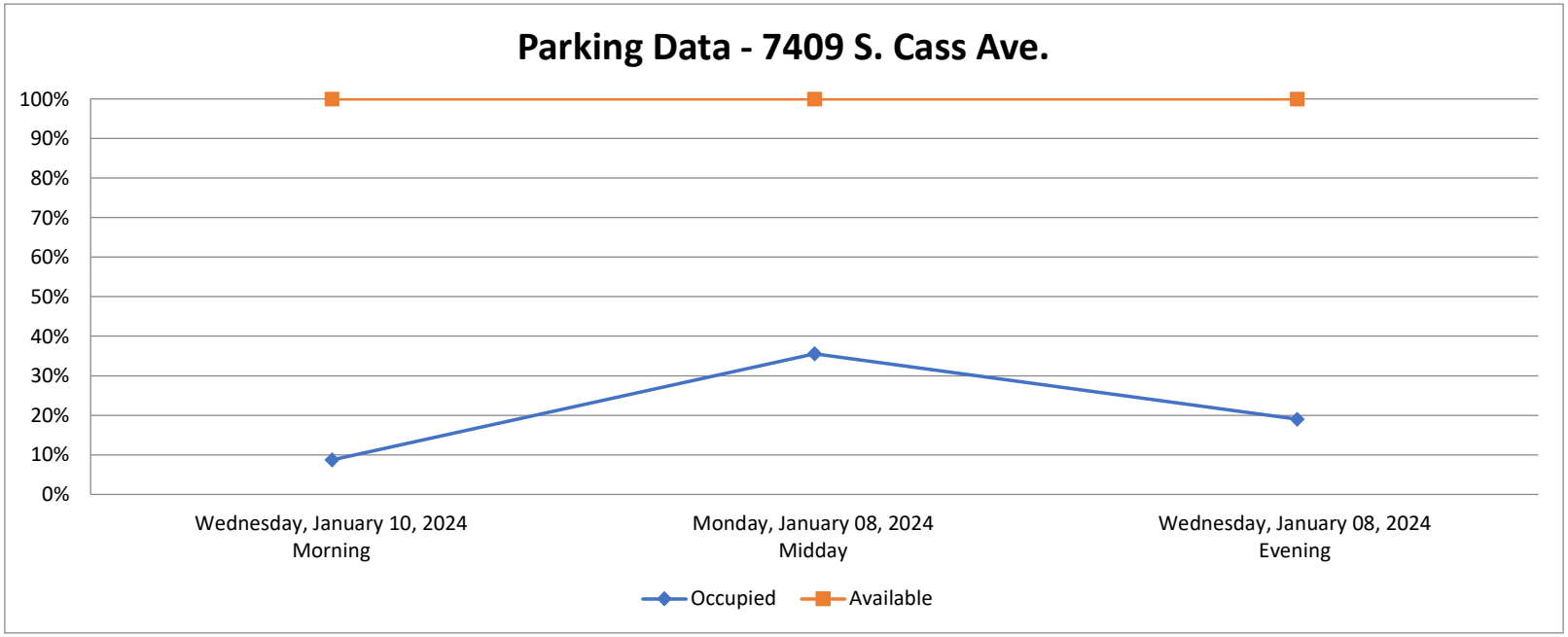
Proposed Quick-Service Facility
Parking Count Summary at 7409 S. Cass Ave.

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

Wednesday, January 10, 2024 Morning	Occupied	18
	Available	187

Monday, January 08, 2024 Midday	Occupied	73
	Available	132

Wednesday, January 08, 2024 Evening	Occupied	39
	Available	166



Cass Avenue
75th Street
Zone 8
Zone 7
Zone 6
Zone 5
Zone 4
Zone 3
Zone 2
Zone 1
9
22
13
13
28
15
15
28
13
13
28
15
15
28
13
13
28
15
15
29
8
6
14

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-02-24

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

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

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS 4th DAY OF MARCH, 2024

Published in pamphlet form by authority of the Mayor and City Council of the City of Darien, DuPage County, Illinois, this 5th day of March, 2024.

ORDINANCE NO. 0-02-24

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 0-02-24

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

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

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

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

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

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

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

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

AND; EXCEPTING THOSE PARTS TAKEN FOR ROAD PURPOSES.

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

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

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

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

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

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

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

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

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

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

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

AYES 5 - Belczak, Gustafson, Kenny, Leganski, Stompanato

NAYS: 0 - NONE

ABSENT: 2 - Schauer, Sullivan

ORDINANCE NO. 0-02-24

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

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, JoAnne E. Ragona, do hereby certify that I am the duly qualified CITY CLERK of the CITY OF DARIEN of DuPage County, Illinois, and as such officer I am the keeper of the records and files of the City;

I do further certify that the foregoing constitutes a full, true and correct copy of **ORDINANCE NO. O-02-24** ***"AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND GRANTING A SPECIAL USE AND VARIATIONS FROM THE DARIEN ZONING ORDINANCE (PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)"*** of The City of Darien, Du Page County, Illinois, Duly Passed and Approved by the Mayor and City Council at a Meeting Held on March 4, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal this 4th day of March, 2024.

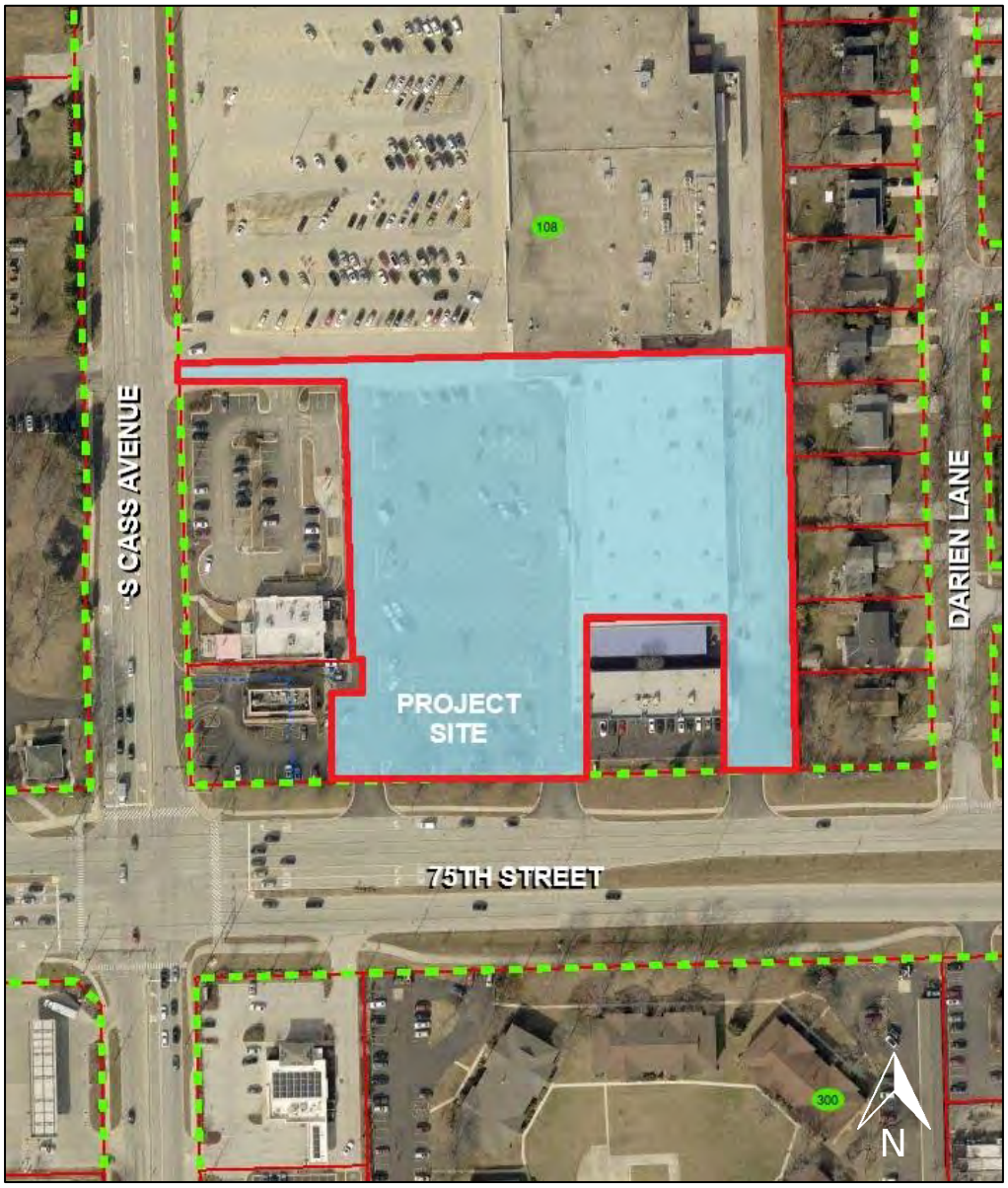
CITY OF DARIEN, ILLINOIS • CORPORATE SEAL
darien
Illinois

JoAnne E. Ragona
City Clerk

MEMO

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2025

LOCATION MAP



Project No.: PZC2025-01 – 7409 Cass Avenue

ATTACHMENT 9 - SITE PHOTOS

DRIVE THRU
RAINCOAT
ROOF MAINTENANCE
734 681-1010
59

TACO BELL

Special Use and Variation Criteria

The criteria that the Planning, Zoning and Economic Development Commission and City Council must consider when acting on a request for a Special Use and Variation are included below.

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

1. *That the special use is deemed necessary for the public convenience at the location specified.*
2. *That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
3. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
4. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
5. *That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
8. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

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

a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
b) *The plight of the owner is due to unique circumstances.*
c) *The variation if granted will not alter the essential character of the locality.*
d) *Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
e) *Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this*

title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.

f) *Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*

g) *Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*

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

i) *Net Benefit: The positive impacts to the community outweigh the negative impacts.*

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

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MARCH 3, 2025

CASE

PZC2025-03 Minor Planned Unit Development (PUD) Amendment

ISSUE STATEMENT

Petitioner is seeking approval of a minor amendment for a Planned Unit Development (PUD) to allow the conversion of two existing model units to habitable units in an existing 68-unit apartment building, located at 2305 Sokol Court, for a clarified unit total for the building of 70 units. No new construction is proposed and the models are no longer needed as the building is nearing full occupancy. The property is zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

Applicable Regulations:
Ordinance No. O-32-96 – Annexation/Development Agreement
Ordinance No. O-30-05 – Annexation Agreement Amendment
Ordinance No. O-31-05 – PUD Amendment/Preliminary Approval
Ordinance No. O-33-05 – Final PUD Approval
Ordinance No. O-08-21 – PUD Amendment/Preliminary Approval
Ordinance No. O-13-21 – Final PUD Approval
City Code Section 5A-3, PUD Regulations

ATTACHMENTS

A. **Application and Narrative**
B. **As-Built Site Survey**
C. **Plat of Survey**
D. **Plans**
E. **Final PUD Approval (Ordinance No. O-08-21)**
F. **Minor PUD Amendment Criteria**

GENERAL INFORMATION

Petitioner:	Level Development, LLC
Property Owner:	2305 SOKOL APARTMENTS, LLC
Property Location:	2305 Sokol Court
PIN Number(s):	10-05-404-077
Existing Zoning:	Planned Unit Development (PUD)/ Multi-Family Residence District (R-3)
Proposed Zoning:	Planned Unit Development (PUD)/ Multi-Family Residence District (R-3)
Existing Land Use:	70-unit Apartment Complex (includes two model units)
Proposed Land Use:	70-Unit Apartment Complex (no models included)
Comprehensive Plan:	Parks/Open Space
Surrounding Zoning & Uses:	
North:	R-1 Single Family Residence District (North of I-55 Expressway); Single Family Residential
East:	Planned Unit Development (PUD)/Multi-Family Residence District (R-3); Multi-Family Residential
South:	Planned Unit Development (PUD)/Multi-Family Residence District

	(R-3); Multi-Family Residential
West:	Planned Unit Development (PUD)/Multi-Family Residence District (R-3); Hotel
Total PUD Acreage:	27.9 Acres
Petition Site Acreage:	2.81 Acres
Floodplain:	According to the DuPage County Parcel Viewer System, there is no floodplain on the subject site.
Natural Features:	The site is fully developed and professionally landscaped with trees, shrubs, and groundcover.
Transportation:	The petition site gains access from Sokol Court via S Frontage Road.

BACKGROUND

Historical Approvals: On November 7, 2005, the City Council approved a Final Planned Unit Development (PUD) and Final Plat (Ordinance No. O-33-05) for the subject property allowing the construction of a 66-unit condominium development comprised of two (2) buildings. In addition to these approvals, the City Council also adopted an Annexation Agreement associated with the proposal (Ordinance No. O-30-05). These approvals were technically amendments to a previously approved Planned Unit Development (PUD) and Annexation Agreement for the site. The development was never constructed and the site sat vacant until 2021. On February 12, 2021, a new petition was submitted by a new owner proposing a 68-unit multi-family apartment complex comprised of one (1) building on the subject property. The petition was granted preliminary approval by the City Council on May 3, 2021 (O-08-21), and received final approval on September 7, 2021 (O-13-21).

ANALYSIS

Approved Plans: City Ordinance No. O-13-21, "An Ordinance Granting Final PUD and Final Plat Consolidation Approval (Darien Heights/2305 Sokol Court & 2345 South Frontage Road)" granted final approval for "68 apartment units contained in one (1) building" on the subject property. Section 2 of the Ordinance identified in detail the plans which constitute the "Approved Final Plan" for this development (See Attachment D). The approved plans also called for the construction of two model units. The approved plans also included site improvements which have been completed, including vehicle access and drive aisles, a 137-stall parking area, landscape areas, and a stormwater detention basin. See Attachments B and C for an as-built site survey of the property and the plat of survey.

