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

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Agenda of the Regular Meeting

of the City Council of the

**CITY OF DARIEN**

July 21, 2025

7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Quorum
5. Questions, Comments and Announcements — **General (This is an opportunity for the [public to make comments or ask questions on any issue](#) – 3 Minute Limit Per Person, Additional Public Comment Period - Agenda Item 18)**
6. Approval of Minutes — [June 16, 2025](#)
7. Receiving of Communications
8. Mayor's Report
9. City Clerk's Report
10. City Administrator's Report
11. Department Head Information/Questions
  - A. Police Department
  - B. Municipal Services
12. Treasurer's Report
  - A. Warrant Number — [25-26-05](#)
  - B. Warrant Number — [25-26-06](#)
13. Standing Committee Reports
14. Questions and Comments — **Agenda Related (This is an opportunity for the public to [make comments or ask questions on any item on the Council's Agenda](#) – 3 Minute Limit Per Person)**
15. Old Business

16. Consent Agenda

- A. Consideration of a Motion to Grant a Waiver of the Raffle License Bond Requirement for the [Darien District 61 Educational Foundation](#)
- B. Consideration of a Motion Accepting the Unit Price Proposal From St. Aubin Nursery & Landscaping, Inc., for the Purchase and Installation of the [2025 Parkway Tree Program](#) in an Amount not to Exceed \$130,465.00
- C. Consideration of a Motion to Approve a Resolution Authorizing the City Administrator to Execute an Amended Intergovernmental Antenna and Equipment Space Agreement with the DuPage Public Safety Communications (DU-COMM) for [Telecommunications Equipment](#) on the Darien Cell Tower Site Located at 1041 S. Frontage Road
- D. Consideration of a Motion Approving to Execute a Contract with Compass Minerals America, Inc., for the [Purchase of Rock Salt](#) in an Amount not to Exceed \$109,582.92
- E. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement between the City of Darien and [Center Cass School District #66 for Rock Salt](#)
- F. Consideration of a Motion to Approve a Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement between the City of Darien and the [Darien Park District for Rock Salt](#)
- G. Consideration of a Motion Accepting a Quote from Goldy Locks, Inc., to [Remove and Install a New Man Door](#), Including the Door, Frame and Hardware at the Public Works Water Plant 2, at a Cost Not to Exceed \$5,246.05
- H. Consideration of a Motion Authorizing the [Purchase of Six New Schonstedt GA-92XTD Locators](#) with Hard Cases from Midwest Surveying Instruments, Inc., in an Amount not to Exceed \$7,158.00
- I. Consideration of a Motion Accepting a Proposal from Apex Industrial Automation for the [Purchase, Removal, and Installation of Four Variable Frequency Drives](#), (VFD) at Plants #2 and 75th Street in an Amount not to Exceed \$28,920.34
- J. Consideration of a Motion Accepting a Proposal from Connelly Electric for the [Purchase, Removal and Installation of Three Backup Generators](#) at the City Hall, Police Department and Water Plant #2 in an Amount not to Exceed \$493,000 and a Contingency in the Amount of \$15,000 for Unforeseen Related Items
- K. Consideration of a Motion Authorizing [Private Property Storm Water Management Assistance Projects and the Sawyer Drive Public Works Storm Sewer Project](#) in an Amount not to Exceed \$152,079.00
- L. Consideration of a Motion to Approve a Resolution Approving the [2025 City of Darien Zoning Map](#) for Publication
- M. Consideration of a Motion Accepting the Expenditure of Budget Funds to Purchase Services from Flock Safety to Maintain the [Automatic License Plate Readers \(ALPR\)](#) in the Amount of \$27,000

17. New Business
  - A. Consideration of a Motion to Approve an Ordinance [Adding Chapter 10 to “Title 9 of the “TRAFFIC REGULATIONS”](#) of the City of Darien City Code
  - B. Consideration of a Motion Accepting a Proposal for the Purchase of [One New Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator](#) with GIS Capabilities and Training from Subsurface Solutions, in an Amount not to Exceed \$14,346.00
  - C. Consideration of a Motion to Approve an Ordinance Approving [a Variation from the Darien Zoning Ordinance \(PZC2025-14: 7516 Cass Ave\)](#)
  - D. Consideration of a Motion to Approve [an Ordinance Establishment of a Tax Increment Financing “Interested Parties Registry” and Adopting Registration Rules for the Registry](#)
  - E. Consideration of a Motion for an Ordinance Calling for a Public Hearing to Consider to Consider Designation of a Redevelopment Project Area for the City of Darien, DuPage County, Illinois ([Chestnut Court Shopping Center Tax Increment Financing District](#))
18. Questions, Comments and Announcements — **General (This is an opportunity for the [public to make comments or ask questions on any issue](#) – 3 Minute Limit Per Person)**
19. Adjournment

## **EXECUTIVE SESSION – PURCHASE OR LEASE OF REAL ESTATE SECTION 2(C)(5) OF THE OPEN MEETINGS ACT**

It was moved by Alderman Schauer and seconded by Alderwoman Sullivan to go into Executive Session for the purpose of discussion of Purchase or Lease of Real Estate Section 2(C)(5) of the Open Meetings Act at 7:01 P.M., with no action to be taken.

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

It was moved by Alderman Kenny and seconded by Alderwoman Sullivan to adjourn Executive Session.

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

Executive Session adjourned at 7:16 P.M.

A WORK SESSION WAS CALLED TO ORDER AT 7:20 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE JUNE 16, 2025 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:33 P.M.

### **Minutes of the Regular Meeting**

**of the City Council of the**

**CITY OF DARIEN**

**June 16, 2025**

**7:33 P.M.**



1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:33 P.M. by Mayor Marchese.

2. **PLEDGE OF ALLEGIANCE**

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

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

Present:	Thomas J. Belczak	Ted V. Schauer
	Joseph A. Kenny	Mary Coyle Sullivan
	Gerry Leganski	

Absent:	Eric K. Gustafson
	Ralph Stompanato

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

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

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

Tracy Sims, 500 block of 71<sup>st</sup> Street, commented on concerns with e-bikes, scooters and skateboards. He shared diagram of dangerous situations occurring on his block/surrounding area. Mayor Marchese invited Mr. Sims to attend Police Committee meeting on July 21 in the Police Department Training Room.

6. **APPROVAL OF MINUTES**

**A. CITY COUNCIL MEETING – JUNE 2, 2025**

It was moved by Alderman Kenny and seconded by Alderman Leganski to approve the minutes of the City Council Meeting of June 2, 2025.

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

**B. DARIEN CITY COUNCIL AND THE DARIEN PARK DISTRICT BOARD OF COMMISSIONERS COMMITTEE-OF-THE-WHOLE MEETING – JUNE 5, 2025**

It was moved by Alderman Schauer and seconded by Alderman Belczak to approve the minutes of the Darien City Council and the Darien Park District Board of Commissioners Committee-of-the-Whole Meeting of June 5, 2025.

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

**7. RECEIVING OF COMMUNICATIONS**

Alderman Kenny received communication from Martin Gorski regarding Metronet subcontractor doing work after 8:00 P.M.; issue was discussed with City Planner Murphy and Director Gombac.

Alderwoman Sullivan...

...commented on communication Drew Kelly sent to DuPage County regarding timing of traffic light at Boughton Road & Lemont Road. She thanked Director Gombac for obtaining swift action from DuPage County in making adjustment.

...stated Darien City Council and the Darien Park District Board of Commissioners Committee-of-the-Whole Meeting minutes were approved. She noted Luanne Spiros volunteered to act as Park District Liaison; City Council liaison to be determined.

...commented on neighboring resident/subdivision concerns and feedback pertaining to Carriage Greens Golf Course (CGGC) fencing; CGGC owners are proceeding with fence on the 3<sup>rd</sup> hole.

Mayor Marchese received communication from...

...Tracy Joyce regarding CGGC fencing that is covering half of her backyard.

...resident, who lives along 3<sup>rd</sup> hole, regarding CGGC fencing.

Alderwoman Sullivan commented on meetings held regarding CGGC vandalism/damage and fencing.

8. **MAYORS REPORT**

**A. DARIEN LIONS CLUB 2025 HUMANITARIAN OF THE YEAR – ANDREW BRUNSEN**

Mayor Marchese explained history and selection process behind Darien Lions Club Humanitarian of the Year award. He highlighted Andrew Brunsen's volunteerism and involvement with local churches, Darien Youth Club, and Darien Lions Club. He presented Mr. Brunsen with a replica brick that will be placed in his honor at Darien Community Park.

Mr. Brunsen was honored and humbled to receive the award; he said the recognition belongs to many including all volunteers, donors, neighbors and especially his wife & two sons. At a young age his parents taught him that compassion, generosity, and showing up for others are the most important things in life. He feels fortunate to be surrounded by a community that steps up.

**B. TIF/CHESTNUT COURT UPDATE**

Attorney Murphey provided an updated overview of the Tax Increment Financing process, incentive calculation & distribution, sequencing roadmap, timetable and project clarification. Director Gombac spoke about project phases. Attorney Murphey and Director Gombac addressed Council questions.

Art Donner, 7500 block of Cambridge Road, inquired if developer can take apartment project and move elsewhere. Attorney Murphey stated City has the ability to amend or repeal ordinance.

9. **CITY CLERK'S REPORT**

Clerk Ragona announced...

...City offices will be closed on Friday, July 4, in observance of Independence Day.

...the July 7 City Council Meeting has been cancelled.

10. **CITY ADMINISTRATOR’S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

**A. POLICE DEPARTMENT MONTHLY REPORT–MAY REPORT**

Chief Thomas provided highlights from the May 2025 Monthly Report, which included Drone Program, Police Social Worker Program, and Police Auxiliary Program.

Chief Thomas noted e-bikes/bicycles on the road must follow “Rules of the Road.” He said residents who encounter issues should call 911. He encouraged attendance at Police Commission Meeting on July 21.

Chief Thomas addressed Council question regarding elimination of Police Auxiliary Program effective April 30, 2025.

**B. MUNICIPAL SERVICES – NO REPORT**

12. **TREASURER’S REPORT**

**A. WARRANT NUMBER 25-26-04**

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve payment of Warrant Number 25-26-04 in the amount of \$1,072,494.32 from the enumerated funds, and \$374,826.86 from payroll funds for the period ending 6/12/25 for a total to be approved of \$1,447,321.18.

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

13. **STANDING COMMITTEE REPORTS**

**Administrative/Finance Committee** – Chairwoman Sullivan announced the Administrative/Finance Committee meeting is scheduled for August 4, 2025 at 6:00 P.M.

**Municipal Services Committee** – Chairman Belczak announced the Municipal Services Committee meeting is scheduled for June 23, 2025 at 6:00 P.M.

**Police Committee** – Chairman Kenny announced the Police Committee meeting is scheduled for July 21, 2025 at 6:00 P.M. in the Police Department Training Room.

Mayor Marchese stated Darien Action Committee met on June 14, 2025.

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

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

There was no Consent Agenda.