Model Unit Conversion / Plan Review: The building, now known as "The Jade Residences at Waterfall Glen", has an occupancy rate of nearly 80 percent, and is rapidly leasing the remaining units. The petitioner has now submitted an application (See Attachment A) convert the model units, as is routine following occupancy of the building and there is no further need for model showings. The building, including the model units, was completed in the Summer of 2024 and received all required inspections. Staff have reviewed the petitioner submitted plans and found that the project complies with all applicable regulations.

Minor PUD Amendment: Pursuant to Section 5A-3-2-5 of the City's Zoning Ordinance, the City Council "may, by ordinance, approve minor changes in the development which do not substantially change the concept or intent of the development without the review and recommendation of the Plan Commission and without a public hearing," (See Minor PUD Amendment Criteria in Attachment F). As the proposed model unit conversion reflects no

change from the “Approved Final Plan” under Section 2 of Ordinance No. O-13-21, it would not substantially change the concept or intent of the development. There is no new construction or any alterations proposed, and there will be no change in unit density.

If approved, all existing variations, waivers, conditions of approval and other ordinance limitations would remain in place, and there would be no further discrepancy in the number of units, which would clearly be specified at 70 units.

ALTERNATE CONSIDERATION
As recommended/directed by the Municipal Services Committee.

DECISION MODE
This item will be placed on the March 3, 2025 City Council agenda for formal consideration.

MEMO

ZONING APPLICATION

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

CONTACT INFORMATION

Jin Yoo	2305 SOKOL APARTMENTS, LLC
Applicant's Name	Owner's Name
3949 Ann Arbor Dr, Houston, TX 77063	3949 Ann Arbor Dr, Houston, TX 77063
Address, City, State, Zip Code	Address, City, State, Zip Code
(630) 999-7875	832-607-3210
Telephone	Telephone
jin.yoo@leveldevelopment.net	tj@levelcgroup.net
Email	Email

PROPERTY INFORMATION

2305 Sokol Ct. Darien, IL. 60561	10-05-404-077
Property address	PIN Number(s)
PUD	Newly Built Apartment Building
Zoning District	Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

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

Attaching a separate page to provide the necessary information for the request.

Please refer to the attached document titled "Zoning Application Request Letter" for the detailed information.

Jin Yoo
Applicant Signature

As Notary Public, in and for Harris County in Texas, I do hereby certify that Jin Yoo is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth.
Given under my hand and seal, this 11th day of February 2025 .

Brooke Elias
Notary Public

For office use only	
Date Received:	
Case Number:	
Fee Paid:	
Hearing Date:	

BROOKE ELIAS
Notary Public, State of Texas
Comm. Expires 03-06-2027
Notary ID 131883979

ZONING APPLICATION REQUEST LETTER

RE: Brief Description of the Zoning Approval Requested.

This request seeks approval to convert two model units within the recently constructed 70-unit apartment complex at 2305 Sokol Ct into leasable units. Ordinance No. O-13-21, granted final approval for "68 apartment units contained in one (1) building" . The approved plans also called for the construction of two model units, and this request seeks to approve for use of the 2 model units into leasable residential units. Further, this request seeks confirmation and approval for compliance with the overall zoning of the building as a 70-unit building, based on 137 parking spaces and other features under the approved plans. The proposed change falls under the "minor change" provisions of the Darien ordinance, specifically Section 5A-3-2-5, which addresses changes in the development. Since the approval sought does not substantially change the development and reflects no change from the "Approved Final Plan" under Section 2 of Ordinance No. O-13-21. This adjustment aims to enhance the availability of rental options in the community while maintaining adherence to existing zoning regulations.

Level Development LLC.

Jin Yoo
VP | Development & Construction
(630) 999-7875
jin.yoo@leveldevelopment.net
www.levelxgroup.net
1600 McConnor Pkwy, suite #220, Schaumburg, IL 60173

CITY OF DARIEN

Fee Schedule
Ordinance O-38-92

	Residential		Commercial	
	<5 acres	**> 5 acres**	**< 5 acres**	**> 5 acres**
Rezoning	385.00	435.00	485.00	510.00
Special Use	510.00	535.00	585.00	610.00
Special Use Amendment	460.00	460.00	510.00	560.00
Special Use PUD	600.00	650.00	700.00	750.00
Major PUD Amendment	485.00	510.00	560.00	610.00
Minor PUD Amendment	385.00	410.00	435.00	460.00

	Residential			Commercial
	< 5 lots	**> 5 lots**	**> 10 lots**	
Preliminary Plat	205.00	230.00 + 15.00 per lot	305.00 + 15.00 per lot	305.00 + 30.00 per lot
Final Plat	180.00	205.00 + 10.00 per lot	255.00 + 10.00 per lot	255.00 + 20.00 per lot

	Residential		Commercial
	Single lot	**Multi lot**	
Major Variation	360.00	460.00	485.00
Simple Variation	75.00		

	One lot	> 1 lot
Annexation Petition	30.00	50.00
Annexation Agreements	200.00	
Annexation Agreement Amendment	200.00	
Text Amendment	400.00	
Appeal of Administrative Decisions/Interpretation	250.00	

For new development/redevelopment (excluding petitions involving a single-family residence):
$2,000.00 deposit required when the petition is submitted, to be returned once all invoices from professional services are paid (engineering, legal and traffic reviews, etc.)

The bill incurred for publishing the public hearing notice in the newspaper will be billed to the petitioner (excluding petitions involving a single-family residence.)

CITY OF DARIEN

ZONING VARIATIONS

JUSTIFICATION NARRATIVE

Purpose

To be consistent and fair, the City is obligated to make decisions on zoning variation requests based on findings-of-fact. The Applicant should write a justification narrative that contains evidence (facts) that support a conclusion (finding) that the variation is necessary and would not cause problems. It should include: a) explanation of why the variation is being requested, b) describe the 'hardship condition' of the property that makes it difficult to conform, c) estimate the impact on neighbors , and d) respond to each of the decision criteria below.

→ Please refer to the attached document titled "Justification Narrative" for the detailed information.

Decision Criteria (See City Code Section 5A-2-2-3)

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

_____

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

_____

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

_____

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

_____

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

_____

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

_____

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

_____

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

_____

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

_____

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

_____

JUSTIFICATION NARRATIVE

City Ordinance No. O-13-21, "An Ordinance Granting Final PUD and Final Plat Consolidation Approval (Darien Heights/2305 Sokol Court & 2345 South Frontage Road)" granted final approval for "68 apartment units contained in one (1) building" on the Subject Property. Section 2 of the Ordinance identified in detail the plans which constitute the "Approved Final Plan" for this development. The approved plans also called for the construction of two model units.

The prevailing rule is that in a land use approval ordinance like this, the specific controls over the general. In this case, the approved plans are the specific, and the approved plans included the two models. Second, there is nothing in the history and record of this development which would indicate an intent on the part of the City to prohibit the leasing of the models.

The request is necessary in order to adhere to the zoning code and address any inconsistency with the number of units in the building, and confirm that the two additional model units are leasable units, and confirm compliance with the current zoning code based on parking ratio and other requirements.

The variation is necessary to address confusion over the number of units, which would cause problems and potential hardship for the Owner to determine compliance with the zoning code. The present issue presents a unique circumstance arising from the approval of the plans, and recent conversion of the model units into leasable units. The variation would not alter the character of the locality as the two model units were included in the final plans, and there is not going to be any change in density, exteriors, or anything of that nature.

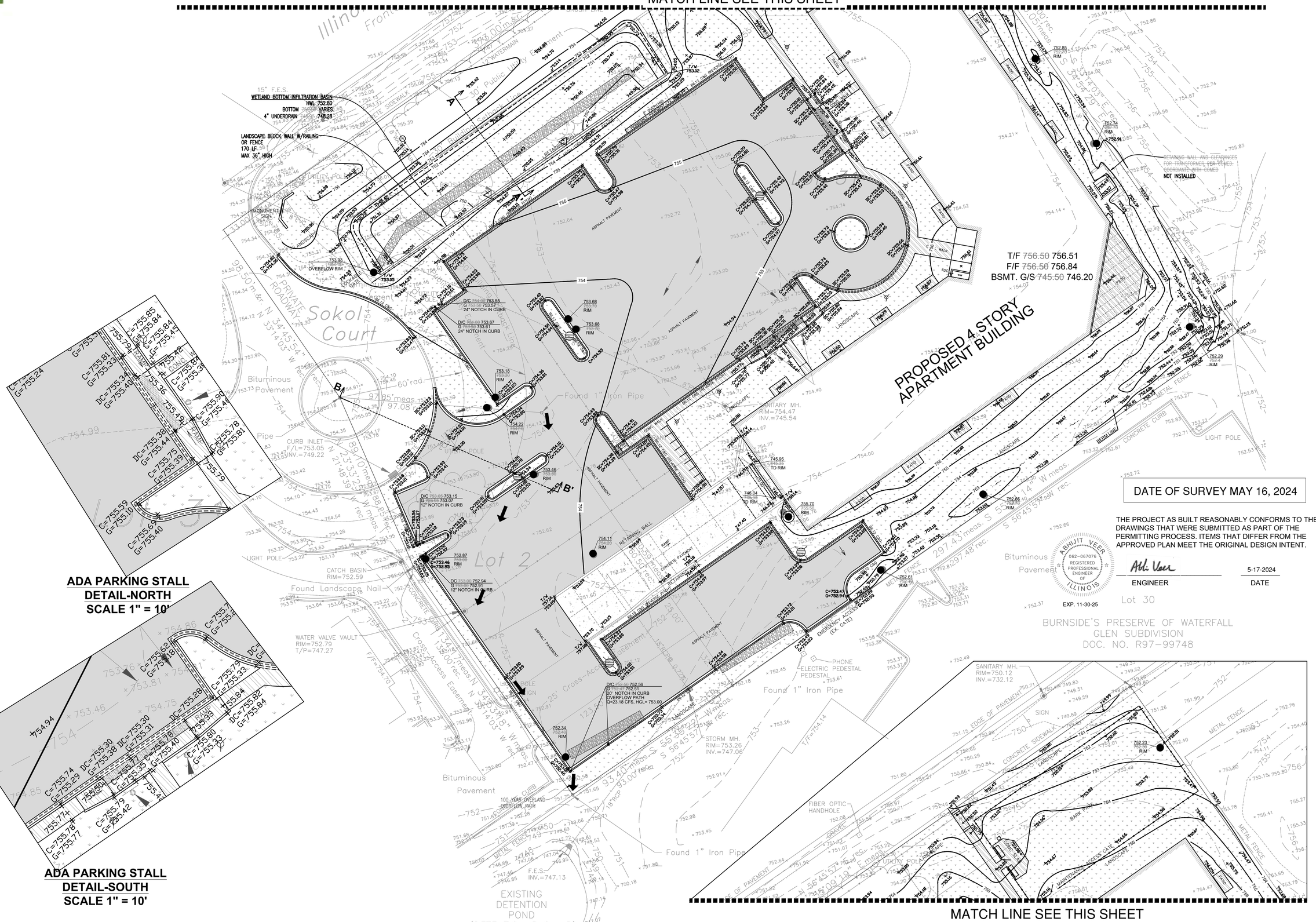
The proposed change falls under the "minor change" provisions of the Darien ordinance since it does not substantially change the concept or intent the development from the Approval Final Plan under Section 2 of the ordinance.

Level Development LLC.

Jin Yoo
VP | Development & Construction
(630) 999-7875
jin.yoo@leveldevelopment.net
www.levelxgroup.net
1600 McConnor Pkwy, suite #220, Schaumburg, IL 60173

MEMO

ATTACHMENT B - AS-BUILT SITE SURVEY



DATE OF SURVEY MAY 16, 2024

THE PROJECT AS BUILT REASONABLY CONFORMS TO THE DRAWINGS THAT WERE SUBMITTED AS PART OF THE PERMITTING PROCESS. ITEMS THAT DIFFER FROM THE APPROVED PLAN MEET THE ORIGINAL DESIGN INTENT.

ENGINEER — DATE 5-17-2024

ABHIJIT VEER 062-067076 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS EXP. 11-30-25

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	AS-BUILT SURVEY	05-16-2024
ENGINEER:	A. VEER P.E.			
ENGINEER:	W. HEPBURN			
TECHNICIAN:				

BCI
BONO CONSULTING CIVIL ENGINEERS
A Sevens & Mather Engineers company
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-823-3300
bbono@bonoconsulting.com
4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
331-229-3512
rwalker@bonoconsulting.com
DESIGN FIRM NO. 184.008857-0002

AS-BUILT GRADING, & DRAINAGE PLAN
OVERALL SITE
DARIEN HEIGHTS RESIDENCES
2305 SOKOL COURT, DARIEN, DUPAGE COUNTY, ILLINOIS

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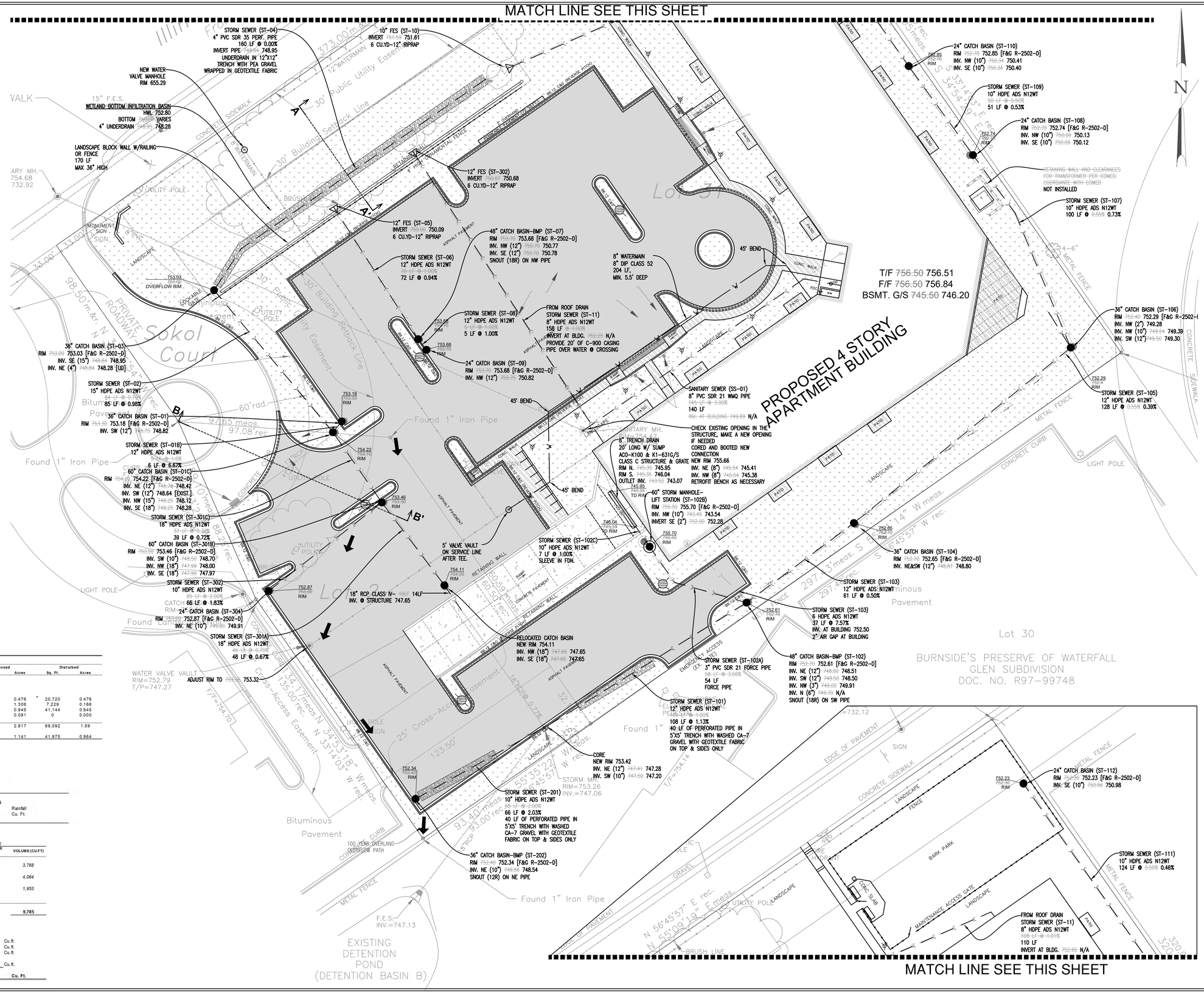
PROJECT NUMBER: 240689
START DATE: MAY 16, 2024
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0
SHEET NUMBER 1 OF 2



2305 Sokol Ct., Darien

Date: 06.02.21

	Existing Sq. Ft.	Existing Acres	Proposed Sq. Ft.	Proposed Acres	Disturbed Sq. Ft.	Disturbed Acres
Site Area	122,704	2.817				
Project/ Disturbed Area of Site	111,067	2.550				
Building	0	0.000	20,720	0.476	20,720	0.476
Walks, Play Ground & Conc. Pads	0	0.000	56,880	1.306	7,228	0.166
Access & Parking	1,467	0.034	41,144	0.945	41,144	0.945
Street	4,241	0.097	3,960	0.091	0	0.000
Impervious Area	5,707	0.131	122,704	2.817	69,092	1.59
Pervious Area	116,997	2.686	49,682	1.141	41,975	0.964
Disturbed area of Site	2.550	Ac.				

BEST MANAGEMENT PRACTICES

Impervious Area (Net New) 69,092 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	1.25"	Rainfall
Volume Control Storage Required	7,197	Cu. Ft.

AS-BUILT

Storage Below - HWL 752.80 (Bottom Portion)

CONTOUR	HEIGHT BETWEEN CONTOUR(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
752.80		4,924	
	0.80		3,768
752.00		4,496	
	1.00		4,064
751.00		3,632	
	1.00		1,953
750.00		274	
Total			9,785

Infiltration Trench (Two systems)

40x5x5 Trench

Trench Volume	=	1,000	Cu.ft.
Void Space-36%	=	360	Cu.ft.
Storage in Each system	=	360	Cu.ft.
Total Storage in Infiltration System		720	Cu.ft.
Total PCBMP Provided =		**10,505**	**Cu. Ft.**

ISSUE	REVISIONS	DATE
1	AS-BUILT SURVEY	05-16-2024

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEER P.E.
ENGINEER:	W. HERBURN
TECHNICIAN:	

BCI
BONO CONSULTING CIVIL ENGINEERS
A Service & Matter Engineers company
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-692-6050
bbono@bonoconsulting.com
4234 MERIDIAN PKWY. STE 116
AURORA, IL 60504
630-906-0000
nwalker@bonoconsulting.com
DESIGN FIRM NO. 184.000857-0002

AS-BUILT UTILITY PLAN
OVERALL SITE
DARIEN HEIGHTS RESIDENCES
2305 SOKOL COURT, DARIEN, DUPAGE COUNTY, ILLINOIS

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PROJECT NUMBER: 240689
START DATE: MAY 16, 2024
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0
SHEET NUMBER 2 OF 2

MEMO

2305 SOKOL COURT CONSOLIDATION

BEING A CONSOLIDATION OF

LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, RESUBDIVISION NO. 1; BEING A RESUBDIVISION OF LOT 32 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RECORDED AS DOCUMENT R97-099748, IN THAT PART OF THE SOUTHEAST OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

ORDINANCE NO. O-13-21

THE PREMISES COMMONLY KNOWN AS:
2305 SOKOL COURT, DARIEN, IL 60561
PARCEL AREA = 122,704 S.F. GROSS
115,216 S.F. NET
PINS: 10-05-404-002
10-05-404-024

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY, ILLINOIS
09/07/2022 09:07 AM
R2022-083061

RECORDER PLAT PAGE COUNT 1 OF 1

APARTMENTS, LLC, ARE ON THE ATTACHED PLAT HEREIN, THAT NO SAID LAND AND THAT WE HAVE CAUSED THE INDICATED THEREON FOR THE USES AND BY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED AT S. BARRINGTON, IL. ~~TEXAS~~ THIS 8TH DAY OF JUNE A.D. 2022.

BY:

OWNER: 2305 SOKOL APARTMENTS, LLC / RAM PRASHANTHA

ADDRESS: 33 W HIGGINS RD, STE 720

CITY, STATE: S. BARRINGTON, IL, 60010

NOTARY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, PINKEY RAUNIYAR, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT RAM PRASHANTHA PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ATTACHED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 8TH DAY OF JUNE A.D. 2022.

NOTARY PUBLIC: Rauniyar

OFFICIAL SEAL
PINKEY RAUNIYAR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/08/23

MAYORS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS 7TH DAY OF SEPTEMBER A.D. 2021.

MAYOR Joseph A. Marchese

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS 9TH DAY OF JUNE A.D. 2022.

CHAIRMAN Lucas N. Mullen

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, MICHAEL J. COREN, CITY TREASURER OF THE CITY OF DARIEN, 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 THIS 15 DAY OF JUNE A.D. 2022.

CITY TREASURER Michael J. Coren

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, JoANNE E. RAGONA, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON SEPTEMBER 2, 2021 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 20TH DAY OF June A.D. 2022.

CITY CLERK JoAnne E. Ragona

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3616, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, RESUBDIVISION NO. 1; BEING A RESUBDIVISION OF LOT 32 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RECORDED AS DOCUMENT R97-099748, IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS IS ALSO THE CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF DARIEN, ILLINOIS.

BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0257J, EFFECTIVE DATE: AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT GRAYSLAKE, ILLINOIS, THIS 7TH DAY OF JUNE A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

CITY ENGINEER'S CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, DANIEL L. LYNCH, CITY ENGINEER OF THE CITY OF DARIEN ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED THIS 17TH DAY OF JUNE A.D. 2022.

CITY ENGINEER Daniel L. Lynch

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS 7TH DAY OF September A.D. 2022.

COUNTY CLERK Jean Kazmarek

COUNTY RECORDERS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THIS 7TH DAY OF SEPTEMBER A.D. 2022 AT 9:07 O'CLOCK A.M. AS DOCUMENT NUMBER R2022-083061

RECORDER Kathleen V. Carrier

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATER INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

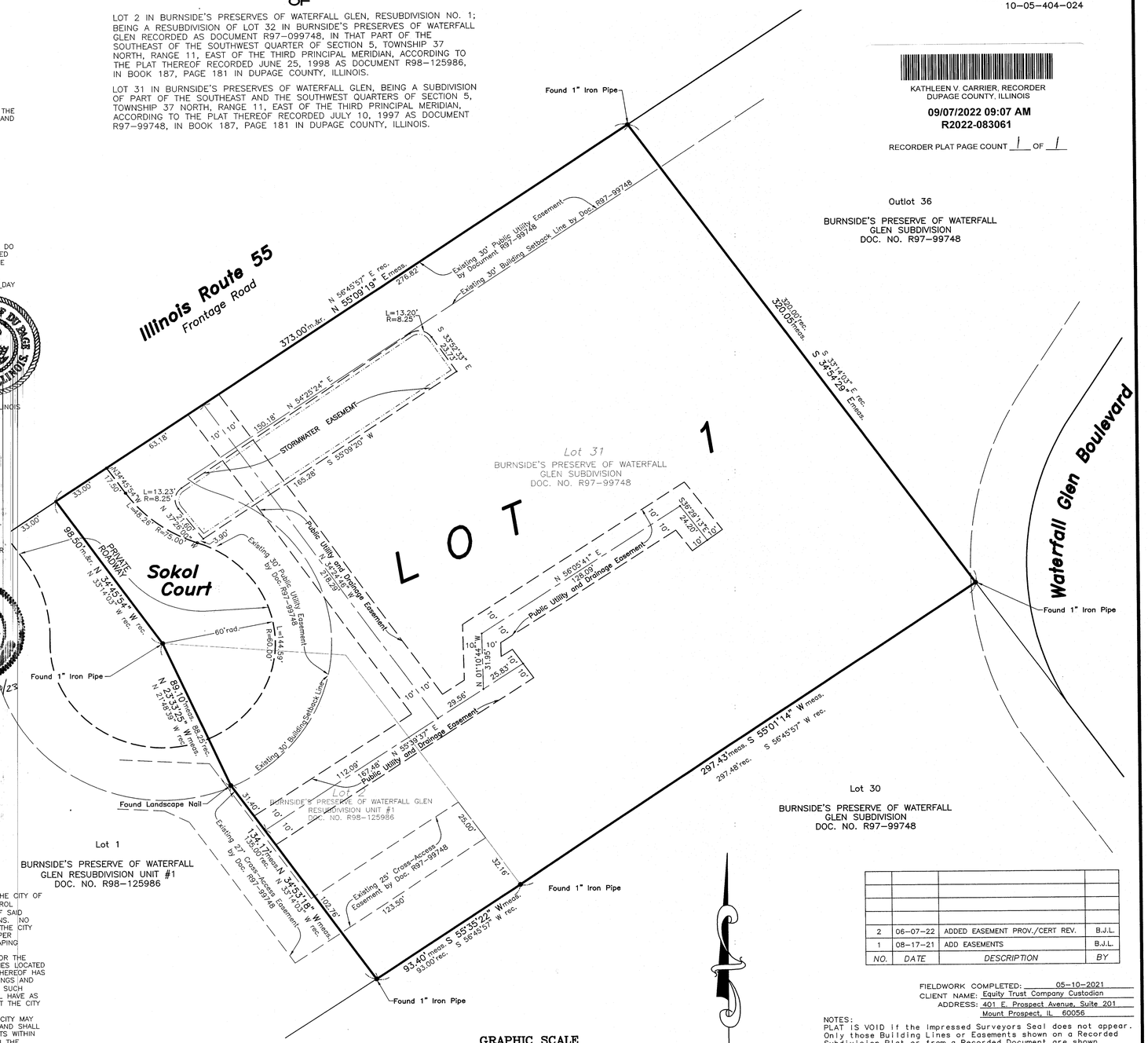
DATED THIS 8TH DAY OF JUNE A.D. 2022.

OWNER OR ATTORNEY

ENGINEER

UTILITY EASEMENT PROVISIONS
ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY INDICATED AS EASEMENTS, UTILITY EASEMENTS OR COMBINED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, COUNTY OF DUPAGE AND THE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY dba AT&T, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, CABLE TELEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, WATER, ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH STORMWATER, SANITARY SEWER AND ANY OTHER FACILITIES USED IN TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY 7 COMMUNITY IN A LIQUID OR GASEOUS STATE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT" AND THE PROPERTY DESIGNATED IN THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR AN ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER CONTROL EASEMENT PROVISIONAL
A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED IN THE CITY OF DARIEN FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNERS OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.
THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT, IF, UPON INSPECTION CITY DISCOVERS THAT THE OWNERS HEREOF HAS FAILED TO MAINTAIN SAID FACILITIES, CITY SHALL NOTIFY THE OWNERS OF ITS FINDINGS AND OTHER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNERS SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.
IN THE EVENT THAT THE OWNERS HAVE NOT RESPONDED TO CITY'S NOTICE, THEN CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNERS FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES, FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN EXERCISE OF ITS RIGHTS GRANTED HEREON, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING, BUT NOT LIMITED TO THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN WORKMANLIKE CONDITION.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
File No. 71-21
F7121 CONSOLIDATION.DWG

NO.	DATE	DESCRIPTION	BY
2	06-07-22	ADDED EASEMENT PROV./CERT REV.	B.J.L.
1	08-17-21	ADD EASEMENTS	B.J.L.

FIELDWORK COMPLETED: 05-10-2021
CLIENT NAME: Equity Trust Company Custodian
ADDRESS: 401 E. Prospect Avenue, Suite 201
Mount Prospect, IL 60056

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

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

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

MEMO

ATTACHMENT D - PLANS

RENTAL UNITS SUMMARY:

FLOOR	1-BED	2-BED	TOTAL
FLOOR 1	7	9	16
FLOOR 2	6	12	18
FLOOR 3	6	12	18
FLOOR 4	6	12	18
	24	44	70 D.U.