17. **NEW BUSINESS**

**A. CONSIDERATION OF A MOTION TO APPROVE A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A PURCHASE AND SALE AGREEMENTS FOR PROPERTY INTERESTS TO BE ACQUIRED PURSUANT TO THE PLAINFIELD ROAD – CASS AVENUE RIGHT-OF-WAY ENHANCEMENT PROJECT**

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

**RESOLUTION NO. R-25-25**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A PURCHASE AND SALE AGREEMENTS FOR PROPERTY INTERESTS TO BE ACQUIRED PURSUANT TO THE PLAINFIELD ROAD – CASS AVENUE RIGHT-OF-WAY ENHANCEMENT PROJECT**

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

**B. CONSIDERATION OF A MOTION TO APPROVE TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (6) TABLES FROM MIDWEST OFFICE INTERIORS USING DEPARTMENT OF JUSTICE AWARD MONEY IN THE AMOUNT OF \$5,529.62**

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

**MOTION NO. M-44-25**

**A MOTION TO APPROVE TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (6) TABLES FROM MIDWEST OFFICE INTERIORS USING DEPARTMENT OF JUSTICE AWARD MONEY IN THE AMOUNT OF \$5,529.62**

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

Nays: None

Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

**C. CONSIDERATION OF A MOTION TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (12) CHAIRS FROM MIDWEST OFFICE INTERIORS USING DEPARTMENT OF JUSTICE AWARD MONEY IN THE AMOUNT OF \$9,794.35**

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

**MOTION NO. M-45-25**

**A MOTION TO APPROVE TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (12) CHAIRS FROM MIDWEST OFFICE INTERIORS USING DEPARTMENT OF JUSTICE AWARD MONEY IN THE AMOUNT OF \$9,794.35**

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Sullivan  
Nays: None  
Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

**D. CONSIDERATION OF A MOTION TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (1) POLICE ADMINISTRATIVE VEHICLE FROM MIDWEST911, INC. USING DEPARTMENT OF JUSTICE EQUITABLE SHARING FUNDS IN THE AMOUNT OF \$51,429.70**

It was moved by Alderman Schauer and seconded by Alderwoman Sullivan to approve the motion as presented.

**MOTION NO. M-46-25**

**A MOTION TO APPROVE TO APPROVE THE EXPENDITURE OF EQUITABLE SHARING FUNDS, TO PURCHASE (1) POLICE ADMINISTRATIVE VEHICLE FROM MIDWEST911, INC. USING DEPARTMENT OF JUSTICE EQUITABLE SHARING FUNDS IN THE AMOUNT OF \$51,429.70**

Roll Call: Ayes: Belczak, Kenny, Leganski, Schauer, Sullivan  
Nays: None  
Absent: Gustafson, Stompanato

Results: Ayes 5, Nays 0, Absent 2

**MOTION DULY CARRIED**

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

Alderman Leganski announced multi-family garage sale to take place in his Ward on Friday & Saturday (June 20 & 21).

Aldermoman Sullivan encouraged all to attend Sokol SLET starting Wednesday, June 25 at Hinsdale South High School stadium. Event information can be found on Community Calendar and in Direct Connect eNews.

Mayor Marchese...

...thanked Darien Park District for enhancing pavilion commemorative pavers. Darien Lions dedication ceremony will take place after the July 4<sup>th</sup> Parade.

19. **ADJOURNMENT**

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

**VIA VOICE VOTE – MOTION DULY CARRIED**

The City Council meeting adjourned at 8:51 P.M.

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Mayor

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City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 06-16-25.  
Minutes of 06-16-25 CCM.



## CITY OF DARIEN

EXPENDITURE APPROVAL LIST  
FOR CITY COUNCIL MEETING ON  
July 21 2025

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

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

General Fund			<b>\$249,589.83</b>
Water Fund			<b>\$257,073.90</b>
Motor Fuel Tax Fund			<b>\$713.34</b>
Stormwater Management Fund			<b>\$1,198.15</b>
Special Service Area Tax Fund			
State Drug Forfeiture Fund			<b>\$51,183.60</b>
Impact Fee Expenditures			
Capital Improvement Fund			<b>\$566,967.18</b>
Cannabis Fund			
DUI Technology Fund			
Federal Equitable Sharing Fund			
<i>Subtotal:</i>			<b><u>\$1,126,726.00</u></b>
General Fund Payroll	06/26/25	\$	291,014.92
Water Fund Payroll	06/26/25	\$	37,157.61
<i>Subtotal:</i>			<b><u>\$ 328,172.53</u></b>

*Total to be Approved by City Council:* **\$1,454,898.53**

*Approvals:*

\_\_\_\_\_  
Joseph A. Marchese, Mayor

\_\_\_\_\_  
JoAnne E. Ragona, City Clerk

\_\_\_\_\_  
Michael J. Coren, Treasurer

\_\_\_\_\_  
Bryon D. Vana, City Administrator

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Administration**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ACCURATE EMPLOYMENT SCREENING	SOLICITOR BACKGROUND CHECK	AP070725	4219	Liability Insurance	37.84
AIS	BARRACUDA RENEWAL	AP070725	4325	Consulting/Professional	4,740.00
AIS	SECURE EMAIL	AP070725	4325	Consulting/Professional	15.50
AIS	ENDPOINT MANAGEMENT	AP070725	4325	Consulting/Professional	213.28
AIS	PROFESSIONAL SERVICES- JULY 2025	AP070725	4325	Consulting/Professional	8,021.49
AIS	BACK UP SERVICE- JULY 2025	AP070725	4325	Consulting/Professional	2,733.00
COMCAST BUSINESS	CABLE TV FOR CITY HALL	AP070725	4267	Telephone	53.35
MECO CONSULTING GROUP LLC	COMMUNICATIONS - JUNE 2025	AP070725	4239	Public Relations	2,800.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 5-24-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 5-31-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 6-7-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA - week ending 6-14-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 4-26-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 5-3-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 5-10-25	AP070725	4325	Consulting/Professional	3,750.00
MGT OF AMERICA CONSULTING	BRYON VANA- week ending 5-17-25	AP070725	4325	Consulting/Professional	3,750.00
NICOR GAS	82541110001 1702 PLAINFIELD RD	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	153.21
ODELSON,MURPHEY,FRAZIER,MCGRAT	LEGAL FEES- MAY 2025	AP070725	4219	Liability Insurance	220.00
ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR PW & CH	AP070725	4253	Supplies - Office	3.99

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Administration**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES- CH	AP070725	4253	Supplies - Office	189.58
PEERLESS NETWORK	POTS LINES	AP070725	4267	Telephone	167.38
SIKICH PROFESSIONAL SERVICES	PROFESSIONAL SERVICES RENDERED	AP070725	4320	Audit	13,500.00
VERIZON WIRELESS	VERIZONE WIRELESS	AP070725	4267	Telephone	871.81
VERIZON WIRELESS	VERIZONE WIRELESS-EQUIPMENT REPLACEMENT	AP070725	4267	Telephone	60.00
				Total Administration	63,780.43

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**City Council**  
**From 6/17/2025 Through 7/7/2025**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
DUPAGE MAYORS MANAGERS CONF.	2025 SPRINGFIELD DRIVE DOWN	AP070725	4213	Dues and Subscriptions	760.00
IL STATE POLICE	LIQUOR LICENSE FINGERPRINTING- DAVID M DERRICO	AP070725	4205	Boards and Commissions	27.00
SUNCOM TV	CITY COUNCIL MEETING 4-21-25	AP070725	4206	Cable Operations	300.00
SUNCOM TV	CITY COUNCIL MEETING 5-19-25	AP070725	4206	Cable Operations	300.00
SUNCOM TV	CITY COUNCIL MEETING 6-16-25	AP070725	4206	Cable Operations	300.00
				Total City Council	1,687.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Community Development**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
BAZOS FREEMAN LLC	VIOLATION HEARING 5-21-25	AP070725	4325	Consulting/Professional	75.00
CHRISTOPHER B. BURKE ENG, LTD	SITE MEETING, STORM WATER REVIEW- 1220 PLAINFIELD RD	AP070725	4325	Consulting/Professional	1,335.28
CODE ENFORCEMENT REPRESENTATIV	CODE ENFORCEMENT SERVICES- MAY 2025	AP070725	4325	Consulting/Professional	1,794.00
DON MORRIS ARCHITECTS P.C.	BUILDING CODE REVIEWS - JUNE 2025	AP070725	4328	Conslt/Prof Reimbursable	3,806.15
DON MORRIS ARCHITECTS P.C.	BUILDING CODE INSPECTIONS- JUNE 2025	AP070725	4328	Conslt/Prof Reimbursable	6,550.00
DUPAGE COUNTY RECORDER	RECORDING: LIEN /8535 MEADOW	AP070725	4328	Conslt/Prof Reimbursable	67.00
DUPAGE COUNTY RECORDER	RECORDING: LIEN /1513 71ST ST	AP070725	4328	Conslt/Prof Reimbursable	67.00
DUPAGE COUNTY RECORDER	RECORDING: LIEN /7723 GAIL AVE	AP070725	4328	Conslt/Prof Reimbursable	72.00
DUPAGE COUNTY RECORDER	RECORDING: LIEN /7105 ELEANOR	AP070725	4328	Conslt/Prof Reimbursable	67.00
DUPAGE COUNTY RECORDER	RECORDING: LIEN /122 69TH ST	AP070725	4328	Conslt/Prof Reimbursable	67.00
DUPAGE COUNTY RECORDER	RECORDING / RELEASE OF LIEN - DEMO AT 1225 PLAINFIELD RD	AP070725	4328	Conslt/Prof Reimbursable	67.00
ELEVATOR INSPECTION SERVICE CO	ELEVATOR RE-INSPECTION 8301 S CASS	AP070725	4328	Conslt/Prof Reimbursable	25.00
JESSICA PLZAK	SECRETARIAL SERVICES- (1-8-25 thru 5-27-25)	AP070725	4205	Boards and Commissions	1,612.50
JESSICA PLZAK	SECRETARIAL SERVICES- (1-8-25 thru 5-27-25)	AP070725	4205	Boards and Commissions	100.00
ODELSON,MURPHEY,FRAZIER,MCGRAT	LEGAL FEES- MAY 2025	AP070725	4219	Liability Insurance	4,675.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Community Development**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
OPENGOV INC	RECURRING SUBSCRIPTION	AP070725	4213	Dues and Subscriptions	27,156.00
OPENGOV INC	OPEN GOV SERVICES	AP070725	4213	Dues and Subscriptions	28,201.95
WILLOWBROOK FORD, INC.	MOTOR ASY FOR B4	AP070725	4229	Maintenance - Vehicles	64.23
WILLOWBROOK FORD, INC.	COMPRESSOR, BELTS FOR B4	AP070725	4229	Maintenance - Vehicles	855.32
				Total Community Development	76,657.43