MEANS OF EGRESS SUMMARY:

FLOOR	TOTAL OCCUPNTS.***	REQ'D NOS. OF EXITS	PROVIDED NOS. OF EXITS
BASEMENT	47	2	2
FLOOR 1	158	2	4
FLOOR 2	98	2	3
FLOOR 3	98	2	3
FLOOR 4	98	2	3

*** REFER TO LIFE SAFETY PLAN SHEETS A1.2 THRU' A1.6 FOR DETAIL BREAK-DOWN OF OCCUPANCY CALCULATIONS.

SUMMARY OF DWELLING UNITS WITH ACCESSIBLE FEATURES PER SEC. 1107.6.2.2 (APARTMENTS: GROUP R-2):

I.C.C. A117.1 "TYPE A" DWELLING UNIT REQUIREMENT PER SEC. 1107.6.2.2.1:

REQ'D NOS.	PROVIDED NOS.	FLOOR & UNIT TYPE
AT LEAST 2% (I.E.: 70 UNITS x 0.02 = 1.4 D.U.s)	02**	1ST FLOOR - UNIT TYPE B (1-BED) 3RD FLOOR - UNIT TYPE E (2-BED)

I.C.C. A117.1 "TYPE B" DWELLING UNIT REQUIREMENT PER SEC. 1107.6.2.2.2:

REQ'D NOS.	PROVIDED NOS.	FLOOR & UNIT TYPE
ALL REMAINING (I.E.: 70 UNITS- 2 UNITS = 68 D.U.s)	68*****	ALL FLOORS - ALL UNIT TYPES

** REFER TO SHEETS A6.4A & A6.7A FOR FURTHER DETAILS ON "TYPE A" UNIT.

***** REFER TO SHEETS A6.2 THRU' A6.8 FOR FURTHER DETAILS ON "TYPE B" UNIT.

BUILDING CODE REVIEW DATA
REF: 2015 INTERNATIONAL BUILDING CODE
(WITH LOCAL AMENDMENTS)

BUILDING TYPE: FULLY SPRINKLERED (PER "NFPA 13R") FOUR (4) STORY APARTMENTS ABOVE FULLY SPRINKLERED (PER "NFPA 13-WET SYSTEM") ONE (1) STORY SLAB ON GRADE ENCLOSED PARKING GARAGE.

SECTION	REQUIRED / MAX. ALLOWABLE	PROPOSED	COMMENTS
302.1, 310.4, 311.3	CLASSIFICATION: – RESIDENTIAL GROUP "R": OCCUPANCY "R–2" (APARTMENTS) – STORAGE GROUP "S": OCCUPANCY "S–2" (LOW–HAZARD STORAGE FOR ENCLOSED PARKING GARAGE FOR PRIVATE VEHICLES)	AS REQUIRED	
TAB. 508.4	MIXED OCCUPANCIES, SEPARATED USES: – SEPARATION OF OCCUPANCIES: ONE (1) HOUR	ONE (1) HOUR	EXCEP. "c", TAB. 508.4
406.6	ENCLOSED PARKING GARAGE: – MECHANICAL VENTILATION SYSTEM	AS REQUIRED	SEC. 406.6.2
504, 506	CONSTRUCTION TYPE "V–A" OCCUPANCY "R–2": – HEIGHT MODIFICATIONS: FOUR (4) STORIES OR 60 FEET (TAB. 504.3, 504.4)	FOUR (4) STORIES & 39'–3" (...O.K.)	
	– AREA MODIFICATIONS: Aa = 58,560 S.F. (SECTION 506.2.3) FRONTAGE INCREASE: If = 100(F/P–0.25)W/30 = 100(673'/709'–0.25)20/30 = 100(0.47)1.00 = 47.00% SPRINKLER SYSTEM: NFPA 13 Aa = 36,000 + (12,000x47.00/100) x 4 = 58,560 S.F.	20,727 S.F./FLOOR (...O.K.)	BUILDING FULLY SPRINKLERED PER SECTION 903.3.1.2
	OCCUPANCY "S–2": – HEIGHT MODIFICATIONS: FIVE (5) STORIES OR 70 FEET (SECTION 504.3, SECTION 504.4)	ONE (1) STORY & 11'–0" (...O.K.)	
	– AREA MODIFICATIONS: 72,870 S.F./FLOOR (SECTION 506.2) FRONTAGE INCREASE: If = 100(F/P–0.25)W/30 = 100(673'/709'–0.25)20/30 = 100(0.47)1.00 = 47.00% SPRINKLER SYSTEM: NFPA 13 Aa = 63,000 + (21,000x47.00/100) x 1 = 72,870 S.F./FLOOR	12,295 S.F./FLOOR (...O.K.)	BUILDING FULLY SPRINKLERED PER SECTION 903.3.1.1
TABLE 601	CONSTRUCTION TYPE "V–A" – STRUCTURAL FRAME (INCL. COLUMNS, GIRDERS, TRUSSES): ONE (1) HOUR – BEARING WALLS, EXTERIOR: ONE (1) HOUR – BEARING WALLS, INTERIOR: ONE (1) HOUR	AS REQUIRED AS REQUIRED AS REQUIRED	
	– NONBEARING WALLS & PARTITIONS: EXTERIOR: ZERO (0) HOUR INTERIOR: ZERO (0) HOUR	AS REQUIRED AS REQUIRED	
	– FLOOR CONSTRUCTION INCL. BEAMS & JOISTS: SEPARATION OF OCCUPANCIES, B/W "S–2" & "R–2": ONE (1) HOUR (SEE ABV.) B/W "R–2" & "R–2": ONE (1) HOUR	AS REQUIRED AS REQUIRED	SEC. 420.3, 420.2, 711.2
	– ROOF CONSTRUCTION, INCL. BEAMS & JOISTS: ONE (1) HOUR	AS REQUIRED	
705.8	MAX. AREA OF EXTERIOR WALL OPENING: NO LIMIT		FIRE SEPARATION DISTANCE GREATER THAN 30 FEET
705.8.5	VERTICAL SEPARATION OF OPENINGS: N/A		
705.11	PARAPETS: NOT REQUIRED		EXCEP. "1" & "6"
713.4	ELEVATOR HOISTWAY: TWO (2) HOURS	AS REQUIRED	
1023.1, 1023.2 TABLE 601	EXIT STAIRS (ALL INTERIOR WALLS): TWO (2) HOURS EXIT STAIRS (EXTERIOR BEARING WALLS): ONE (1) HOUR	AS REQUIRED AS REQUIRED	
713.4	MECH. EXHAUST SHAFT (THRU' ROOF): ONE (1) HOUR	AS REQUIRED	CONNECTING LESS THAN FOUR (4) STORIES
	MECH. EXHAUST SHAFT (THRU' ROOF): TWO (2) HOUR	AS REQUIRED	CONNECTING FOUR (4) STORIES OR MORE
713.13 713.13.3 713.13.4	TRASH CHUTE: TWO (2) HOURS TRASH CHUTE ACCESS ENCLOSURE & TRASH CHUTE TERMINATION POINT ENCLOSURE: ONE (1) HOUR	AS REQUIRED AS REQUIRED	PROVIDE ADD'L SPRINKLER HEAD AT TOP (SEC. 713.13.6)
405.4.3, 1009, 3006	ELEVATOR LOBBY: ZERO (0) HOUR	AS REQUIRED	EXCEP. "4"
708.3	FIRE PARTITION – DEMISING WALLS BETWEEN UNITS: ONE (1) HOUR	AS REQUIRED	
708.3	FIRE PARTITION – CORRIDOR WALLS: ONE (1) HOUR	AS REQUIRED	TABLE 1020.1
708, 709, 714, 716	FIREPROOF CAULK & FIRESAFING AROUND PIPES AND DUCTS THROUGH FLOORS AND RATED WALLS	AS REQUIRED	
705.8, 706, 707, 708, 712	OPEN PROTECTIVES: – MINIMUM OPENING PROTECTION ASSEMBLY PER CODE – FIRE DOOR ASSEMBLIES' LABELLING – FIRE–PROTECTION–RATED GLAZING LABELLING – SIZES OF WIRED GLASS PANELS PER CODE	AS REQUIRED AS REQUIRED AS REQUIRED AS REQUIRED	
717.1	FIRE DAMPER RATING PER TAB. 717.2	AS REQUIRED	
718	CONCEALED SPACES: – FIRE BLOCKING: CONCEALED SPACES IN STUD WALLS & PARTITIONS AT THE CEILING & FLOOR OR ROOF LEVELS BETWEEN VERTICAL & HORIZONTAL SPACES AT SOFFITS OVER CABINETS DROP CEILING. – FIRE BLOCKING NON–COMBUSTIBLE MATERIALS: GYPSUM BOARD, CEMENT FIBER BOARD OR MINERAL GLASS BATTS SECURELY RETAINED IN PLACE. – DRAFT STOPPING MATERIAL: 1/2" GYP BD. SUPPORTED WHERE CELINGS ARE SUSPENDED BELOW OPEN WEB TRUSSES.	AS REQUIRED AS REQUIRED AS REQUIRED	

BUILDING CODE REVIEW DATA
REF: 2015 INTERNATIONAL BUILDING CODE
(WITH LOCAL AMENDMENTS)

SECTION	REQUIRED / MAX. ALLOWABLE	PROPOSED	COMMENTS
718.3	FLOOR DRAFTSTOPPING IN GROUP "R–2": DRAFTSTOPPING PER CODE IN COMBUSTIBLE CONSTRUCTION LOCATED ABOVE & IN LINE WITH DWELLING UNIT SEPARATION WALLS.	AS REQUIRED	FLOOR SPACE MAY BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
718.4	ATTIC DRAFTSTOPPING IN GROUP "R–2": PROVIDE DRAFTSTOPPING IN ATTICS, MANSARDS, OVERHANGS OR CONCEALED ROOF SPACES INSTALLED IN LINE ABOVE UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. DRAFTSTOPPING IS ONLY REQUIRED ABOVE ONE SIDE OF UNIT/CORRIDOR WALL SEPARATION.	THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQ. FT. OR ABOVE EVERY TWO (2) DWELLING UNITS, WHICHEVER IS SMALLER.	ATTIC SPACE IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
807, 720	THERMAL & SOUND INSULATING MATERIALS: EXPOSED INSULATION IN ATTICS TO HAVE FLAME SPREAD OF 25 OR LESS INSULATION IN CONCEALED SPACES TO HAVE FLAME SPREAD 75 OR LESS	AS REQUIRED AS REQUIRED	
803	INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED PER SEC. 803.	AS REQUIRED	
	INTERIOR FINISH REQUIREMENTS BY OCCUPANCY: – GROUP "R–2": – VERTICAL EXITS & EXIT PASSAGEWAYS: CLASS C – EXIT ACCESS CORRIDORS: CLASS C – ROOMS & ENCLOSED SPACES: CLASS C	AS REQUIRED	BUILDING FULLY SPRINKLERED.
	– GROUP "S–2": – VERTICAL EXITS & EXIT PASSAGEWAYS: CLASS C – EXIT ACCESS CORRIDORS: CLASS C – ROOMS & ENCLOSED SPACES: CLASS C	AS REQUIRED	
804.1	INTERIOR FLOOR FINISHES SHALL BE CLASSIFIED PER SEC. 804.2.	AS REQUIRED	
903	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE REQUIRED THROUGHOUT ALL BUILDING.	AS REQUIRED WITH FLOW DEVICES PER LOCAL FIRE DEPARTMENT	
905	STANDPIPE SYSTEM SHALL BE REQUIRED THROUGHOUT ALL BUILDING.	AS REQUIRED	
906	PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED THROUGHOUT ALL BUILDING.	AS REQUIRED & LOCATED PER LOCAL FIRE DEPARTMENT	
907	VISIBLE & AUDIBLE FIRE ALARM NOTIFICATION APPLIANCES SHALL BE REQUIRED THROUGHOUT ALL BUILDING.	AS REQUIRED & LOCATED PER LOCAL FIRE DEPARTMENT	
1011	STAIRWAYS: MAX. RISER 7", MIN. TREAD 11", MIN. CLEAR WIDTH BETWEEN HANDRAIL 48"	AS REQUIRED PER I.A.C.	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE: – GROUP "S–2": MAX. 400 FEET – GROUP "R–2": MAX. 250 FEET	AS REQUIRED AS REQUIRED	BUILDING FULLY SPRINKLERED PER LOCAL AMENDMENT SECTION: 9–2–3.
TABLE 1006.3.1	MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD: 1–500 OCCUPANTS: MIN. TWO (2) EXITS	AS REQUIRED	
	EMERGENCY ESCAPE AND RESCUE: NOT REQUIRED		EXCEP. "1"
3002.4	ELEVATOR CAR SIZE: CAR TO ACCOMMODATE A 24–INCH BY 84–INCH AMBULANCE STRETCHER IN THE HORIZ. OPEN POSITION.	AS REQUIRED PER LOCAL AMMENDMENT	SEC. 3002.4 FOR ELEVATOR CAR SIZE

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PUROHIT ARCHITECTS
251 BRADWELL ROAD,
INVERNESS, IL 60010
Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

Proposed New Development for:
Darien Heights - Luxury Apartments
2305 Sokol Court, Darien, IL 60651