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
3M	MAT RENTAL 6-19-25 (Short 1 4x6 at 1710 Plainfield Rd)	AP070725	4223	Maintenance - Building	32.66
A&W TRAILER LLC	LIGHT ADAPTER	AP070725	4225	Maintenance - Equipment	50.00
A&W TRAILER LLC	REPAIRS- #321	AP070725	4229	Maintenance - Vehicles	255.00
ALTA EQUIPMENT COMPANY	TIRES FOR #202	AP070725	4229	Maintenance - Vehicles	783.30
BUTTREY RENTAL SERVICES, INC.	CARBEURATOR, CHOKE KIT	AP070725	4229	Maintenance - Vehicles	79.47
BUTTREY RENTAL SERVICES, INC.	CORING MACHINE	AP070725	4243	Rent - Equipment	167.56
BUTTREY RENTAL SERVICES, INC.	FUEL FOR WEED WACKER	AP070725	4257	Supplies - Other	503.28
BUTTREY RENTAL SERVICES, INC.	CHAINSAW CHAIN	AP070725	4350	Forestry	67.98
CARLSEN'S ELEVATOR SERVICES	ELEVATOR REPAIR- 1710 PLAINFIELD RD	AP070725	4223	Maintenance - Building	351.05
CAROL WALCZAK	REIMBURSEMENT- FENCE	AP070725	4257	Supplies - Other	650.00
CHRISTOPHER B. BURKE ENG, LTD	PREP ANNUAL REPORT: NPDES PERMIT	AP070725	4325	Consulting/Professional	478.00
CHRISTOPHER B. BURKE ENG, LTD	GIS SERVICES	AP070725	4325	Consulting/Professional	347.50
CINTAS FIRST AID AND SAFETY	REPLENISH FIRST AID CABINET 3-26-25	AP070725	4219	Liability Insurance	212.26
CINTAS FIRST AID AND SAFETY	REPLENISH FIRST AID CABINET -6-17-25	AP070725	4219	Liability Insurance	185.82
CLARKE ENVIRONMENTAL MOSQUITO	MOSQUITO ABATEMENT ( 4 of 4)	AP070725	4365	Mosquito Abatement	9,975.00
CONSTELLATION NEW ENERGY, INC.	ENERGY / STREET LIGHTS	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	2,748.50
CONSTELLATION NEW ENERGY, INC.	ENERGY / STREET LIGHTS	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	459.67
CORE & MAIN	RINGO RISER	AP070725	4257	Supplies - Other	1,040.00
DTN LLC	PAVEMENT SENSORS	AP070725	4815	Equipment	1,130.20
FACTORY CLEANING EQUIPMENT INC	MAINTENANCE SUPPLIES	AP070725	4225	Maintenance - Equipment	665.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
FROST SOLUTIONS LLC	SUBSCRIPTION RENEWAL- MINI WEATHER STATION	AP070725	4213	Dues and Subscriptions	19,600.00
GRAINGER	LOCKOUT PADLOCK, ELECTRIC TAPE	AP070725	4219	Liability Insurance	200.56
GRAINGER	PHOTOCONTROL CAP, ELECTRICAL TAPE	AP070725	4223	Maintenance - Building	193.44
GREAT LAKES CONCRETE LLC	RICHMOND DITCH	AP070725	4257	Supplies - Other	278.52
IMPACT NETWORKING, LLC	COPIER /Overage (5-18 thru 6-17-25) 1041 S FRONTAGE RD	AP070725	4225	Maintenance - Equipment	67.82
JC LANDSCAPING/TREE SERVICE	TREE REMOVAL - 1029 BELAIR	AP070725	4350	Forestry	5,572.00
JC LANDSCAPING/TREE SERVICE	LANDSCAPE: 7900 CASS AVE RETENTION POND AREA	AP070725	4350	Forestry	624.00
JC LANDSCAPING/TREE SERVICE	RESTORATION: 8230 PORTSMOUTH BACK YARD	AP070725	4374	Drainage Projects	4,800.00
JSN CONTRACTORS SUPPLY	SAFETY GLASSES	AP070725	4219	Liability Insurance	21.90
JSN CONTRACTORS SUPPLY	SAFETY GLOVES / GLASSES	AP070725	4257	Supplies - Other	501.60
OCCUPATIONAL HEALTH CENTERS	RANDOM DRUG SCREENING	AP070725	4219	Liability Insurance	51.00
ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR PW	AP070725	4253	Supplies - Office	38.41
ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR PW & CH	AP070725	4253	Supplies - Office	502.63
R & R INDUSTRIES, INC.	SAFETY VESTS	AP070725	4219	Liability Insurance	496.56
R & R INDUSTRIES, INC.	SHIRTS FOR SUMMER HELPERS	AP070725	4269	Uniforms	993.18
RAGS ELECTRIC	SOFFIT LIGHTS AT POLICE DEPT	AP070725	4223	Maintenance - Building	1,348.50
RAGS ELECTRIC	VARIOUS STREET LIGHT REPAIRS	AP070725	4359	Street Light Oper & Maint.	2,353.62



**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
RED WING SHOES	BRUZAN - BOOTS	AP070725	4269	Uniforms	250.00
RED WING SHOES	KOUDELIK- BOOTS	AP070725	4269	Uniforms	250.00
ROUTE 66 ASPHALT CO	ASPHALT 6-13-25	AP070725	4257	Supplies - Other	353.01
ROUTE 66 ASPHALT CO	ASPHALT 6-17-25	AP070725	4257	Supplies - Other	513.08
ROYAL OAK LANDSCAPING INC	PINE PARKWAY MOWING- APRIL 2025	AP070725	4350	Forestry	88.00
SAMSARA INC	FLEET TRACKING /LICENSES-GPS DATA	AP070725	4815	Equipment	2,533.06
SHREVE SERVICES INC	TOPSOIL FOR RESTORATIONS / CURB-SIDEWALK	AP070725	4257	Supplies - Other	1,320.00
SHREVE SERVICES INC	TOPSOIL - 6-10-25 & 6-11-25	AP070725	4257	Supplies - Other	660.00
SHREVE SERVICES INC	TOPSOIL 6-16-25	AP070725	4257	Supplies - Other	330.00
STANDARD EQUIPMENT COMPANY	DEBRIS HOSE	AP070725	4229	Maintenance - Vehicles	1,022.60
STANDARD EQUIPMENT COMPANY	RETURN - INV P04482	AP070725	4229	Maintenance - Vehicles	(1,022.60)
STANDARD EQUIPMENT COMPANY	DEBRIS HOSE	AP070725	4229	Maintenance - Vehicles	1,289.89
STATE CHEMICAL SOLUTIONS	MAINTENANCE SUPPLIES	AP070725	4223	Maintenance - Building	272.02
STEVE PIPER & SONS, INC.	4 HOURS TUB GRINDING 5-12-25	AP070725	4243	Rent - Equipment	1,800.00
TAMELING INDUSTRIES	GRASS SEED	AP070725	4257	Supplies - Other	255.00
TRUGREEN	FERTILIZATION SERVICE- MAY 2025 75th ST MEDIANS	AP070725	4350	Forestry	1,650.00
TRUGREEN	FERTILIZATION SERVICE- MAY 2025 -BASINS	AP070725	4350	Forestry	825.00
TRUGREEN	FERTILIZATION SERVICE- MAY 2025 -ENTRANCE SIGNS	AP070725	4350	Forestry	1,300.00
TRUGREEN	FERTILIZATION SERVICE- MAY 2025 -CLOCK TOWER	AP070725	4350	Forestry	198.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
UNIQUE PRODUCTS & SERVICE CORP	JANITORIAL SUPPLIES FOR PD	AP070725	4345	Janitorial Service	73.00
UNIQUE PRODUCTS & SERVICE CORP	JANITORIAL SUPPLIES FOR POLICE DEPT	AP070725	4345	Janitorial Service	168.72
VAISALA INC / Xweather	PAVEMENT ROAD SENSOR - LICENSE	AP070725	4815	Equipment	4,000.00
VERIZON WIRELESS	VERIZONE WIRELESS	AP070725	4267	Telephone	557.51
VERMEER-ILLINOIS, INC	SERVICE CALL 4-21-25	AP070725	4229	Maintenance - Vehicles	745.97
VESTIS	MAT RENTAL 6-26-25 1710 PLAINFIELD RD	AP070725	4223	Maintenance - Building	39.77
VESTIS	MAT RENTAL 6-26-25 1041 S FRONTAGE RD	AP070725	4223	Maintenance - Building	32.54
VESTIS	MAT RENTAL 6-26-25 1702 PLAINFIELD RD	AP070725	4223	Maintenance - Building	28.67
VESTIS	MAT RENTAL 6-12-25 /1710 PLAINFIELD-Short Paid/NO 4X6	AP070725	4223	Maintenance - Building	32.42
VESTIS	MAT RENTAL 6-12-25/ 1041 S FRONTAGE-Short Paid-NO 4x6	AP070725	4223	Maintenance - Building	14.16
VESTIS	MAT RENTAL/ 1702 PLAINFIELD RD -Short Paid-NO 4x6	AP070725	4223	Maintenance - Building	14.63
VESTIS	MAT RENTAL 6-19-25 1041 S FRONTAGE RD	AP070725	4223	Maintenance - Building	32.54
VESTIS	MAT RENTAL 6-19-25 1702 PLAINFIELD RD	AP070725	4223	Maintenance - Building	28.67
VESTIS	MAT RENTAL 6-19-25 (Short 1 4x6 at 1710 Plainfield Rd)	AP070725-2	4223	Maintenance - Building	32.66
WAREHOUSE DIRECT	JANITORIAL SUPPLIES - PW	AP070725	4223	Maintenance - Building	824.55
WAREHOUSE DIRECT	SHREDDING 4-28-25	AP070725	4325	Consulting/Professional	1,620.00
WAREHOUSE DIRECT	JANITORIAL SUPPLIES FOR POLICE DEPT	AP070725	4345	Janitorial Service	188.30

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
WHOLESALE DIRECT, INC.	LICENSE PLATE LITE	AP070725	4229	Maintenance - Vehicles	70.71
WHOLESALE DIRECT, INC.	LUBRICANT PUMP	AP070725	4229	Maintenance - Vehicles	175.67
WHOLESALE DIRECT, INC.	JUMP START, POWER ADAPTER	AP070725	4229	Maintenance - Vehicles	625.53
WHOLESALE DIRECT, INC.	MAINTENANCE PARTS	AP070725	4229	Maintenance - Vehicles	123.12
WHOLESALE DIRECT, INC.	VEHICLE PARTS	AP070725	4229	Maintenance - Vehicles	161.70
WILLOWBROOK FORD, INC.	HANDLE ASY FOR 102	AP070725	4229	Maintenance - Vehicles	51.47
				Total Public Works, Streets	81,355.36

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ADVANTAGE CHEVROLET	PUMP FOR D8	AP070725	4229	Maintenance - Vehicles	29.95
ADVANTAGE CHEVROLET	A/C REPAIR FOR D8	AP070725	4229	Maintenance - Vehicles	5,585.78
AIS	CABLE PULL- POLICE DEPT	AP070725	4815	Equipment	540.00
CENTRIFUGE TRAINING SOLUTIONS	TRAINING- SOMOGYE	AP061925	4263	Training and Education	362.50
CENTRIFUGE TRAINING SOLUTIONS	TRAINING - KANO	AP061925	4263	Training and Education	362.50
CENTRIFUGE TRAINING SOLUTIONS	CREDIT ON VOIDED CK 063662	APCREDIT061...	4263	Training and Education	(362.50)
CENTRIFUGE TRAINING SOLUTIONS	CREDIT ON VOIDED CK 063662	APCREDIT061...	4263	Training and Education	(362.50)
ELEMENT GRAPHICS & DESIGN	GRAPHICS REPAIR - P46	AP070725	4229	Maintenance - Vehicles	94.17
ELEMENT GRAPHICS & DESIGN	GRAPHICS REPAIR FOR P59	AP070725	4229	Maintenance - Vehicles	196.42
GOLD SHIELD DETECTIVE AGENCY	BACKGROUND INVESTIGATION- PO CANDIDATE LANDEROS	AP070725	4205	Boards and Commissions	696.25
HIGH STAR TRAFFIC	DRONE SIGNS FOR EVENTS	AP070725	4253	Supplies - Office	166.10
IL SECRETARY OF STATE POLICE	PLATES FOR D32	AP070725-2	4229	Maintenance - Vehicles	151.00
IL SECRETARY OF STATE POLICE	PLATES FOR D34	AP070725-2	4229	Maintenance - Vehicles	151.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE- KIRBY	AP070725	4205	Boards and Commissions	575.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE -BRAUN	AP070725	4205	Boards and Commissions	575.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE -SMITH	AP070725	4205	Boards and Commissions	575.00
KING CAR WASH	CAR WASHES- MAY 2025	AP070725	4229	Maintenance - Vehicles	425.00
LEXIPOL LLC	POLICY MANUAL & TRAINING BULLETINS	AP070725	4325	Consulting/Professional	11,440.38
LUKE SOMOGYE	TRAINING: MEALS IN CHAMPAIGN IL	AP070725	4265	Travel/Meetings	179.23
NORTH EAST MULTIREGIONAL TRNG	TRAINING: LOREK - LAWS OF ARREST, SEARCH,SEIZURE CLASS	AP070725	4263	Training and Education	50.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
NORTHWEST COLLECTORS, INC.	BALANCE DUE COLLECTION AGENCY- PAYMENT RECEIVED AT CITY HALL	AP070725	4300	Bad Debt Expense	98.86
ODELSON,MURPHEY,FRAZIER,MCGRAT	LEGAL FEES- MAY 2025	AP070725	4219	Liability Insurance	275.00
RAY O'HERRON CO. INC.	RED DOT SCOPE FOR RANGE	AP070725	4217	Investigation and Equipment	302.93
RAY O'HERRON CO. INC.	PILLA - UNIFORM	AP070725	4269	Uniforms	382.95
RAY O'HERRON CO. INC.	RETIREMENT BADGE- HELLMANN	AP070725	4269	Uniforms	95.65
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM- PO CANDIDATE MICHALISKA	AP070725	4205	Boards and Commissions	200.00
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM-WILLIAM KIRBY /PD	AP070725	4205	Boards and Commissions	200.00
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM-CONNOR KNIGHT /PD	AP070725	4205	Boards and Commissions	200.00
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM-MICHAEL FAHEY /PD	AP070725	4205	Boards and Commissions	200.00
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM-NATHAN KERR /PD	AP070725	4205	Boards and Commissions	200.00
TRI-TECH FORENSICS	CASE OF RIFLE BOXES	AP070725	4217	Investigation and Equipment	125.40
ULINE	BOXES & BAGS FOR EVIDENCE	AP070725	4217	Investigation and Equipment	755.75
UNIVERSITY OF ILLINOIS	TRAINING: SOMOGYE- FIREARMS INSTRUCTOR COURSE	AP070725	4263	Training and Education	525.00
VERIZON WIRELESS	VERIZONE WIRELESS	AP070725	4267	Telephone	995.79
VILLAGE OF LEMONT	RANGE RENTAL 5-2-25	AP070725	4243	Rent - Equipment	100.00
WCS PHOTOGRAPHY	DEPARTMENT PHOTOS	AP070725	4253	Supplies - Office	22.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 6/17/2025 Through 7/7/2025**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
				Total Police Department	26,109.61
				Total General Fund	249,589.83