Issue Date: 04.24.2023
Drawn By: PAI
Sheet: ZONING & BUILDING CODE ANALYSIS

A0.4

PAI PROJECT NUMBER
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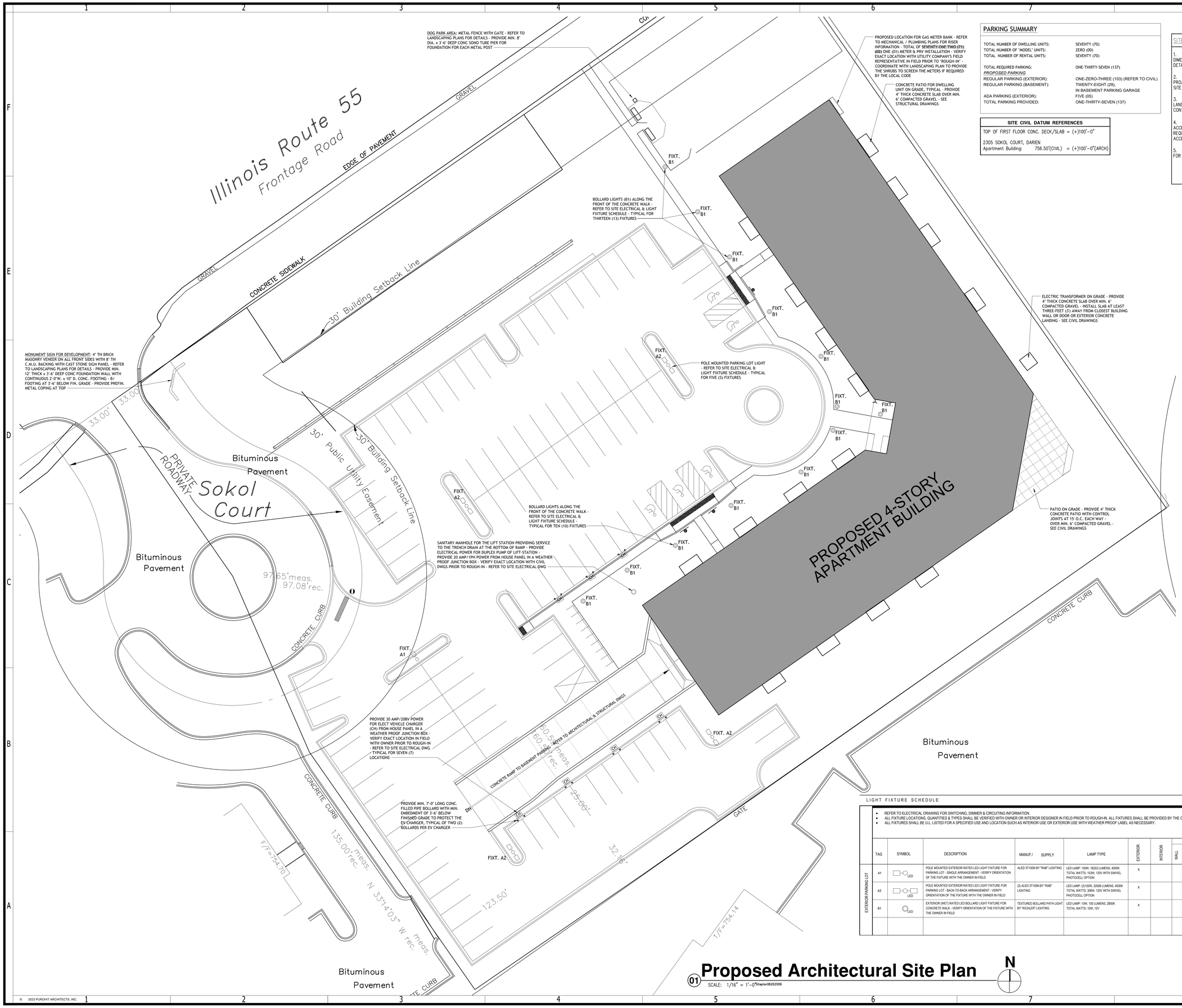

PARKING SUMMARY

TOTAL NUMBER OF DWELLING UNITS:	SEVENTY (70)
TOTAL NUMBER OF "MODEL" UNITS:	ZERO (00)
TOTAL NUMBER OF RENTAL UNITS:	SEVENTY (70)
TOTAL REQUIRED PARKING:	ONE-THIRTY-SEVEN (137)
PROPOSED PARKING	
REGULAR PARKING (EXTERIOR):	ONE-ZERO-THREE (103) (REFER TO CIVIL)
REGULAR PARKING (BASEMENT):	TWENTY-EIGHT (29), IN BASEMENT PARKING GARAGE
ADA PARKING (EXTERIOR):	FIVE (05)
TOTAL PARKING PROVIDED:	ONE-THIRTY-SEVEN (137)

SITE CIVIL DATUM REFERENCES
TOP OF FIRST FLOOR CONC. DECK/SLAB = (+)100'-0"
2305 SOKOL COURT, DARIEN Apartment Building: 756.50'(CIVIL) = (+)100'-0"(ARCH)

SITEPLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, GRADING & UTILITY RELATED DETAILS & FEATURES.

2. REFER TO LANDSCAPE DRAWINGS FOR PROJECT SIGNAGE, RETAINING WALLS & OTHER SITE RELATED FEATURES & DETAILS.

3. G.C. TO COORDINATE ALL CIVIL & LANDSCAPE DETAILS AMONG VARIOUS CONTRACTORS & TRADES INVOLVED, TYPICAL.

4. REFER TO SHEET A0.6, FAIR HOUSING ACCESSIBILITY STANDARDS APPLICABLE REQUIREMENTS & DETAILS FOR SITE ACCESSIBILITY REQUIREMENTS.

5. REFER TO SITE ELECTRICAL DRAWING FOR SITE POWER REQUIREMENTS.

LIGHT FIXTURE SCHEDULE:

- REFER TO ELECTRICAL DRAWING FOR SWITCHING, DIMMER & CIRCUITING INFORMATION.
- ALL FIXTURE LOCATIONS, QUANTITIES & TYPES SHALL BE VERIFIED WITH OWNER OR INTERIOR DESIGNER IN FIELD PRIOR TO ROUGH-IN. ALL FIXTURES SHALL BE PROVIDED BY THE OWNER & INSTALLED BY THE CONTRACTOR.
- ALL FIXTURES SHALL BE U.L. LISTED FOR A SPECIFIED USE AND LOCATION SUCH AS INTERIOR USE OR EXTERIOR USE WITH WEATHER PROOF LABEL AS NECESSARY.

	TAG	SYMBOL	DESCRIPTION	MANUF / SUPPLY	LAMP TYPE	EXTERIOR	INTERIOR	MOUNTING: WALL	CEILING	RECESSED	SURFACE	NOTES:
EXTERIOR PARKING LOT	A1	LED	POLE MOUNTED EXTERIOR RATED LED LIGHT FIXTURE FOR PARKING LOT - SINGLE ARRANGEMENT - VERIFY ORIENTATION OF THE FIXTURE WITH THE OWNER IN FIELD	ALED 3T150N BY "RAB" LIGHTING	LED LAMP: 150W, 16253 LUMENS, 4000K TOTAL WATTS: 153W, 120V WITH SWIVEL PHOTOCELL OPTION	x						POLE: PS4-11-20D2, BRACKET / ARM: BCK-S4 BOLT: 4/11
	A2	LED	POLE MOUNTED EXTERIOR RATED LED LIGHT FIXTURE FOR PARKING LOT - BACK-TO-BACK ARRANGEMENT - VERIFY ORIENTATION OF THE FIXTURE WITH THE OWNER IN FIELD	(2) ALED 3T150N BY "RAB" LIGHTING	LED LAMP: (2)150W, 32506 LUMENS, 4000K TOTAL WATTS: 306W, 120V WITH SWIVEL PHOTOCELL OPTION	x						POLE: PS4-11-20D2, BRACKET / ARM: BCK-S4 BOLT: 4/11
	B1	LED	EXTERIOR (WET) RATED LED BOLLARD LIGHT FIXTURE FOR CONCRETE WALK - VERIFY ORIENTATION OF THE FIXTURE WITH THE OWNER IN FIELD	TEXTURED BOLLARD PATH LIGHT BY "KICHLER" LIGHTING	LED LAMP: 10W, 100 LUMENS, 2800K TOTAL WATTS: 10W, 12V	x						ALL BOLLARDS SHALL BE INSTALLED AT APPROX. EQUAL DISTANCE FROM EACH OTHER

01 Proposed Architectural Site Plan

SCALE: 1/16" = 1'-0"Siteplan06262006

N

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251 BRADWELL ROAD,
INVERNESS, IL 60010

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info@purohitarchitects.com
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Proposed New Development for:

Darien Heights - Luxury Apartments

2305 Sokol Court, Darien, IL 60651

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PROPOSED ARCHITECTURAL SITE PLAN

A1.1

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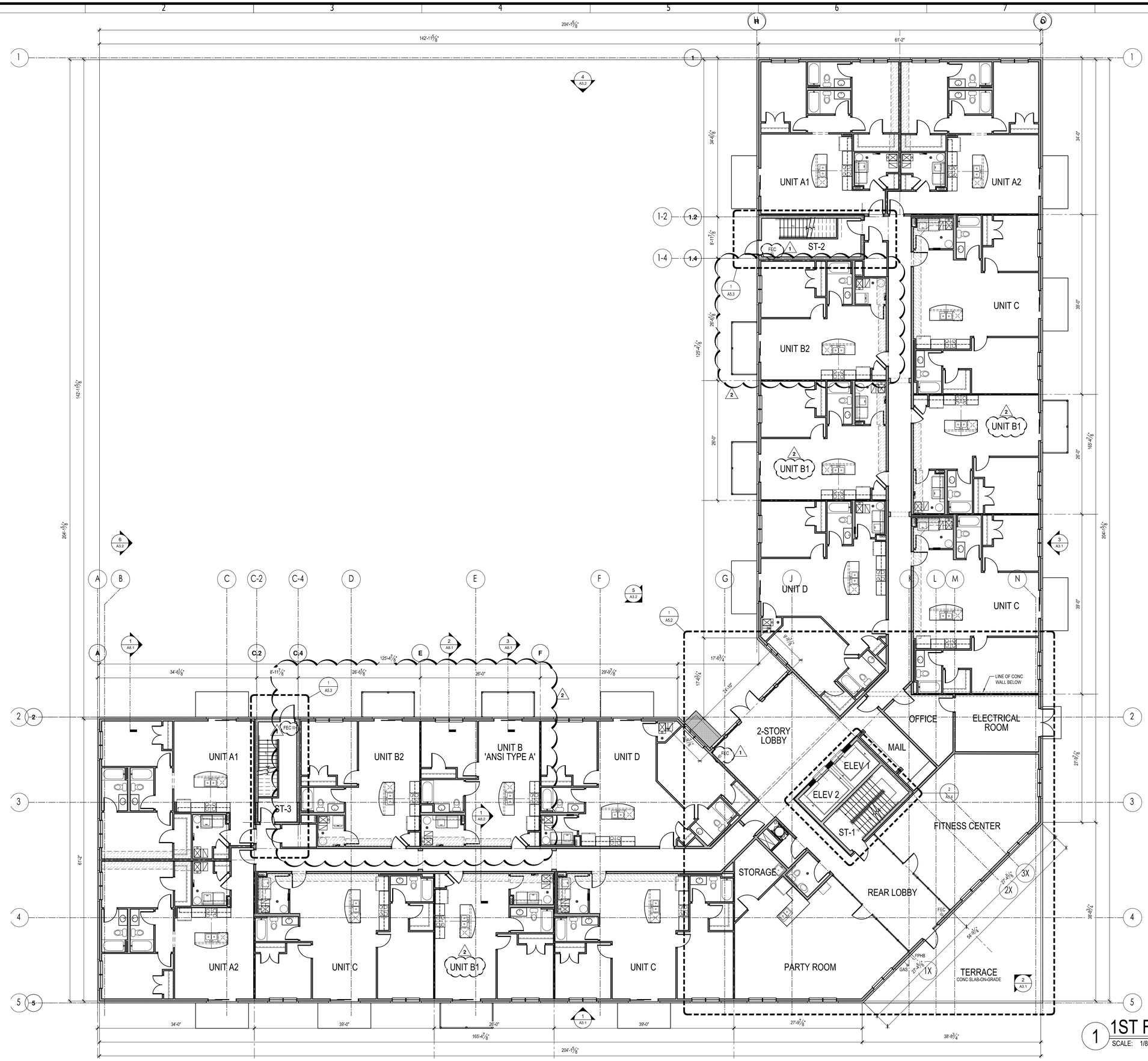

1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN GENERAL NOTES:

1. REFER TO UNIT PLAN SHEETS FOR FURTHER INFORMATION ON UNIT LAYOUT & REQUIREMENTS OF ADAPTABLE UNITS.

2. REFER TO SHEET A9.1 FOR INFORMATION ON WALL CONSTRUCTION.

3. G.C. TO COORDINATE ALL PLUMBING / MECHANICAL / FIRE PROTECTION PENETRATION THROUGH FLOORS / WALLS AMONG VARIOUS CONTRACTORS & TRADES INVOLVED, TYPICAL.