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ALEXANDER CHEMICAL CORPORATION	CHLORINE 6-25-25	AP070725	4255	Supplies - Operation	469.20
CARLSEN'S ELEVATOR SERVICES	ELEVATOR REPAIR- 1710 PLAINFIELD RD	AP070725	4223	Maintenance - Building	351.05
CENTER CASS SCHOOL DIST #66	KY BLUEGRASS SOD 5-23-25	AP070725	4255	Supplies - Operation	384.00
CENTRAL SOD FARMS	KY BLUGRASS 4-17-25 /PALLETS RETURNED 4-17-25	AP070725	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	SOD FOR RESTORATIONS	AP070725	4231	Maintenance - Water System	354.00
CENTRAL SOD FARMS	SOD FOR RESTORATIONS 4-24-25	AP070725	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	SOD FOR RESTORATION 4-25-25	AP070725	4231	Maintenance - Water System	177.00
CENTRAL SOD FARMS	KY BLUEGRASS 6-13-25	AP070725	4231	Maintenance - Water System	96.00
CENTRAL SOD FARMS	KY BLUEGRASS SOD 5-19-25	AP070725	4255	Supplies - Operation	384.00
CENTRAL SOD FARMS	KY BLUEGRASS SOD 5-19-25	AP070725	4255	Supplies - Operation	410.88
CENTRAL SOD FARMS	KY BLUEGRASS SOD 5-27-25	AP070725	4255	Supplies - Operation	288.00
CENTRAL SOD FARMS	KY BLUEGRASS 5-23-25	AP070725-2	4255	Supplies - Operation	384.00
CENTRAL SOD FARMS	KY BLUEGRASS 4-17-25 / PALLETS RETURNED	AP070725-3	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	KY BLUEGRASS 4-24-25	AP070725-3	4231	Maintenance - Water System	354.00
CENTRAL SOD FARMS	KY BLUEGRASS 4-25-25	AP070725-3	4231	Maintenance - Water System	177.00
CENTRAL SOD FARMS	KY BLUEGRASS 5-19-25 (Tax Removed)	AP070725-3	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	KY BLUEGRASS 5-19-25	AP070725-3	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	KY BLUEGRASS 5-27-25	AP070725-3	4231	Maintenance - Water System	288.00
CENTRAL SOD FARMS	KY BLUEGRASS 6-13-25	AP070725-3	4231	Maintenance - Water System	96.00
CENTRAL SOD FARMS	KY BLUEGRASS 4-24-25	AP070725-3	4231	Maintenance - Water System	384.00
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4231	Maintenance - Water System	(384.00)

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4231	Maintenance - Water System	(96.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4231	Maintenance - Water System	(384.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4231	Maintenance - Water System	(177.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4231	Maintenance - Water System	(354.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4255	Supplies - Operation	(288.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4255	Supplies - Operation	(384.00)
CENTRAL SOD FARMS	CREDIT ON VOIDED CK 066090	APCREDIT070...	4255	Supplies - Operation	(410.88)
CINTAS FIRST AID AND SAFETY	REPLENISH FIRST AID CABINET -6-17-25	AP070725	4219	Liability Insurance	185.83
CORE & MAIN	FIRE HYDRANT PARTS	AP070725	4231	Maintenance - Water System	482.82
CORE & MAIN	TAPPING MACHINE	AP070725	4231	Maintenance - Water System	3,321.22
CORE & MAIN	STUFFING BOX, VALVES, OTHER PARTS	AP070725	4231	Maintenance - Water System	3,940.00
CORE & MAIN	RED MARKING FLAGS	AP070725	4255	Supplies - Operation	486.50
DTN LLC	PAVEMENT SENSORS	AP070725	4815	Equipment	1,130.20
FERGUSON WATERWORKS #2516	FIRE HYDRANT	AP070725	4231	Maintenance - Water System	3,944.45
GUTERMANN INC	PHASE 4 - LEAK LOGGERS	AP070725	4815	Equipment	219,441.70
JSN CONTRACTORS SUPPLY	SAFETY GLASSES	AP070725	4219	Liability Insurance	21.90
LAWSON PRODUCTS INCORPORATED	HEX CAP SCREWS	AP070725	4255	Supplies - Operation	766.53
LEE JENSEN SALES, CO., INC.	NYLON SLING, PISTON CUP	AP070725	4231	Maintenance - Water System	298.00
MC CANN INDUSTRIES INC	MANIFOLD	AP070725	4229	Maintenance - Vehicles	72.60
NICOR GAS	90841110001 1041 S FRONTAGE RD	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	168.72
NICOR GAS	12344110007 1897 MANNING	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	59.17



**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
NICOR GAS	05002110004 1930 MANNING	AP070725	4271	Utilities (Elec,Gas,Wtr,Sewer)	69.52
OCCUPATIONAL HEALTH CENTERS	RANDOM DRUG SCREENING	AP070725	4219	Liability Insurance	129.00
R & R INDUSTRIES, INC.	SAFETY VESTS	AP070725	4219	Liability Insurance	496.56
RAGS ELECTRIC	SOFFIT LIGHTS AT POLICE DEPT	AP070725	4223	Maintenance - Building	1,348.50
RAMBHA RADHAKRISHNAN	REIMBURSEMENT- SPRINKLER / WATER MAIN BREAK	AP070725	4231	Maintenance - Water System	91.67
RED WING SHOES	CABLE- SAFETY BOOTS	AP070725	4269	Uniforms	195.49
ROUTE 66 ASPHALT CO	ASPHALT PATCH 6-6-25	AP070725	4231	Maintenance - Water System	341.21
SAMSARA INC	FLEET TRACKING /LICENSES-GPS DATA	AP070725	4815	Equipment	2,533.05
SHREVE SERVICES INC	TOPSOIL FOR RESTORATIONS- APRIL 2025	AP070725	4231	Maintenance - Water System	2,970.00
SHREVE SERVICES INC	TOPSOIL 5-6-25 and 5-7-25	AP070725	4231	Maintenance - Water System	1,650.00
SIKICH PROFESSIONAL SERVICES	PROFESSIONAL SERVICES RENDERED	AP070725	4320	Audit	3,100.00
TITAN IMAGE GROUP INC	OSHA ELECTRICAL SAFETY TRAINING	AP070725	4219	Liability Insurance	325.00
TITAN IMAGE GROUP INC	OSHA ELECTRICAL SAFETY TRAINING	AP070725	4219	Liability Insurance	326.69
VAISALA INC / Xweather	GROUND CAST DATA/WEATHER-LICEN...	AP070725	4815	Equipment	4,000.00
VERIZON WIRELESS	VERIZONE WIRELESS	AP070725	4267	Telephone	593.52
VERIZON WIRELESS	VERIZONE WIRELESS-FIELD IPADS, SIM CARDS	AP070725	4267	Telephone	144.04
WHOLESALE DIRECT, INC.	4 LED AMBER /DIRECTIONAL	AP070725	4229	Maintenance - Vehicles	376.56
WILLOWBROOK FORD, INC.	FUEL CAP FOR 400	AP070725	4229	Maintenance - Vehicles	24.20

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 6/17/2025 Through 7/7/2025**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
				Total Public Works, Water	257,073.90
				Total Water Fund	257,073.90

**CITY OF DARIEN**  
**Expenditure Journal**  
**Motor Fuel Tax**  
**MFT Expenses**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
COM ED	9845228000 7033 CLARENDON HILLS RD	AP070725	4840	Street Lights	7.00
COM ED	7953012222 6701 CLARENDON HILLS RD	AP070725	4840	Street Lights	71.94
ROUTE 66 ASPHALT CO	ASPHALT RESTORATION / CURB REMOVAL	AP070725	4245	Road Material	634.40
				Total MFT Expenses	713.34
				Total Motor Fuel Tax	713.34

**CITY OF DARIEN**  
**Expenditure Journal**  
**Stormwater Management Fund**  
**Native Plantings**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CHRISTOPHER B. BURKE ENG, LTD	ENGINEER SERVICES- ELEANOR & 74TH	AP070725	4379	Stormwater Management Sp...	1,198.15
				Total Native Plantings	1,198.15
				Total Stormwater Management Fund	1,198.15

**CITY OF DARIEN**  
**Expenditure Journal**  
**FESA - Justice - 1**  
**Drug Forfeiture Expenditures**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
MIDWEST911 INC	UPFITTING FOR NEW DEP CHIEF VEHICLE	AP070725	4815	Equipment	7,987.70
WEX BANK	GAS FOR POLICE DEPT	AP070725	4273	Vehicle (Gas and Oil)	253.90
ZIEGLER AUTO GROUP	2025 DODGE DURANGO / DEP CHIEF ADMIN VEHICLE	AP061725	4815	Equipment	42,942.00
				Total Drug Forfeiture Expenditures	51,183.60
				Total FESA - Justice - 1	51,183.60

**CITY OF DARIEN**  
**Expenditure Journal**  
**Capital Improvement Fund**  
**Capital Fund Expenditures**  
**From 6/17/2025 Through 7/7/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CHRISTOPHER B. BURKE ENG, LTD	PREP LEGAL DESCRIPTIONS FOR 7602 LINDEN & 7606 GAIL	AP070725	4390	Capital Improv-Infrastructure	478.00
MEADE ELEC. COMPANY, INC.	DETECTOR LOOP REPAIR	AP070725	4855	Street Reconstruction/Rehab	4,520.00
SCHROEDER ASPHALT SERVICES INC	2025 ROAD PROGRAM - PAYMENT #1	AP070725	4855	Street Reconstruction/Rehab	561,969.18
				Total Capital Fund Expenditures	566,967.18
				Total Capital Improvement Fund	566,967.18
Report Total					1,126,726.00

## CITY OF DARIEN

EXPENDITURE APPROVAL LIST  
FOR CITY COUNCIL MEETING ON  
July 21, 2025

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

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

General Fund			<b>\$656,536.05</b>
Water Fund			<b>\$539,622.47</b>
Motor Fuel Tax Fund			<b>\$3,744.51</b>
Stormwater Management Fund			
Special Service Area Tax Fund			
State Drug Forfeiture Fund			
Impact Fee Expenditures			
Capital Improvement Fund			
Cannabis Fund			
DUI Technology Fund			
Federal Equitable Sharing Fund			
		<b>Subtotal:</b>	<b>\$1,199,903.03</b>
General Fund Payroll	07/07/25	\$	321,744.32
Water Fund Payroll	07/07/25	\$	40,392.13
		<b>Subtotal:</b>	<b>\$ 362,136.45</b>

**Total to be Approved by City Council: \$1,562,039.48**

**Approvals:**

\_\_\_\_\_  
Joseph A. Marchese, Mayor

\_\_\_\_\_  
JoAnne E. Ragona, City Clerk

\_\_\_\_\_  
Michael J. Coren, Treasurer

\_\_\_\_\_  
Bryon D. Vana, City Administrator

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Administration**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CHASE CARD SERVICES	ZOOM SUBSCRIPTION	AP072125	4213	Dues and Subscriptions	16.99
CHASE CARD SERVICES	CHICAGO TRIBUNE SUBSCRIPTION	AP072125	4213	Dues and Subscriptions	19.96
CHASE CARD SERVICES	DAILY HERALD SUBSCRIPTION	AP072125	4213	Dues and Subscriptions	19.00
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	25.08
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	13.67
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	53.20
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	6.89
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	23.99
CHASE CARD SERVICES	VANA- PHONE ACCESSORIES	AP072125	4267	Telephone	7.19
CHASE CARD SERVICES	INTERNET- PUBLIC WORKS	AP072125	4267	Telephone	283.62
COMCAST	SIP SERVICE	AP072125	4267	Telephone	486.98
COMCAST BUSINESS	CITY HALL FAX MACHINE 8771201210533059	AP072125	4267	Telephone	72.65
ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES- JUNE 2025	AP072125	4345	Janitorial Service	1,868.00
IMPACT NETWORKING, LLC	COPIER AGREEMENTS (6-30-25 thru 7-30-25)	AP072125	4225	Maintenance - Equipment	65.05
MUNIWEB	WEBSITE MAINTENANCE- JUNE 2025	AP072125	4325	Consulting/Professional	4,553.00
ODP BUSINESS SOLUTIONS	TONER & SUPPLIES	AP072125	4253	Supplies - Office	354.31
ODP BUSINESS SOLUTIONS	TONER & SUPPLIES	AP072125	4253	Supplies - Office	158.45
STAPLES BUSINESS ADVANTAGE	TONER	AP072125	4253	Supplies - Office	84.92
STAPLES BUSINESS ADVANTAGE	TONER	AP072125	4253	Supplies - Office	602.05
STAPLES BUSINESS ADVANTAGE	TONER	AP072125	4253	Supplies - Office	434.97



**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Administration**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
STAPLES BUSINESS ADVANTAGE	JANITORIAL SUPPLIES FOR CH	AP072125	4253	Supplies - Office	64.83
STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES FOR CH	AP072125	4253	Supplies - Office	68.06
STAPLES BUSINESS ADVANTAGE	DAILY PLANNER	AP072125	4253	Supplies - Office	35.19
STAPLES BUSINESS ADVANTAGE	RETURN- DAILY PLANNER (wrong year)	AP072125	4253	Supplies - Office	(35.19)
				Total Administration	9,282.86

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**City Council**  
**From 7/8/2025 Through 7/21/2025**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
DUPAGE MAYORS MANAGERS CONF.	DMMC DINNER RECEPTION 2025	AP072125	4213	Dues and Subscriptions	250.00
				Total City Council	250.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Darien Business Alliance**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CHASE CARD SERVICES	BANNERS FOR FEST /CONCERTS	AP072125	4239	Public Relations	531.90
CHASE CARD SERVICES	4TH OF JULY PARADE DECOR	AP072125	4239	Public Relations	11.92
MG AUDIO INC	STAGE / CONCERT 7-31-25	AP072125	4239	Public Relations	2,350.00
OCEAN'S RAT PACK	BAND / CONCERT 7-31-25	AP072125	4239	Public Relations	2,100.00
PORTABLE JOHN INC	PORTABLE RESTROOMS / CONCERT 7-31-25	AP072125	4239	Public Relations	645.00
UAP EVENT SERVICES	SOUND ENGINEER / CONCERT 7-31-25	AP072125	4239	Public Relations	500.00
				Total Darien Business Alliance	6,138.82

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Community Development**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
BAZOS FREEMAN LLC	CODE ENFORCEMENT HEARINGS- JUNE 2025	AP072125	4325	Consulting/Professional	75.00
CHASE CARD SERVICES	GOMBAC- PLATE RENEWAL	AP072125	4229	Maintenance - Vehicles	154.40
CHRISTOPHER B. BURKE ENG, LTD	DRAINAGE CONCERNS -7309 BROOKBANK	AP072125	4325	Consulting/Professional	741.50
CHRISTOPHER B. BURKE ENG, LTD	2ND GRADING PLAN REVIEW- NEW HOME 7217 CLARENDON HILLS RD	AP072125	4328	Conslt/Prof Reimbursable	500.00
CHRISTOPHER B. BURKE ENG, LTD	SPOT SURVEY	AP072125	4328	Conslt/Prof Reimbursable	200.00
CHRISTOPHER B. BURKE ENG, LTD	GRADING PLAN RESUBMITTAL -7301 POPLAR	AP072125	4328	Conslt/Prof Reimbursable	200.00
CHRISTOPHER B. BURKE ENG, LTD	GRADING PLAN REVIEW- 134 HOLLY	AP072125	4328	Conslt/Prof Reimbursable	300.00
CHRISTOPHER B. BURKE ENG, LTD	PLAN REVIEW /SITE VISIT - 1730 71ST ST (HOLLY PARK)	AP072125	4328	Conslt/Prof Reimbursable	1,364.13
CHRISTOPHER B. BURKE ENG, LTD	SITE VISIT / DRAINAGE COMPLAINT	AP072125	4328	Conslt/Prof Reimbursable	239.00
CHRISTOPHER B. BURKE ENG, LTD	DRIVEWAY INSPECTION PRIOR TO PAVING	AP072125	4328	Conslt/Prof Reimbursable	392.96
CHRONICLE MEDIA LLC	LEGAL NOTICES: PZC2025-13 / DARIEN STUDY CENTER	AP072125	4328	Conslt/Prof Reimbursable	73.50
CHRONICLE MEDIA LLC	LEGAL NOTICES: PZC2025-14 /EV CHARGING STATIONS	AP072125	4328	Conslt/Prof Reimbursable	178.50
CHRONICLE MEDIA LLC	LEGAL NOTICES: TEXT AMENDMENT- VEHICLE PARKING RESTRICTIONS	AP072125	4328	Conslt/Prof Reimbursable	52.50
CODE ENFORCEMENT REPRESENTATIV	CODE ENFORCEMENT SERVICES- JUNE 2025	AP072125	4325	Consulting/Professional	1,736.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Community Development**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
DUPAGE LAWN LLC	LAWN MAINTENANCE- JUNE 2025 7721 STEVENS	AP072125	4328	Conslt/Prof Reimbursable	90.00
DUPAGE LAWN LLC	LAWN MAINTENANCE- JUNE 2025 321 JANET	AP072125	4328	Conslt/Prof Reimbursable	90.00
TKB ASSOCIATES INC	LASERFICHE SERVER SUPPORT / PD	AP072125	4325	Consulting/Professional	1,556.90
				Total Community Development	7,944.39

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
A&W TRAILER LLC	AMBER REFLECTOR	AP072125	4225	Maintenance - Equipment	18.00
ALLIED GARAGE DOOR INC.	PW GARAGE DOOR REPAIR	AP072125	4223	Maintenance - Building	267.75
ALLIED GARAGE DOOR INC.	PW GARAGE DOOR REPAIR	AP072125	4223	Maintenance - Building	69.12
AMBER MECHANICAL CONTRACTORS	5 YEAR MAINTENANCE AGREEMENT (1 of 4)	AP072125	4223	Maintenance - Building	965.00
BUTTREY RENTAL SERVICES, INC.	REPAIR PARTS	AP072125	4225	Maintenance - Equipment	79.47
BUTTREY RENTAL SERVICES, INC.	PRE-MIXED FUEL	AP072125	4225	Maintenance - Equipment	503.28
CARLSEN'S ELEVATOR SERVICES	ELEVATOR MAINTENANCE- 1710 PLAINFIELD RD	AP072125	4223	Maintenance - Building	72.93
CHICAGO VIBRATOR PRODUCTS	HYDRAULIC POST DRIVER	AP072125	4815	Equipment	4,604.74
FIRST ADVANTAGE OCCUPATIONAL	RANDOM DRUG SCREENING	AP072125	4219	Liability Insurance	43.58
FOX VALLEY FIRE & SAFETY	FIRE ALARM SYSTEM SERVICE- 1710 PLAINFIELD RD	AP072125	4223	Maintenance - Building	642.00
FULTON SIREN SERVICES	TORNADO SIREN MONITORING	AP072125	4225	Maintenance - Equipment	443.01
HIGH STAR TRAFFIC	STREET NAME SIGN REPAIR	AP072125	4257	Supplies - Other	155.10
HOME DEPOT	SUPPLIES FOR BUILDING MAINTENANCE	AP072125	4223	Maintenance - Building	138.36
HOME DEPOT	SUPPLIES	AP072125	4257	Supplies - Other	681.95
IMPACT NETWORKING, LLC	COPIER AGREEMENTS (6-30-25 thru 7-30-25)	AP072125	4225	Maintenance - Equipment	65.05
JC LANDSCAPING/TREE SERVICE	75TH ST ROWS , MEDIANS	AP072125	4350	Forestry	2,473.33
JC LANDSCAPING/TREE SERVICE	CITY HALL / P D	AP072125	4350	Forestry	706.67
JC LANDSCAPING/TREE SERVICE	CITY ENTRANCE SIGNS	AP072125	4350	Forestry	945.17
JC LANDSCAPING/TREE SERVICE	CLOCK TOWER MULCH BEDS	AP072125	4350	Forestry	1,916.83

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
JC LANDSCAPING/TREE SERVICE	MARQUEE	AP072125	4350	Forestry	100.00
McMASTER-CARR	AIR FILTERS	AP072125	4223	Maintenance - Building	357.57
McMASTER-CARR	WATER FALL GLEN RESTRICTOR PARTS	AP072125	4257	Supplies - Other	655.43
MID-TOWN PETROLEUM ACQUISITION	DEF FLUID	AP072125	4225	Maintenance - Equipment	544.05
NORWALK TANK	CONCRETE ADJ RINGS, MASTIC	AP072125	4257	Supplies - Other	951.15
ODP BUSINESS SOLUTIONS	FLASH DRIVES	AP072125	4253	Supplies - Office	38.39
OREILLY AUTOMOTIVE, INC.	MAINTENANCE SUPPLIES	AP072125	4225	Maintenance - Equipment	101.41
ROYAL OAK LANDSCAPING INC	PINE PARKWAY MOWING	AP072125	4350	Forestry	176.00
SHREVE SERVICES INC	TOPSOIL 7-2-25	AP072125	4257	Supplies - Other	462.00
SHREVE SERVICES INC	TOPSOIL 6-27-25	AP072125	4257	Supplies - Other	330.00
SNAP ON INDUSTRIAL	MECHANICS TOOLS	AP072125	4225	Maintenance - Equipment	600.53
SNAP ON INDUSTRIAL	MECHANICS TOOLS	AP072125	4259	Small Tools & Equipment	468.41
SPRINKLERS INC	POLICE DEPT SPRINKLER REPAIR	AP072125	4223	Maintenance - Building	273.90
STANDARD EQUIPMENT COMPANY	VACTOR EQUIPMENT -ACCESSORIES	AP072125	4219	Liability Insurance	1,860.75
STANDARD EQUIPMENT COMPANY	VACTOR EQUIPMENT -ACCESSORIES	AP072125	4219	Liability Insurance	2,771.75
STANDARD EQUIPMENT COMPANY	VACTOR - ACCESSORIES	AP072125	4259	Small Tools & Equipment	8,228.25
STANDARD EQUIPMENT COMPANY	FREIGHT FEE	AP072125	4259	Small Tools & Equipment	119.61
SUNBELT RENTALS, INC.	20' SCISSOR LIFT	AP072125	4219	Liability Insurance	555.00
TAMELING INDUSTRIES	GRASS SEED	AP072125	4257	Supplies - Other	340.00
TRUGREEN	FERTILIZATION-75TH ST ROWS, MEDIANS	AP072125	4350	Forestry	2,325.00
TRUGREEN	FERTILIZATION- CLOCK TOWER TURF	AP072125	4350	Forestry	132.00
TRUGREEN	FERTILIZATION -WEED CONTROL RIP RAP AREAS	AP072125	4350	Forestry	3,324.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Public Works, Streets**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
TRUGREEN	FERTILIZATION- ENTRANCE SIGNS	AP072125	4350	Forestry	1,300.00
US GAS	GAS CYLINDER RENTAL	AP072125	4257	Supplies - Other	73.50
WHITE CAP LP	CONCRETE PATCH	AP072125	4257	Supplies - Other	132.94
WILLOWBROOK FORD, INC.	BRAKES FOR #501	AP072125	4229	Maintenance - Vehicles	609.13
WILLOWBROOK FORD, INC.	BRAKES FOR #501	AP072125	4229	Maintenance - Vehicles	649.89
WILLOWBROOK FORD, INC.	REAR AXLE FOR #501	AP072125	4229	Maintenance - Vehicles	120.48
WILLOWBROOK FORD, INC.	SEAL FOR #501	AP072125	4229	Maintenance - Vehicles	52.37
WILLOWBROOK FORD, INC.	SEAL FOR #501	AP072125	4229	Maintenance - Vehicles	52.37
				Total Public Works, Streets	42,497.22