4. ALL DIMENSIONS ARE FROM ONE (1) OF THE FOLLOWING TWO (2) CASES (U.N.O.).
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251 BRADWELL ROAD,
INVERNESS, IL 60010

Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

Proposed New Development for:

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2305 Sokol Court, Darien, IL 60651

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Sheet:
1ST FLOOR PLAN

A2.2

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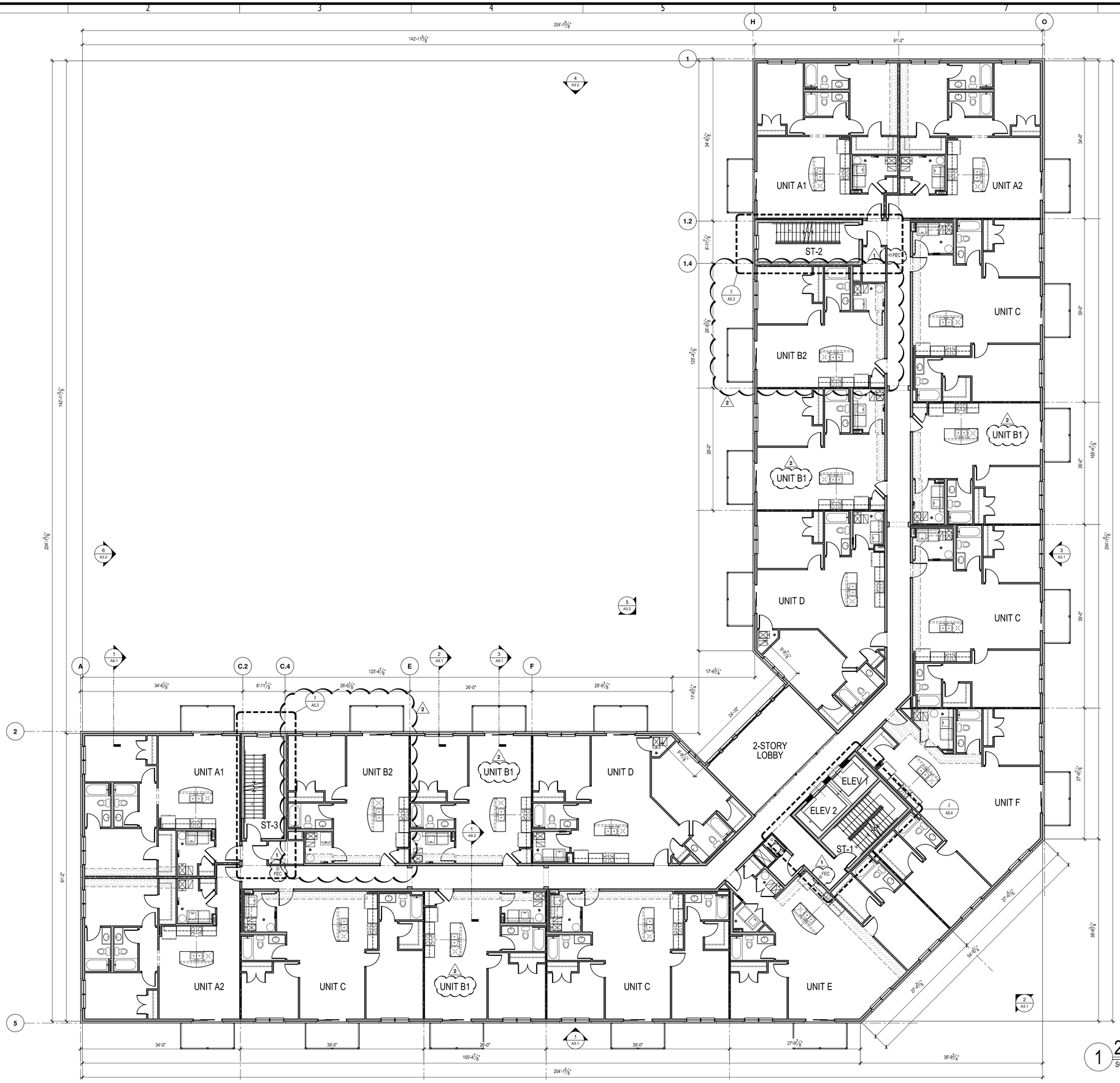

1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN GENERAL NOTES:

1. REFER TO UNIT PLAN SHEETS FOR FURTHER INFORMATION ON UNIT LAYOUT & REQUIREMENTS OF ADAPTABLE UNITS.

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INVERNESS, IL 60010

Tel. (847) 220-8037
Cell. (847) 757-1618
info@purohitarchitects.com
www.purohitarchitects.com

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Sheet:
2ND FLOOR PLAN

A2.3

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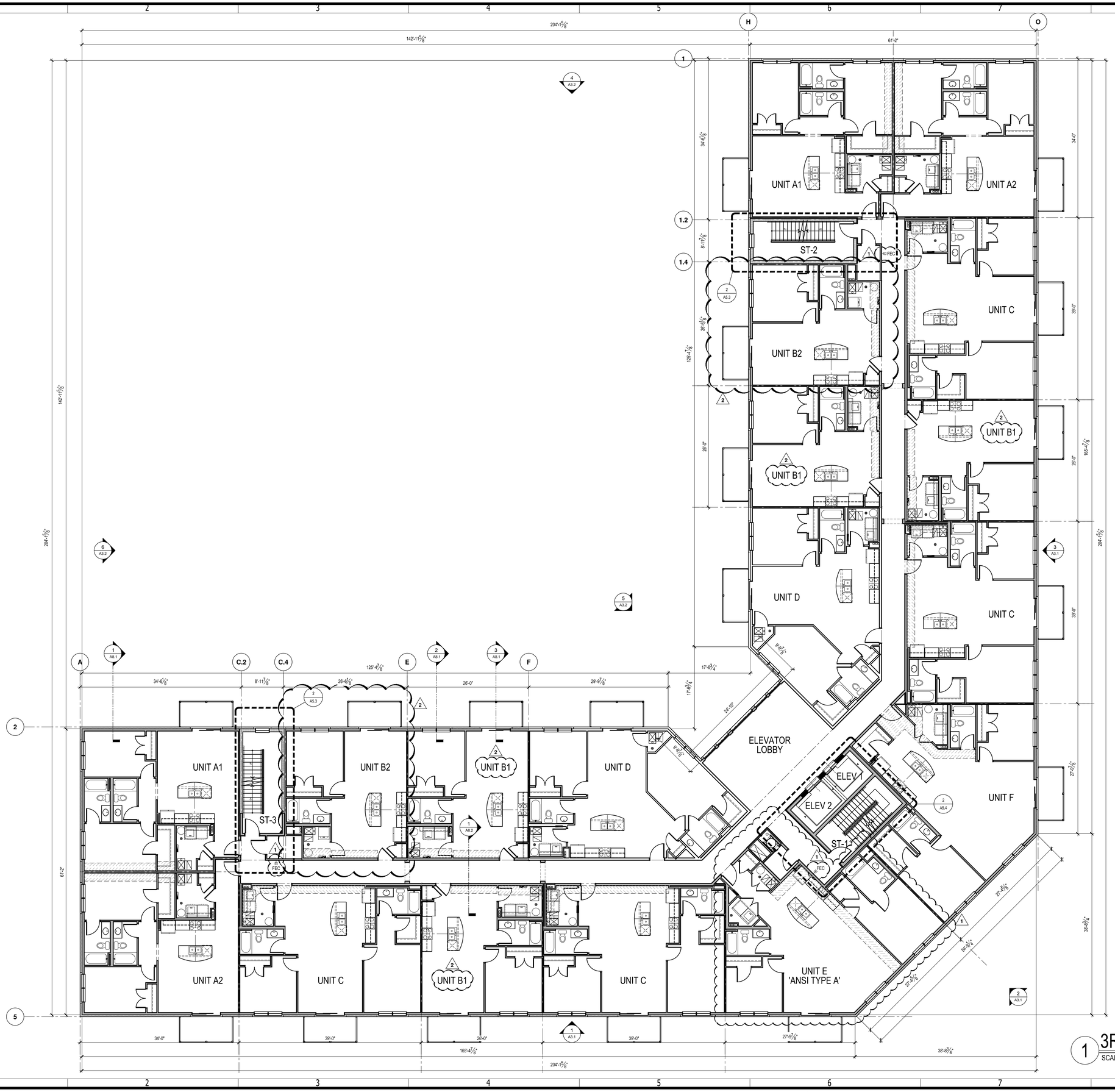

1 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN GENERAL NOTES:

1. REFER TO UNIT PLAN SHEETS FOR FURTHER INFORMATION ON UNIT LAYOUT & REQUIREMENTS OF ADAPTABLE UNITS.

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Sheet:
3RD FLOOR PLAN

A2.4

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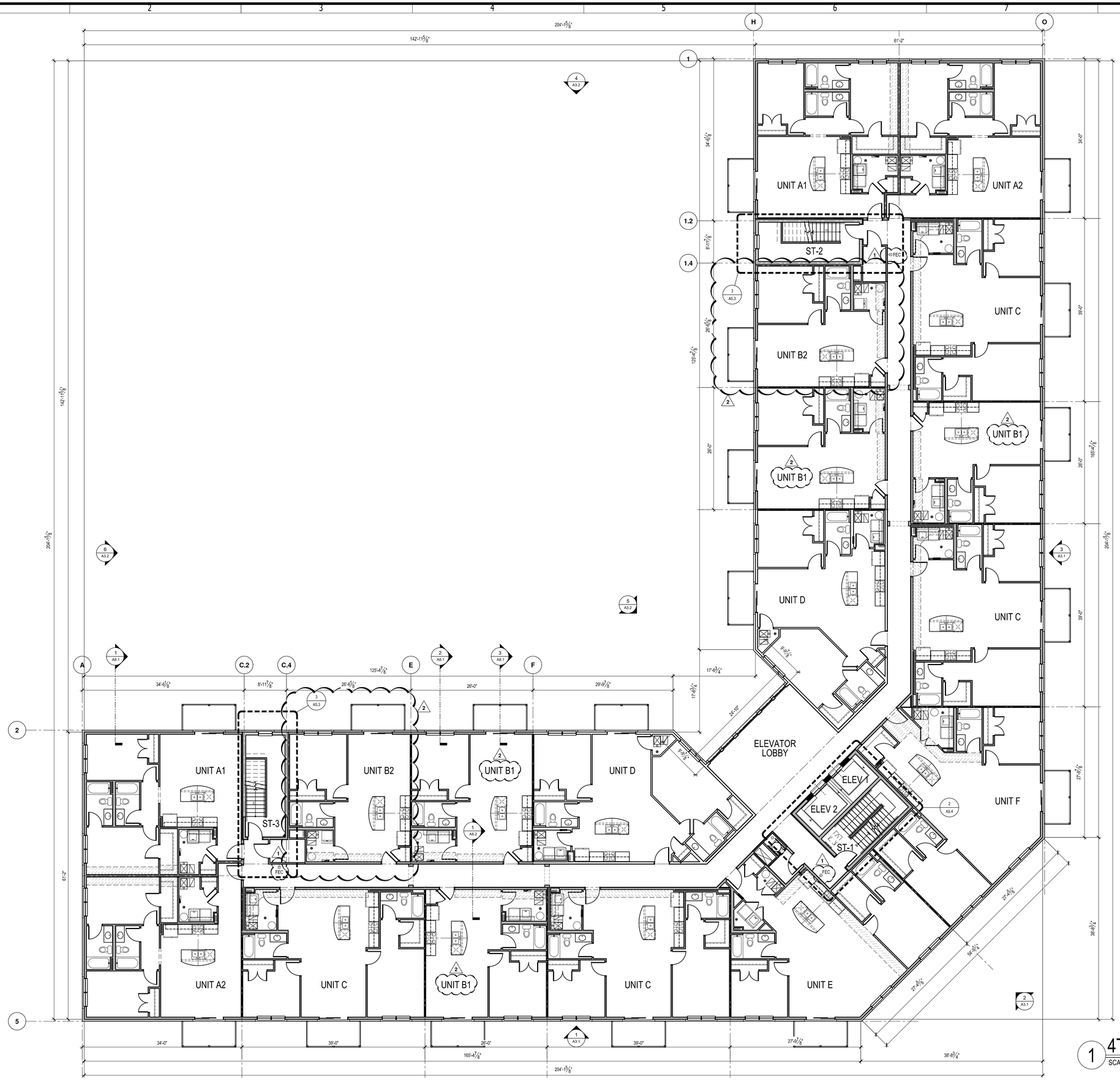

1 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN GENERAL NOTES:

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4TH FLOOR PLAN

A2.5

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MEMO

ATTACHMENT E - FINAL PUD APPROVAL (ORDINANCE NO. O-08-21)

8 1 1 3 3 1 2 5
Tx:40450995

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
09/07/2022 09:07 AM

DOCUMENT # R2022-083061

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. O-13-21

AN ORDINANCE GRANTING FINAL PUD AND FINAL PLAT OF CONSOLIDATION APPROVAL (DARIEN HEIGHTS/2305 SOKOL COURT & 2345 S. FRONTAGE RD)

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS 7th DAY OF SEPTEMBER, 2021

ADDRESS: 2305 SOKOL COURT, DARIEN, IL
PIN: 10-05-404-002

Published in pamphlet form by authority of the Mayor and City Council of the City of Darien, DuPage County, Illinois, this 8th day of September, 2021.

PREPARED/SUBMITTED/RETURN TO:
JOANNE E. RAGONA, CITY CLERK
(CITY OF DARIEN)
1702 PLAINFIELD ROAD
DARIEN, IL 60561

8/1

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

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ORDINANCE NO. 0-13-21

AN ORDINANCE GRANTING FINAL PUD AND FINAL PLAT OF CONSOLIDATION APPROVAL (DARIEN HEIGHTS/2305 SOKOL COURT & 2345 S FRONTAGE ROAD)

RECITALS

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

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

WHEREAS, the City has previously adopted Ordinance O-08-21, "An Ordinance Approving a Major Change in a Previously Approved Planned Unit Development and Granting Preliminary PUD Approval" (Darien Heights/2305 Sokol Court & 2345 S Frontage Road), on May 3, 2021; and

WHEREAS, said Ordinance granted preliminary approval for 68 apartment units contained in one (1) building on the "Subject Property" legally described on **EXHIBIT 1**; and

WHEREAS, the Developer has submitted Final PUD plans for Darien Heights; and

WHEREAS, the City's Planning and Zoning Commission at its regular meeting on August 18, 2021, reviewed the petition and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council Municipal Services Committee at its regular meeting on August 23, 2021, reviewed the petition and forwarded a recommendation of approval to the City Council; and

ORDINANCE NO. 0-13-21

WHEREAS, the City Council has reviewed the findings and recommendations described above, finds that the final plan substantially conforms to the approved preliminary plan, and therefore hereby determines to grant the petition subject to the terms, conditions, and limitations described below.

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

SECTION 1: Final Plat of Consolidation Approved. The City Council hereby approves the Final Plat of Consolidation for "Darien Heights," as identified in Section 2B of this Ordinance. The Mayor and City Clerk are hereby authorized and directed to execute and attest respectively the Final Plat of Consolidation. The City Clerk is hereby authorized and directed to cause the Final Plat of Consolidation to be recorded in the Office of the DuPage County Recorder of Deeds.