**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
BAZOS FREEMAN LLC	ADMIN TOW HEARINGS- JUNE 2025	AP072125	4219	Liability Insurance	275.00
CHASE CARD SERVICES	RANGE SUPPLIES	AP072125	4217	Investigation and Equipment	101.57
CHASE CARD SERVICES	K-9 AXLE SUPPLIES	AP072125	4217	Investigation and Equipment	252.92
CHASE CARD SERVICES	WINDSHIELD REPAIR	AP072125	4229	Maintenance - Vehicles	79.00
CHASE CARD SERVICES	REFRESHMENTS FOR COPS & BOBBERS	AP072125	4239	Public Relations	18.83
CHASE CARD SERVICES	NAME TAG STICKERS / COPS & BOBBERS	AP072125	4239	Public Relations	8.68
CHASE CARD SERVICES	TONER FOR DETECTIVES	AP072125	4253	Supplies - Office	157.60
CHASE CARD SERVICES	IPHONE CASE FOR CSO	AP072125	4253	Supplies - Office	49.95
CHASE CARD SERVICES	LAPTOP STAND FOR SGT LISS	AP072125	4253	Supplies - Office	19.99
CHASE CARD SERVICES	COLOR TONER FOR DETECTIVES	AP072125	4253	Supplies - Office	255.78
CHASE CARD SERVICES	COLOR TONER FOR DETECTIVES	AP072125	4253	Supplies - Office	127.89
CHASE CARD SERVICES	DECAL REMOVER FOR SQUADS	AP072125	4253	Supplies - Office	8.97
CHASE CARD SERVICES	NOTE PADS FOR POLICE DEPT	AP072125	4253	Supplies - Office	19.38
CHASE CARD SERVICES	NOTE PADS FOR POLICE DEPT	AP072125	4253	Supplies - Office	22.56
CHASE CARD SERVICES	BOOKS FOR POLICE DEPT FOR STAFF	AP072125	4263	Training and Education	107.37
CHASE CARD SERVICES	MEETING SUPPLIES / TRAINING ROOM	AP072125	4265	Travel/Meetings	114.51
CHASE CARD SERVICES	LODGING- SOMOGYE / TRAINING -CHAMPAIGN	AP072125	4265	Travel/Meetings	440.70
CHASE CARD SERVICES	LODGING- SRO VERSIS / PEORIA CONFERENCE	AP072125	4265	Travel/Meetings	500.25
CHASE CARD SERVICES	INTERNET- POLICE DEPT	AP072125	4267	Telephone	313.97
CHASE CARD SERVICES	SOMOGYE - SWAT GEAR	AP072125	4269	Uniforms	237.70

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CHRISTINE CHARKEWYCZ	PROSECUTOR FEE - JUNE 2025	AP072125	4219	Liability Insurance	870.00
DU-COMM	QUARTERLY SHARE - (8-1-25 thru 10-31-25)	AP072125	4325	Consulting/Professional	115,135.00
DU-COMM	DUCOMM FACILITY - (8-1-25 thru 10-31-25)	AP072125	4325	Consulting/Professional	4,581.99
GOLD SHIELD DETECTIVE AGENCY	BACKGROUND CHECK- PO CANDIDATE BRAUN	AP072125	4205	Boards and Commissions	1,316.25
HUUSO	DECONTAMINATE SQUAD CARS 7-2-25	AP072125	4225	Maintenance - Equipment	95.00
I.R.M.A.	DEDUCTIBLE- JUNE 2025	AP072125	4219	Liability Insurance	1,458.27
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE - CONKLIN	AP072125	4205	Boards and Commissions	575.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE - KERR	AP072125	4205	Boards and Commissions	575.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE -FAHEY	AP072125	4205	Boards and Commissions	575.00
INDUSTRIAL ORG SOLUTIONS	PSYCH EVAL- PO CANDIDATE - MICHALISKA	AP072125	4205	Boards and Commissions	575.00
KING CAR WASH	CAR WASHES- JUNE 2025	AP072125	4229	Maintenance - Vehicles	285.50
LAUTERBACH & AMEN LLP	POLICE PENSION CATCH UP PAYMENT	AP072125	4130	SERVICE PENSION	458,232.00
LUKE SOMOGYE	SOMOGYE -BOOTS / SWAT	AP072125	4269	Uniforms	142.00
NICOR GAS	82800010009 1710 PLAINFIELD RD	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	662.37
NORTH EAST MULTIREGIONAL TRNG	STUTTE - CLASS / VEHICLE OPERATIONS AND RESCUE TACTICS	AP072125	4263	Training and Education	325.00
PORTABLE JOHN INC	2024 NNO PORTABLE RESTROOM	AP072125	4239	Public Relations	295.00

**CITY OF DARIEN**  
**Expenditure Journal**  
**General Fund**  
**Police Department**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
THEODORE POLYGRAPH SERVICE	POLYGRAPH EXAM- PO CANDIDATE ALEX TODD-TULLOCH	AP072125	4205	Boards and Commissions	200.00
THOMSON REUTERS -WEST	CLEAR PROFLEX SUBSCRIPTION	AP072125	4217	Investigation and Equipment	476.73
TKB ASSOCIATES INC	LASERFICHE SERVER SUPPORT / PD	AP072125	4225	Maintenance - Equipment	701.25
ULINE	BOXES FOR EVIDENCE STORAGE	AP072125	4217	Investigation and Equipment	133.78
VILLAGE OF LEMONT	RANGE RENTAL FEE- JUNE 2025	AP072125	4243	Rent - Equipment	100.00
				Total Police Department	590,422.76
				Total General Fund	656,536.05

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ALLIED GARAGE DOOR INC.	PW GARAGE DOOR REPAIR	AP072125	4223	Maintenance - Building	69.13
ALLIED GARAGE DOOR INC.	PW GARAGE DOOR REPAIR	AP072125	4223	Maintenance - Building	267.75
AMBER MECHANICAL CONTRACTORS	5 YEAR MAINTENANCE AGREEMENT (1 of 4)	AP072125	4223	Maintenance - Building	965.00
CARLSEN'S ELEVATOR SERVICES	ELEVATOR MAINTENANCE- 1710 PLAINFIELD RD	AP072125	4223	Maintenance - Building	72.94
CHASE CARD SERVICES	WATER SYSTEM COMPONENTS	AP072125	4231	Maintenance - Water System	1,659.93
CHASE CARD SERVICES	WATER SYSTEM COMPONENTS	AP072125	4231	Maintenance - Water System	28.60
COM ED	2261972000 2103 75TH ST PUMP	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	487.79
DUPAGE COUNTY PUBLIC WORKS	VACTOR WASTE ( May 1 through June 30, 2025)	AP072125	4231	Maintenance - Water System	1,260.00
DUPAGE COUNTY PUBLIC WORKS	METER READS (3-1 thru 4-30-25) AND MAY BILLING	AP072125	4336	Data Processing	28,170.13
DUPAGE WATER COMMISSION	WATER PURCHASE- JUNE 2025	AP072125	4340	DuPage Water Commission	482,397.60
DYNEGY ENERGY SERVICES	ENERGY- 9S720 LEMONT RD	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	100.46
DYNEGY ENERGY SERVICES	ENERGY - 67TH RIDGE	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	252.91
DYNEGY ENERGY SERVICES	ENERGY - 18W736 MANNING	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	84.48
DYNEGY ENERGY SERVICES	ENERGY -1220 PLAINFIELD RD	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	2,246.44
DYNEGY ENERGY SERVICES	CREDIT ON ACCOUNT	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	(664.87)
ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES- JUNE 2025	AP072125	4345	Janitorial Service	540.00
FERGUSON WATERWORKS #2516	FIRE HYDRANT	AP072125	4231	Maintenance - Water System	3,944.45
FIRST ADVANTAGE OCCUPATIONAL	RANDOM DRUG SCREENING	AP072125	4219	Liability Insurance	43.58

**CITY OF DARIEN**  
**Expenditure Journal**  
**Water Fund**  
**Public Works, Water**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
HACH COMPANY	CHLORINE REAGENT	AP072125	4241	Quality Control	961.00
HOME DEPOT	SUPPLIES FOR BUILDING MAINTENANCE	AP072125	4223	Maintenance - Building	386.93
HOME DEPOT	SUPPLIES FOR WATER SYSTEM MAINTENANCE	AP072125	4223	Maintenance - Building	113.38
IL SECTION AMERICAN WATER WORK	WATER OPERATOR CLASSES / PAUL & MIKE	AP072125	4263	Training and Education	671.00
IL SECTION AMERICAN WATER WORK	PAUL DEVINE- TRAINING/ WATER OPERATOR	AP072125	4263	Training and Education	546.00
JC LANDSCAPING/TREE SERVICE	BASE MAINTENANCE CITY HALL /PD	AP072125	4223	Maintenance - Building	706.47
KRISTOFER THROM	REIMB- CDL	AP072125	4219	Liability Insurance	61.35
LAWSON PRODUCTS INCORPORATED	BOLTS	AP072125	4231	Maintenance - Water System	507.82
NICOR GAS	21710264942 1220 PLAINFIELD RD, DARIEN	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	58.67
NICOR GAS	23644110001 8600 LEMONT RD, DARIEN	AP072125	4271	Utilities (Elec,Gas,Wtr,Sewer)	61.02
STANDARD EQUIPMENT COMPANY	VACTOR EQUIPMENT -ACCESSORIES	AP072125	4219	Liability Insurance	1,860.75
STANDARD EQUIPMENT COMPANY	VACTOR EQUIPMENT -ACCESSORIES	AP072125	4219	Liability Insurance	2,771.75
STANDARD EQUIPMENT COMPANY	FREIGHT FEE	AP072125	4231	Maintenance - Water System	119.56
STANDARD EQUIPMENT COMPANY	VACTOR - ACCESSORIES	AP072125	4231	Maintenance - Water System	8,228.25
US GAS	GAS CYLINDER RENTAL	AP072125	4231	Maintenance - Water System	73.50
VERIZON WIRELESS	SCADA	AP072125	4267	Telephone	182.98
WILLOWBROOK FORD, INC.	STEP ASY, HEX FLANGE FOR #401	AP072125	4229	Maintenance - Vehicles	385.72
				Total Public Works, Water	539,622.47
				Total Water Fund	539,622.47

**CITY OF DARIEN**  
**Expenditure Journal**  
**Motor Fuel Tax**  
**MFT Expenses**  
**From 7/8/2025 Through 7/21/2025**

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
CONSTELLATION NEW ENERGY, INC.	ENERGY- STREET LIGHTS	AP072125	4840	Street Lights	2,692.13
NORWALK TANK	SUPPLIES FOR RICHMOND /67TH	AP072125	4257	Supplies - Other	1,052.38
				Total MFT Expenses	3,744.51
				Total Motor Fuel Tax	3,744.51
Report Total					1,199,903.03



Customer Service:  
1-800-275-0863



Mobile: Download the  
Chase Mobile® app today

July 2025						
S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

New Balance

**\$5,693.96**

Minimum Payment Due

**\$1,138.00**

Payment Due Date

**07/24/25**

**Late Payment Warning:** If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.

**Minimum Payment Warning:** Enroll in Auto-Pay and avoid missing a payment. To enroll, go to [www.chase.com](http://www.chase.com)

## ACCOUNT SUMMARY

Previous Balance	\$11,548.04
Payment, Credits	-\$11,548.04
Purchases	+\$5,693.96
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$5,693.96</b>
Opening/Closing Date	06/03/25 - 07/02/25
Credit Limit	\$50,000
Available Credit	\$44,306
Cash Access Line	\$2,500
Available for Cash	\$2,500
<b>Past Due Amount</b>	<b>\$0.00</b>
<b>Balance over the Credit Limit</b>	<b>\$0.00</b>

To manage your account, including card payments, alerts, and change of address, visit [www.chase.com/cardhelp](http://www.chase.com/cardhelp) or call the customer service number which appears on your account statement.

## ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
06/18	Payment Thank You - Web BRYON VANA TRANSACTIONS THIS CYCLE (CARD 4484) \$11548.04- INCLUDING PAYMENTS RECEIVED	-11,548.04
06/10	ZOOM.COM 888-799-9666 ZOOM.US CA	16.99
06/27	DAILY HERALD*ONLINE 847-427-4333 IL MARY BELMONTE TRANSACTIONS THIS CYCLE (CARD 8706) \$35.99	19.00
06/03	AMAZON MKTPL*N63BR4R02 Amzn.com/bill WA	8.68
06/04	THE HOME DEPOT #1905 DARIEN IL	101.57
06/11	AMAZON MKTPL*NH2JQ4DN0 Amzn.com/bill WA	157.60
06/11	AMAZON MKTPL*NA5S33GU2 Amzn.com/bill WA	49.95
06/13	PEORIA MARRIOTT PERE M PEORIA IL	500.25
06/14	AMAZON MKTPL*NA7NL4NI0 Amzn.com/bill WA	19.99
06/13	HOLIDAY INN CHAMPAIGN 2173983400 IL	440.70
06/17	HSGI, COMP TAC 910-325-1000 NC	237.70
06/20	Amazon.com*NO7C183T0 Amzn.com/bill WA	255.78
06/20	Amazon.com*NO3ZO9N80 Amzn.com/bill WA	127.89
06/21	COMCAST / XFINITY 800-266-2278 IL	313.97
06/26	Amazon.com*NQ3ST5KL2 Amzn.com/bill WA	19.38
06/27	Amazon.com*NQ2HG6RS2 Amzn.com/bill WA	22.56
07/01	Amazon.com*N34XL3BN2 Amzn.com/bill WA ROSE MARY GONZALEZ TRANSACTIONS THIS CYCLE (CARD 2755) \$2363.39	107.37
06/06	CHICAGO TRIBUNE SUBS WWW.CHICAGOTR IL	19.96
06/16	AMAZON MKTPL*NA95J5691 Amzn.com/bill WA	25.08
06/17	AMAZON MKTPL*NA10S46N1 Amzn.com/bill WA	13.67
06/16	AMAZON MKTPL*NO4371LK2 Amzn.com/bill WA	1,659.93
06/17	AMAZON MKTPL*NA30G12I1 Amzn.com/bill WA	53.20
06/20	AMAZON MKTPL*NO9V31752 Amzn.com/bill WA	6.89
06/20	AMAZON MKTPL*NO5RN3AL1 Amzn.com/bill WA	23.99
06/22	COMCAST / XFINITY 800-266-2278 IL	283.62
06/23	AMAZON MKTPL*NO2511921 Amzn.com/bill WA	7.19
06/24	ILSOS INT VEH RENEWAL 8667566041 IL	154.40
06/26	AMAZON MKTPL*NQ04443S0 Amzn.com/bill WA DANIEL GOMBAC TRANSACTIONS THIS CYCLE (CARD 1571) \$2276.53	28.60
06/11	THE HOME DEPOT 1905 DARIEN IL	8.97
07/01	PETSMART # 0422 DARIEN IL JEFFREY MCKENZIE TRANSACTIONS THIS CYCLE (CARD 6543) \$261.89	252.92
06/06	WAL-MART #2215 DARIEN IL	18.83
06/12	GLASS AMERICA 800-4791230 IL	79.00
06/20	WAL-MART #2215 DARIEN IL ANTONIJA MAGAZIN TRANSACTIONS THIS CYCLE (CARD 2051) \$212.34	114.51
06/10	ALPHAGRAPHICS #221 336-2144469 IL	531.90
06/30	WAL-MART #2215 DARIEN IL APRIL PADALIK TRANSACTIONS THIS CYCLE (CARD 2141) \$543.82	11.92

SUBSCRIPTION  
SUBSCRIPTION

NAMETAG STICKERS

RANGE SUPPLIES

TONER

IPHONE CASE

LODGING - SRC CONFERENCE

LAPTOP STAND

LODGING - SOMOGYE

SWAT GEAR - SOMOGYE

TONER

POLICE DEPT INTERNET

NOTE PADS

BOOKS FOR PD STAFF

SUBSCRIPTION

PHONE ACCESSORIES

PHONE ACCESSORIES

WATER SYSTEM COMPONENT

PHONE ACCESSORIES

PUBLIC WORKS INTERNET

PHONE ACCESSORIES

REGISTRATION RENEWAL

WATER SYSTEM COMPONENT

DECAL REMOVER TOOL

SUPPLIES FOR K-9 AXLE

REFRESHMENTS Pop/Bobbers

REPAIR WINDSHIELD

MEETING SUPPLIES

Banners for FEST

Parade Decor



MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**Meeting Date: July 21, 2025**

**Issue Statement**

Consideration of a Motion to Grant a Waiver of the Raffle License Bond Requirement for the Darien District 61 Educational Foundation.

**BACKUP****Background/History**

The Darien District 61 Educational Foundation has applied for a Class B Raffle License and they have also requested waiver of the bond requirement. The City regularly waives the bond requirement for qualified charitable organizations and has waived this requirement for the Darien District 61 in the past.

**Staff/Committee Recommendation**

It is recommended that the raffle license bond requirement for the Darien District 61 Educational Foundation raffle be waived.

**Alternate Consideration**

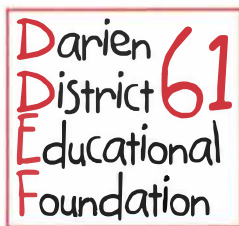
Not approve waiver.

**Decision Mode**

This item will be placed on the July 21, 2025 City Council Agenda for formal consideration.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS,  
this 21st day of July 2025.

AYES: \_\_\_\_\_  
NAYS \_\_\_\_\_  
ABSENT: \_\_\_\_\_



Supporting Educational Excellence

7414 Cass Avenue  
Darien, IL 60561  
[www.darien61foundation.org](http://www.darien61foundation.org)

June 12, 2025

City of Darien – City Clerk's Office  
Ms. Maria Gonzalez  
1702 Plainfield Road  
Darien, IL 60561

Dear Ms. Gonzalez,

Please find our application for a Class B raffle license attached. The application is for the Darien District 61 Educational Foundation annual fund raiser. The event will take place the entire month of October, 2025 and will use the results of the Illinois Pick 3 Daily Evening Draw. The Foundation requests a waiver of the raffle license bond.

Thank you for the consideration. I am available for any questions there may be.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Kucera", is written over a large, hand-drawn oval.

Bonnie L. Kucera  
Grant Chairperson  
Darien District 61 Educational Foundation Board  
1427 Coventry Court  
Darien, IL 60561  
630-960-5341 – Home  
630-508-2878 – Cell  
[bonniekucera@yahoo.com](mailto:bonniekucera@yahoo.com)

Board of Directors

Barbara Finnegan,  
Chairperson

Andrew  
Blumenfeld,  
Vice-Chairperson

Bonnie Kucera  
Treasurer

David May,  
Secretary

Jane Moss  
Kathy Weaver

Ex-Officio

Robert Langman,  
Ed.D.,  
Superintendent  
District 61

# CITY OF DARIEN

## APPLICATION FOR RAFFLE LICENSE

☐ Class A License

☒ Class B License

NAME OF ORGANIZATION: Darien District 61 Educational Foundation

ADDRESS: 7414 S. Cass Avenue, Darien IL 60561

TELEPHONE NUMBER: 630-960-5341 FAX NUMBER: -

TYPE OF ORGANIZATION: Charitable 501c3  
(Charitable, Educational, Religious, Fraternal, Veterans or Labor)

LIST THE AREA (S) WITHIN THE CITY IN WHICH RAFFLE CHANCES WILL BE SOLD OR ISSUED:

Darien 61 Schools, Brookhaven Plaza, Jewel

LIST THE TIME (S) OF DAY DURING WHICH RAFFLE CHANCES WILL BE SOLD OR ISSUED:

LIST THE DATE AND TIME OF THE DETERMINATION OF WINNING CHANCES:

October 01 → 31<sup>st</sup> 2025 - Illinois Evening Pick 3 Lottery LIST THE  
LOCATION (S) AT WHICH WINNING CHANCES WILL BE DETERMINED:

I, BARBARA FINNEGAN, being the first duly sworn, state on oath  
that the foregoing organization is a not-for-profit organization.

Barbara Finnegan  
Presiding Officer

ATTEST:

Jane B. McG  
Secretary

APPROVED BY: \_\_\_\_\_  
Mayor

DATE: \_\_\_\_\_

MAILED ON: \_\_\_\_\_  
Date

BY: \_\_\_\_\_

\*\*\*\*\*

MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

Approval of a motion accepting the unit price proposal from St. Aubin Nursery & Landscaping, Inc., for the purchase and installation of the 2025 Parkway Tree Program in an amount not to exceed \$130,465. See [Exhibit A](#).

**BACKGROUND/HISTORY**

The 2025 Tree Planting Program calls out for the following:

- **City and Resident 50/50 Parkway Tree Planting Program**  
Staff has included \$4,000 (\$2,000 City funding and \$2,000 Resident funding) cost for residents that would like to participate in the 50/50 program.
- **Storm, Perished, and Project Related Replacement**  
The program would allow for the planting of 2.5-inch caliper trees as part of the replacement of trees removed due to storm, perished or project removals.
- **Grant Morton Arboretum-** In January 2025 the City of Darien was awarded a \$100,000 subgrant by The Morton Arboretum's Chicago Region Trees Initiative (CRTI) to improve the community tree canopy. The competitive subgrant is among nearly 40 provided to nonprofits, government entities and other eligible groups through the Inflation Reduction Act (IRA) funding to the U.S. Department of Agriculture (USDA) Forest Service, administered by CRTI. The grant does not require matching funds and were made available for projects in communities that meet the federal requirements. Through this subgrant, the City of Darien will plant approximately 200 new trees in eligible areas of the community by the end of Fall 2025, pending nursery stock.

Staff advertised and received four (4) sealed bids on June 4, 2025. [Attachment A](#) is the bid tally with the pricing schedule. The responsive bid was submitted by St. Aubin Nursery & Landscaping, Inc. St. Aubin has been a very responsive vendor in previous years.