SECTION 2: Final PUD Plan Approved. In accordance with Section 5A-3-2-3 of the Darien City Code, the City Council approves the Final Plan for the Subject Property. The following submittals constitute the approved Final Plan for the Subject Property, copies of which documents are on file with the City:

A. Site Development Plan & Final Engineering Plans, 12 Sheets, prepared by Bono Consulting, Inc., latest version dated September 2, 2021.
B. Landscape Plan, 5 Sheets, prepared by Gary R. Weber Associates, Inc., latest version dated September 1, 2021.

ORDINANCE NO. 0-13-21

SECTION 3: Additional Specific Conditions. Prior to the issuance of any building permits for the Subject Property, Developer shall satisfy the following additional conditions:

A. Submit revised Engineer's Opinion of Cost for the project.
B. Submit revised Plat of Consolidation addressing the following:
   1) A 20 foot wide Public Utility and Drainage Easement must be granted over the proposed water main which loops through the site.
   2) A Stormwater Easement must be granted over the proposed detention basin on the north end of the site.
C. Submit structural calculations for the retaining wall prior to construction.
D. Submit a Site Lighting and Photometric Plan for the project.
E. Obtain permit from DuPage County Public Works for the sanitary sewer connection.

SECTION 4: Other Ordinances. Except as provided herein, the development of the Subject Property shall proceed in accordance with all applicable ordinances of the City, including but not limited to ordinances relating to Final PUD Plan approval.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2021.

AYES 6 - Belczak, Chlystek, Kenny, Schauer, Sullivan, Vaughan

NAYS: 0 - NONE

ABSENT: 1 - Gustafson

ORDINANCE NO. 0-13-21

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2021.

JOSEPH MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 0-13-21

EXHIBIT 1

Legal Description of 2305 Sokol Court & 2345 S Frontage Road

PARCEL 1: LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RESUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1959 AS DOCUMENT 916621, IN DUPAGE COUNTY, ILLINOIS, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF HOMERGLEN SUBDIVISION, BEING ALSO THE NORTH LINE OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 369.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF HOMER ANDRUS SUBDIVISION; THENCE NORTH 33 DEGREES 36 MINUTES 05 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 OF HOMER ANDRUS SUBDIVISION, A DISTANCE OF 578.33 FEET TO THE SOUTH LINE OF FORMER ROUTE 66 PER DOCUMENT NO. 931792 AND DOHLMAN'S RESUBDIVISION (DOCUMENT NO. 967060), BEING ALSO THE SOUTH LINE OF FEDERAL AID HIGHWAY ROUTE 98 PER DOCUMENTS 524869 AND 524870; THENCE NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 45 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF FORMER ROUTE 66, A DISTANCE OF 373.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 57 SECONDS WEST, A DISTANCE OF 297.48 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 160.50 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.08 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. WHICH PROPERTY IS ALSO KNOWN AS LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN DUPAGE COUNTY, ILLINOIS.

PIN: 10-05-404-002/024. The property is located at 2305 Sokol Court & 2345 S Frontage Road, Darien, Illinois 60561.

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, JoAnne E. Ragona, do hereby certify that I am the duly qualified CITY CLERK of the CITY OF DARIEN of DuPage County, Illinois, and as such officer I am the keeper of the records and files of the City;

I do further certify that the foregoing constitutes a full, true and correct copy of ORDINANCE NO. O-13-21 ***"AN ORDINANCE GRANTING FINAL PUD AND FINAL PLAT OF CONSOLIDATION APPROVAL (DARIEN HEIGHTS/2305 SOKOL COURT & 2345 S FRONTAGE ROAD)"*** of The City of Darien, Du Page County, Illinois, Duly Passed and Approved by the Mayor and City Council at a Meeting Held on September 7, 2021.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal this 7th day of September, 2021.

City Clerk

2305 SOKOL COURT CONSOLIDATION

BEING A CONSOLIDATION OF

LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, RESUBDIVISION NO. 1; BEING A RESUBDIVISION OF LOT 32 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RECORDED AS DOCUMENT R97-099748, IN THAT PART OF THE SOUTHEAST OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

ORDINANCE NO. O-13-21

THE PREMISES COMMONLY KNOWN AS:
2305 SOKOL COURT, DARIEN, IL 60561
PARCEL AREA = 122,704 S.F. GROSS
115,216 S.F. NET

PINS: 10-05-404-002
10-05-404-024

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY, ILLINOIS

09/07/2022 09:07 AM
R2022-083061

RECORDER PLAT PAGE COUNT 1 OF 1

OWNERS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT 2305 SOKOL APARTMENTS, LLC, ARE THE LEGAL OWNERS OF THE LAND DESCRIBED ON THE ATTACHED PLAT HEREIN, THAT NO PERSON HAS ANY RIGHT, TITLE OR INTEREST IN SAID LAND AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED AT S. BARRINGTON, IL. ~~TEXAS~~ THIS 8TH DAY OF JUNE A.D. 2022.

BY: _____

OWNER: 2305 SOKOL APARTMENTS, LLC / RAM PRASHANTHA

ADDRESS: 33 W HIGGINS RD, STE 720

CITY, STATE: S. BARRINGTON, IL, 60010

NOTARY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, PINKEY RAUNIYAR, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT RAM PRASHANTHA PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ATTACHED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 8TH DAY OF JUNE A.D. 2022.

NOTARY PUBLIC: _____

OFFICIAL SEAL
PINKEY RAUNIYAR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/08/23

MAYORS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS 7TH DAY OF SEPTEMBER A.D. 2021.

MAYOR _____

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS 9TH DAY OF JUNE A.D. 2022.

CHAIRMAN _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, MICHAEL J. COREN, CITY TREASURER OF THE CITY OF DARIEN, 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 THIS 15 DAY OF JUNE A.D. 2022.

CITY TREASURER _____

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, JoANNE E. RAGONA, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON SEPTEMBER 7, 2021 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 20TH DAY OF June A.D. 2022.

CITY CLERK _____

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3616, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, RESUBDIVISION NO. 1; BEING A RESUBDIVISION OF LOT 32 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN RECORDED AS DOCUMENT R97-099748, IN THAT PART OF THE SOUTHEAST OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT R98-125986, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

LOT 31 IN BURNSIDE'S PRESERVES OF WATERFALL GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND THE SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1997 AS DOCUMENT R97-99748, IN BOOK 187, PAGE 181 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS IS ALSO THE CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF DARIEN, ILLINOIS.

BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0257J, EFFECTIVE DATE: AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT GRAYSLAKE, ILLINOIS, THIS 7TH DAY OF JUNE A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

CITY ENGINEER'S CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, DANIEL L. LYNCH, CITY ENGINEER OF THE CITY OF DARIEN ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED THIS 17TH DAY OF JUNE A.D. 2022.

CITY ENGINEER _____

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS 7TH DAY OF September A.D. 2022.

COUNTY CLERK _____

COUNTY RECORDERS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THIS 7TH DAY OF SEPTEMBER A.D. 2022 AT 9:07 O'CLOCK A.M. AS DOCUMENT NUMBER R2022-083061

RECORDER _____

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATER INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

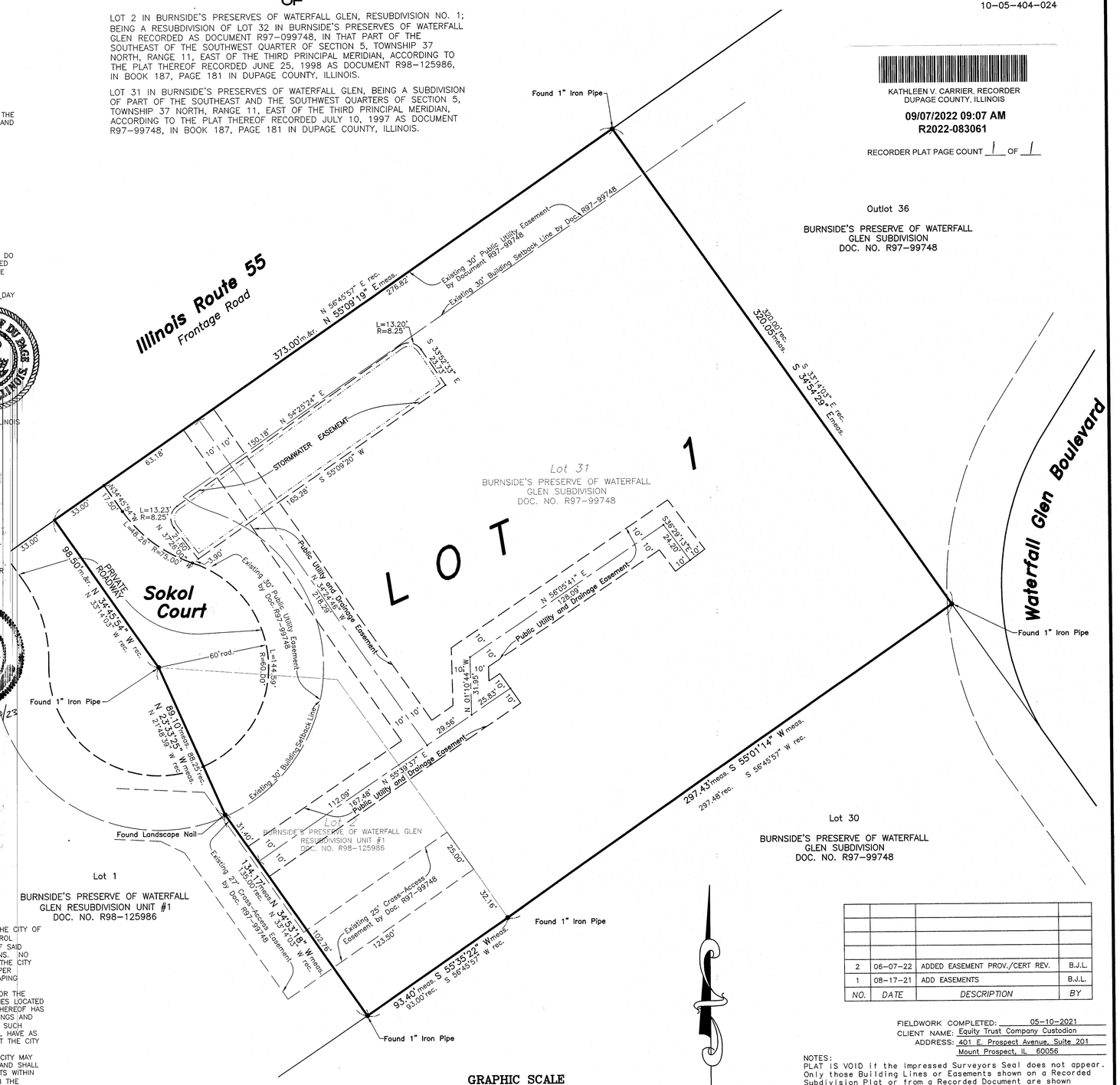
DATED THIS 8TH DAY OF JUNE A.D. 2022.

OWNER OR ATTORNEY _____

ENGINEER _____

UTILITY EASEMENT PROVISIONS
ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY INDICATED AS PUBLIC EASEMENTS, UTILITY EASEMENTS OR COMBINED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, COUNTY OF DUPAGE AND THE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY dba AT&T, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, CABLE TELEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, WATER, ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH STORMWATER, SANITARY SEWER AND, ANY OTHER FACILITIES USED IN TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY 1 COMMUNITY IN A LIQUID OR GASEOUS STATE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT" AND THE PROPERTY DESIGNATED IN THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR AN ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER CONTROL EASEMENT PROVISIONAL
A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED IN THE CITY OF DARIEN FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNERS OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.
THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT, IF, UPON INSPECTION CITY DISCOVERS THAT THE OWNERS HEREOF HAS FAILED TO MAINTAIN SAID FACILITIES, CITY SHALL NOTIFY THE OWNERS OF ITS FINDINGS AND OTHER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNERS SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.
IN THE EVENT THAT THE OWNERS HAVE NOT RESPONDED TO CITY'S NOTICE, THEN CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNERS FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES, FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN EXERCISE OF ITS RIGHTS GRANTED HEREON, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING, BUT NOT LIMITED TO THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN WORKMANLIKE CONDITION.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

F7121 CONSOLIDATION.DWG

NO.	DATE	DESCRIPTION	BY
2	06-07-22	ADDED EASEMENT PROV./CERT REV.	B.J.L.
1	08-17-21	ADD EASEMENTS	B.J.L.

FIELDWORK COMPLETED: 05-10-2021
CLIENT NAME: Equity Trust Company Custodian
ADDRESS: 401 E. Prospect Avenue, Suite 201
Mount Prospect, IL 60056

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

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

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

MINOR PUD AMENDMENT CRITERIA

5A-3-2-5: CHANGES IN THE DEVELOPMENT:

The development project shall be developed only according to the approved preliminary plan, if any, and final plan and all supporting data.

Changes to the preliminary and/or final plan shall be defined as follows:

(A) Major Changes: Changes which substantially alter the concept or intent of the development, including an increase in density, an increase in the height of buildings, changes in locations and types of uses of land, changes in the design of structures where general design criteria or drawings were furnished as supporting documents to approved preliminary or final plans, reduction of proposed open space, changes in the development and construction schedule, changes in road standards, or changes in the final governing agreements, provisions, or covenants, may be approved only by submission of a new preliminary and/or final plan and supporting data and following the preliminary and/or "final plan" procedures, including a new public hearing. All changes to the "original final plan" shall be recorded with the County Recorder of Deeds as amendments to the final plan or reflected in the recording of a new "corrected" final plan.

(B) Minor Changes: The City Council may, by ordinance, approve minor changes in the development which do not substantially change the concept or intent of the development without the review and recommendation of the Plan Commission and without a public hearing, but upon review and recommendation of the Planning and Development Committee. Minor changes shall be any change not defined as a major change. This provision shall not prohibit the City Council from requesting the review and recommendations of the Plan Commission.