The program includes various selections of 2½-inch caliper trees, planting, mulching and a one year guarantee. The program again includes a Private Property Tree Planting Program for residents at a pass through cost. The Cost Summary for the 2025 Tree Planting Program is [Attachment B](#). While the City is administering the Private Property Tree Planting Program, the property owner would be responsible for ordering and providing a payment directly to the awarded vendor.

The program is targeted to begin in late September, pending weather and will be advertised through the City's various media portals thus affording residents ample time to participate in the program.

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of a motion accepting the unit price proposal from St. Aubin Nursery & Landscaping, Inc., for the purchase and installation of the 2025 Parkway Tree Program in an amount not to exceed \$130,465.

**ALTERNATE DECISION**

As recommended by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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

MEMO

## 2025 CITY OF DARIEN TREE PLANTING PARKWAYS & PRIVATE PROPERTY

VENDOR			St. Aubin Nursery & Landscaping, Inc.	Yellowstone Landscape Group	Langton Group	JC Landscaping & Tree Services
VARIABLE QUANTITY	DIAMETER	SPECIES	PRICE PER TREE PLANTED - PARKWAYS	PRICE PER TREE PLANTED - PARKWAYS	PRICE PER TREE PLANTED - PARKWAYS	PRICE PER TREE PLANTED - PARKWAYS
1-10	2.5"	Sugar Maple	\$ 375.00	\$ 464.20	\$ 415.48	\$ 575.00
11-20	2.5"	Sugar Maple	\$ 375.00	\$ 422.00	\$ 415.48	\$ 550.00
1-10	2.5"	Red Maple	\$ 375.00	\$ 419.10	\$ 400.41	\$ 575.00
11-20	2.5"	Red Maple	\$ 375.00	\$ 381.00	\$ 400.41	\$ 550.00
1-10	2.5"	Hackberry	\$ 375.00	\$ 437.80	\$ 420.50	\$ 575.00
11-20	2.5"	Hackberry	\$ 375.00	\$ 398.00	\$ 420.50	\$ 550.00
1-10	2.5"	American Linden	\$ 375.00	\$ 423.50	\$ 405.44	\$ 475.00
11-20	2.5"	American Linden	\$ 375.00	\$ 385.00	\$ 405.44	\$ 450.00
1-10	2.5"	Littleleaf Linden	\$ 365.00	\$ 423.50	\$ 443.93	\$ 550.00
11-20	2.5"	Littleleaf Linden	\$ 365.00	\$ 385.00	\$ 443.93	\$ 525.00
1-10	2.5"	Elm – New Horizon	\$ 365.00	\$ 397.10	\$ 375.31	\$ 425.00
11-20	2.5"	Elm – New Horizon	\$ 365.00	\$ 361.00	\$ 375.31	\$ 400.00
1-10	2.5"	Elm - Accolade	\$ 365.00	\$ 397.10	\$ 375.31	\$ 425.00
11-20	2.5"	Elm - Accolade	\$ 365.00	\$ 361.00	\$ 375.31	\$ 400.00
1-10	2.5"	Honey Locust Skyline	\$ 365.00	\$ 419.10	\$ 405.44	\$ 425.00
11-20	2.5"	Honey Locust Skyline	\$ 365.00	\$ 381.00	\$ 405.44	\$ 400.00
1-10	2.5"	Prairie Rose Crabapple	\$ 375.00	\$ 404.80	n/a	\$ 400.00
11-20	2.5"	Prairie Rose Crabapple	\$ 375.00	\$ 368.00	n/a	\$ 375.00
1-15	6-foot high	Colorado Blue Spruce	\$ 365.00	\$ 449.00	\$ 443.93	\$ 425.00
<b>Sub Total Cost - Parkway</b>			<b>\$ 7,035.00</b>	<b>\$ 7,677.20</b>	<b>\$ 6,927.57</b>	<b>\$ 9,050.00</b>
VARIABLE QUANTITY	DIAMETER	SPECIES	St. Aubin Nursery & Landscaping, Inc.	Yellowstone Landscape Group	Langton Group	JC Landscaping & Tree Services
1-20	2.5"	American Linden	\$ 425.00	\$ 404.25	\$ 405.44	\$ 525.00
1-20	2.5"	Norway Maple	\$ 425.00	\$ 400.05	\$ 417.15	\$ 450.00
1-20	2.5"	Honeylocust Skyline	\$ 425.00	\$ 404.25	\$ 405.44	\$ 475.00
1-20	2.5"	Red Maple	\$ 425.00	\$ 400.05	\$ 400.41	\$ 600.00
1-20	2.5"	Swamp White Oak	\$ 425.00	\$ 417.90	\$ 425.52	\$ 550.00
1-20	2.5"	Freeman Maple	\$ 425.00	\$ 400.05	\$ 400.41	\$ 550.00
1-20	2.5"	Sugar Maple	\$ 425.00	\$ 417.90	\$ 415.48	\$ 550.00
1-20	2.5"	Kentucky Coffeetree	\$ 375.00	\$ 417.90	\$ 430.54	\$ 500.00
1-20	2.5"	Purple Maple	\$ 425.00	\$ 417.90	\$ 470.71	\$ 575.00
1-20	2.5"	Northern Red Oak	\$ 425.00	\$ 417.90	\$ 425.52	\$ 550.00
1-20	2.5"	Littleleaf Linden	\$ 425.00	\$ 404.25	\$ 443.93	\$ 525.00
1-20	2.5"	Smoothleaf Elm	\$ 425.00	\$ 379.05	\$ 375.31	\$ 500.00
<b>Sub Total Cost - Private Property</b>			<b>\$ 5,050.00</b>	<b>\$ 4,881.45</b>	<b>\$ 5,015.86</b>	<b>\$ 6,350.00</b>
<b>A. Sub Total Cost Parkways</b>			<b>\$ 7,035.00</b>	<b>\$ 7,677.20</b>	<b>\$ 6,927.57</b>	<b>\$ 9,050.00</b>
<b>B. Sub Total Cost Private Property</b>			<b>\$ 5,050.00</b>	<b>\$ 4,881.45</b>	<b>\$ 5,015.86</b>	<b>\$ 6,350.00</b>
<b>Total Cost A+B</b>			<b>\$ 12,085.00</b>	<b>\$ 12,558.65</b>	<b>\$ 11,943.43</b>	<b>\$ 15,400.00</b>
			bid bond	bid bond	bid bond	no bid bond
as read				\$ 12,242.65		
with no bid			<b>\$ 11,335.00</b>	<b>\$ 11,785.85</b>	<b>\$ 11,943.43</b>	<b>\$ 14,625.00</b>

**CITY OF DARIEN TREE PLANTING PROGRAM SCHEDULE 2025**  
**CITY TREE REPLACEMENTS-50/50 TREE PROGRAM GRANT-MORTON ARBORETUM**  
**ST. AUBIN NURSERY & LANDSCAPING, INC.**

50/50 TREE PROGRAM							
50/50 PARTICIPATION TO BE CONFIRMED	DIAMETER	SPECIES	PRICE PER PLANTED TREE	TOTAL TREE COST	50/50 PROGRAM	CITY COSTS	RESIDENT COST
2	2.5"	American Linden	\$375.00	\$750.00	2	\$375.00	\$375.00
2	2.5"	Hackberry	\$375.00	\$750.00	2	\$375.00	\$375.00
2	2.5"	Honeylocust Skyline	\$365.00	\$730.00	2	\$365.00	\$365.00
2	2.5"	Red Maple	\$375.00	\$750.00	2	\$375.00	\$375.00
2	2.5"	Littleleaf Linden	\$365.00	\$730.00	2	\$365.00	\$365.00
2	2.5"	Elm - New Horizon	\$365.00	\$730.00	2	\$365.00	\$365.00
2	2.5"	Elm - Accolade	\$365.00	\$730.00	2	\$365.00	\$365.00
2	2.5"	Sugar Maple	\$375.00	\$750.00	2	\$375.00	\$375.00
16				\$5,920.00	16	\$2,960.00	\$2,960.00
PARKWAY TREE REPLACEMENTS - 2.5 INCH							
QUANTITY	DIAMETER	SPECIES	PRICE PER PLANTED TREE	TOTAL TREE COST	CITY COSTS		
7	2.5"	American Linden	\$375.00	\$2,625.00	\$2,625.00		
8	2.5"	Hackberry	\$375.00	\$3,000.00	\$3,000.00		
6	2.5"	Honeylocust Skyline	\$365.00	\$2,190.00	\$2,190.00		
7	2.5"	Red Maple	\$375.00	\$2,625.00	\$2,625.00		
6	2.5"	Littleleaf Linden	\$365.00	\$2,190.00	\$2,190.00		
8	2.5"	Elm - New Horizon	\$365.00	\$2,920.00	\$2,920.00		
5	2.5"	Elm - Accolade	\$365.00	\$1,825.00	\$1,825.00		
7	2.5"	Sugar Maple	\$375.00	\$2,625.00	\$2,625.00		
54				\$20,000.00	\$20,000.00		
PARKWAY TREE REPLACEMENTS 75th STREET - 2.5 INCH							
QUANTITY	DIAMETER	SPECIES	PRICE PER PLANTED TREE	TOTAL TREE COST	CITY COSTS		
3	2.5"	American Linden	\$375.00	\$1,125.00	\$1,125.00		
1	2.5"	Hackberry	\$375.00	\$375.00	\$375.00		
1	2.5"	Honeylocust Skyline	\$365.00	\$365.00	\$365.00		
2	2.5"	Red Maple	\$375.00	\$750.00	\$750.00		
1	2.5"	Littleleaf Linden	\$365.00	\$365.00	\$365.00		
2	2.5"	Elm - New Horizon	\$365.00	\$730.00	\$730.00		
1	2.5"	Elm - Accolade	\$365.00	\$365.00	\$365.00		
2	2.5"	Sugar Maple	\$375.00	\$750.00	\$750.00		
13				\$4,825.00	\$4,825.00		
GRANT-MORTON ARBORETUM							
QUANTITY	DIAMETER	SPECIES	PRICE PER PLANTED TREE	TOTAL TREE COST	CITY COSTS		
32	2.5"	American Linden	\$375.00	\$12,000.00	\$12,000.00		
32	2.5"	Hackberry	\$375.00	\$12,000.00	\$12,000.00		
32	2.5"	Honeylocust Skyline	\$365.00	\$11,680.00	\$11,680.00		
32	2.5"	Red Maple	\$375.00	\$12,000.00	\$12,000.00		
32	2.5"	Littleleaf Linden	\$365.00	\$11,680.00	\$11,680.00		
32	2.5"	Elm - New Horizon	\$365.00	\$11,680.00	\$11,680.00		
32	2.5"	Elm - Accolade	\$365.00	\$11,680.00	\$11,680.00		
32	2.5"	Sugar Maple	\$375.00	\$12,000.00	\$12,000.00		
256				\$94,720.00	\$94,720.00		
WATERING BAGS			LUMP SUM		\$5,000.00		
TOTAL GRANT AND REINBURSEMENT						\$99,720.00	
TOTAL TREE PROGRAM COST							
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	PROPOSED EXPENDITURE	RESIDENT REIMBURSEMENT	PROPOSED BALANCE		
01-30-4350	Forestry-Residential 50/50 Program - Parkway Replacement City Expense	\$3,000.00	\$2,960.00	N/A	\$40.00		
01-30-4350	Forestry-Residential 50/50 Program - Resident Reimbursement Expense	\$3,000.00	\$2,960.00	\$2,960.00	\$40.00		
01-30-4350	Forestry-Parkway Replacement Trees-City Removals	\$20,000.00	\$20,000.00	N/A	\$0.00		
01-30-4350	Forestry-Replacement Trees - 75th Street	\$5,000.00	\$4,825.00	N/A	\$175