(C) Changes To Completed And Occupied Residential Planned Unit Developments: Changes such as garages, fences, storage sheds, and patios, which are not in conflict with subsection (A) of this Section or with the provisions of the specific ordinance governing the planned unit development in question and which are permitted under and comply with all the requirements of the underlying residential zoning classification and do not interfere with storm water retention and drainage, may be permitted upon site plan approval by the City Council, upon review and recommendation of the Planning and Development Committee. (Ord. 0-03-00, 4-3-2000)

Agenda

MINUTES

CITY OF DARIEN

MUNICIPAL SERVICES COMMITTEE

December 9, 2024

PRESENT: Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: Alderman Thomas Belczak – Chairman

OTHERS: Mr. Dan Gombac – Director, Mr. Ryan Murphy – City Planner

Establish Quorum

Acting Chairperson Ted Schauer called the meeting to order at 5:33 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Acting chairperson Schauer declared a quorum present.

Old Business

There was no old business to discuss.

New Business

a. **PZC2024-12 – Variation (Side Yard Setback) City of Darien / Corey and Ashley Devlin – 814 Timber Lane.**

Mr. Ryan Murphy, City Planner reported that the petition would consist of a variation request to allow a raised deck in the side yard of 814 Timber Lane which had been struck by a vehicle in the summer of 2024. He reported that after securing permits for the repair, the petitioners had submitted a revision to the permit for the nearly completed raised deck, which had been approved in error by the City. He further reported that all work until that point had received the required inspections.

Mr. Murphy reported that in November of 2024 the City had received a complaint by the petitioner's neighbor who assumed permits were not received due to the proximity of the deck to the property line. He reported that work had then been halted and the owners were told to submit a petition for the variation. He further reported that the City had suggested erecting a 6-foot fence. Mr. Murphy further reported that the petition had requested approval of the deck as is with any alternative design or screening requirements as a condition of approval by the PZC.

Mr. Murphy reported that Staff had received seven public comment letters prior to the PZC meeting in support of the variation request. He reported that the Commission had voted unanimously to approve the deck without screening. He further reported that following the PZC meeting, the petitioner's neighbor had given comment that his privacy concerns were not

addressed. Mr. Murphy reported that Staff had met with the petitioners to find a solution that would appease the neighbor, and they had agreed to construct a privacy screening of 5.5 to 6-feet high for the portion of the yard with no landscaping.

Mr. Dan Gombac, Director reported that he, Mr. Murphy and Mayor Marchese had met with the residents and had a productive conversation to find a solution that addressed both theirs and their neighbor's concerns. He reported that the proposed rendering had been tentatively agreed upon and would meet the spirit of the Code. He reported that the subdivision had been built in several phases and of the all homes, about 21% had side decks in which most of them had an offset of about 8 to 9-foot encroachments on neighboring properties. Mr. Gombac reported that the panels the petitioners had agreed upon would be 5 to 6 feet high and would be interchangeable.

Mr. Murphy stated that there were several options for screening provided by the petitioners that would have interchangeable panels. He reported that a plan would be in place around the middle of the year.

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2024-12 – Variation (Side Yard Setback) City of Darien / Corey and Ashley Devlin – 814 Timber Lane.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

Mr. Gombac reported that the case would move forward to the City Council meeting on February 3, 2025.

b. PZC2024-13 – Rezone (R-1 to B-3) Variation (Parking Setback) Special Use (Contractor's Storage Yard) Mike Angileri c/o Coventry Gardeners – 1033 N Frontage Rd.

Mr. Ryan Murphy, City Planner reported that the petition would consist of 3 requests and had been updated since the PZC meeting. He reported that the property consists of a 1,162 square foot home which had been zoned R-1 and later surrounded by industrial property with zoning including office, research and light industry, I-1 and R-1. He reported that the petitioner's request to rezone would facilitate the development of the site as a contractor's storage yard through Special Use Permit. He further reported that Staff found that the proposed zone change would be consistent with recent developments and surrounding zoning. Mr. Murphy reported that through the City's comprehensive plan, the site would be identified as a non-key development area.

Mr. Murphy reported that upon approval, the site would be converted into a contractor's storage yard through the construction of site improvements including a 6-foot perimeter fence, paved parking and landscape area with 20 parking stalls, trash enclosure and stormwater detention pond. He further reported that the existing residence is intended to be converted into an office space, however pending a building review, the petitioner would be allowed to

build a new structure in its place. Mr. Murphy reported that the Commission had voted to allow parking within 5 feet of the property line.

Alderman Ted Schauer questioned if the petitioner would attempt to convert the current house before building a new structure.

Mr. Michael Angileri stated that the petitioner would attempt to convert the house pending a building inspection and would then build a new structure if the repairs were too extensive.

Mr. Dan Gombac, Director reported that the house would have to comply especially with ADA standards. He reported that the Special Use would last for 1 year.

Mr. Murphy stated that following building evaluation, the house would either need to be converted or a new structure would have to be erected within 1 year.

Mr. Gombac reported that prior to utilizing the building, the petitioner would have to provide an architect's letter stating what would need to be completed.

Mr. Angileri stated that the petitioner would likely tear the house down sooner rather than later.

Alderman Ralph Stompanato questioned if the lot to the West was a residential property with current occupants.

Mr. Murphy stated that a notice had been sent to the residence, but he had received no comment. He stated that there would be landscape requirements that would prevent dust and noise for any residents.

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of PZC2024-13 – Rezone (R-1 to B-3) Variation (Parking Setback) Special Use (Contractor's Storage Yard) Mike Angileri c/o Coventry Gardeners – 1033 N Frontage Rd.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

Mr. Gombac reported that the case would move forward to the City Council meeting on February 3, 2025.

c. PZC2024-11 – 2021 Building Code Update.

Mr. Ryan Murphy, City Planner reported that the City had last updated the Building Code in 2018. He stated that it would be routine to update standards as language is evolved and new technologies emerge. He reported that there would be a model code update, including fire, plumbing, property and energy conservation codes. He further reported that there would be a host of new requirements the City would be reviewing.

Mr. Murphy reported that there would be exemptions for fire sprinklers, as approved by the Fire Department. He reported that all Code updates would be combined into an Ordinance presented to the City Council, if approved.

Mr. Dan Gombac, Director reported that the Tri-State Fire Department had requested implementing the 2024 Fire Code in order to achieve a higher iso rating, which would provide various benefits. He reported that there are constant amendments and adoptions to codes and with the 2021 Code in place, there would be a solid foundation for Building Codes.

Mr. Gombac reported that fire sprinklers would not be mandated. He reported that there would be an upgrade to require EV infrastructure for new buildings. There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of PZC2024-11 – 2021 Building Code Update.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

d. **Ordinance – Authorizing the disposal of surplus property.**

Mr. Dan Gombac, Director reported that the surplus would consist of items no longer needed and would be put up for auction or scrapped.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of an Ordinance authorizing the disposal of surplus property.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

e. **Resolution – Authorizing the Mayor to execute a contract with Lakeshore Recycling Systems, LLC, for the City of Darien's 2025 Street Sweeping Program not to exceed $56,575.00.**

Mr. Dan Gombac, Director reported that the program has been the same the last several years and would provide an option for a fourth potential sweep for July 7-14, which has not been utilized in the past. He reported that his budget contained 3 sweeps and an emergency call-out for contingency.

Alderman Ted Schauer questioned if November would be the latest sweep.

Mr. Gombac reported that that would be the latest to schedule the contractor, but there would be a sweeper on standby for any December sweeps.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution authorizing the Mayor to execute a contract with Lakeshore Recycling Systems, LLC, for the City of Darien's 2025 Street Sweeping Program not to exceed $56,575.00.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

f. **Resolution – Authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2025/26 General Maintenance items in the amount of $800,375.90 for a period from May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that this would be an annual format for MFT funds, which only apply to rights-of-way and other street related issues. He reported that there would be a schedule in place for salaries which would cover stone, storm sewer maintenance and pavement markings. He further reported that any project under $20,000 would not use MFT funds.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution for authorization to execute an Illinois Department of Transportation Resolution, (IDOT BLR 14220) authorizing the expenditure of Motor Fuel Tax (MFT) funds for the FY 2025/26 General Maintenance items in the amount of $800,375.90 for a period from May 1, 2025 through April 30, 2026.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

g. **Resolution – Preliminary approval of the 2025 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program contract with Suburban Concrete, Inc.**

Mr. Dan Gombac, Director reported that this would be preliminary, pending budget approval. He reported that the goal would be to be the first out to bid for competitive pricing and to start the program as soon as the snow thaws. He reported that the program would consist of 2 phases, in which all roadways would be evaluated for resurfacing and then evaluating the sidewalk. He reported that the sidewalk portion of the program had been drastically reduced due to grinding.

Mr. Gombac reported that there had been a mandate in place to provide ADA corners on roads. He reported that this item had been included for budget consideration, but he was not convinced it would be necessary to implement since it is not an IDOT job. He reported that a potential consequence of not implementing would be potential liability, which is currently being reviewed by the City's insurance company.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution for preliminary approval of the 2025 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program contract with Suburban Concrete, Inc.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

h. **Resolution – Accept the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that the testing would have to comply with the Illinois EPA. He reported that based on testing, there would be excavation depending on what the chemical or contaminant is.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution to accept the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2025 through April 30, 2026.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

i. **Resolution – Authorizing the Mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) for the professional design engineering services related to the design, preparation of bidding documents and construction engineering for installation of standby generators at three locations within the City of Darien. The three locations are City Hall, Plainfield Road Potable Water Pump Station and Police Station, in an amount not to exceed $71,300.**

Mr. Dan Gombac, Director reported that there are 3 generators, which are lifelines for the City, located at City Hall, the Police Department and Plant No. 2. He reported that the current generators are about 30-35 years old and are not dependable or economical as maintenance costs are increasing. He reported that they currently run on diesel and he would look into converting to natural gas. Mr. Gombac reported that they would be looking for vendors and would come back with a proposal upon receiving a contract and engineer.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of a Resolution authorizing the Mayor to accept a proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) for the professional design engineering services related to the design, preparation of bidding documents and construction engineering for installation of standby generators at three locations within the City of Darien. The three locations are City Hall, Plainfield Road Potable Water Pump Station and Police Station, in an amount not to exceed $71,300.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

j. **Resolution – Authorizing the Mayor to extend a contract for the 2025 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed $40,992.00 between the City of Darien and JC Landscaping & Tree Services.**

Mr. Dan Gombac, Director reported that the contract would be to replace plant materials. He reported that the responsibility for replacing plants would shift to the contractor and would provide a 1-year guarantee. He further reported that the contract would include maintenance, including weeding, mulching and pruning. Mr. Gombac emphasized to the Committee that the mulch used would not be City mulch; it would be treated for insects and weeds.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution authorizing the Mayor to extend a contract for the 2025 Landscape Maintenance Services within the 75th Street Right of Ways, Clock Tower and 8 Entrance Way Planting Beds in an amount not to exceed $40,992.00 between the City of Darien and JC Landscaping & Tree Services.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

k. **Resolution – Preliminary approval to extend a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed $76,756.00 for the 2025 Landscape Fertilization Services, subject to FYE26 budget inclusion.**

Mr. Dan Gombac, Director reported that the contract would provide various fertilizations and had increase over the past 10 years. He reported that over the years they had fertilized conservatively and would remove any unwanted weeds. He reported that he would recommend maintaining the same amount of applications as the previous year.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution for preliminary approval to extend a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed $76,756.00 for the 2025 Landscape Fertilization Services, subject to FYE26 budget inclusion.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

l. **Resolution – Accept a proposal from Core & Main for certain general water department utility tools and marking supplies maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
m. **Resolution – Accept a proposal from Underground Pipe & Valve Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
n. **Resolution – Accept a proposal from Water Products Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
o. **Resolution – Accept a proposal from Core & Main for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**
p. **Resolution – Accept a proposal from Ferguson Waterworks for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that the proposal pertained to specific tools, markings, flags for the water department. He reported that there would be various pricing options that would be awarded based on the lump sum. He further reported there would be great cost opportunities and that each item would restock inventories for the year.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution to accept a proposal from Core & Main for certain general water department utility tools and marking supplies maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Underground Pipe & Valve Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Water Products Company for certain general water department utility tools and marking supplies for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, approval of a Resolution to accept a proposal from Core & Main for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026, and approval of a Resolution to accept a proposal from Ferguson Waterworks for certain general water department utility fixtures for the maintenance of the water system for a period of May 1, 2025 through April 30, 2026.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

q. **Resolution – Authorizing the Mayor to extend a contract with Rag's Electric, Inc., per the proposed unit prices, for the 2025 Street Light Maintenance beginning May 1, 2025 through April 30, 2026.**

Mr. Dan Gombac, Director reported that Rag's Electric had been the vendor for street lights and electrical services at City Hall. He reported there would be labor rates, hourly rates and cost for material. He further reported that the City had implemented a program where the City would buy its own fixtures and poles. Mr. Gombac emphasized to the Committee that the proposal would restock inventory for the year.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato approval of a Resolution authorizing the Mayor to extend a contract with Rag's Electric, Inc., per the proposed unit prices, for the 2025 Street Light Maintenance beginning May 1, 2025 through April 30, 2026.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

r. Minutes – December 9, 2024 Municipal Services Committee

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer approval of the December 9, 2025 Municipal Services Committee Meeting Minutes.

Upon Voice Vote, the MOTION CARRIED UNANIMOUSLY 2-0.

Director's Report

Mr. Dan Gombac, Director reported that he had a discussion with the County regarding the Plainfield wall project and that there had been a positive response. He reported that there would be changes to remove the guard rail, the sidewalk would move over 5 feet, there would be residential land purchase and the Linden Ave radius would increase. He further reported that most of the responsibilities would fall to the County and that they would split the cost, with the County taking on land acquisition. He reported that the residents had agreed to the property sale and that they would likely re-open the IGA with the County based on upcoming budget meetings.

Next Scheduled Meeting

Acting Chairperson Ted Schauer announced that the next meeting is scheduled for Monday, February 24, 2025.

ADJOURNMENT

With no further business before the Committee, Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:36 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman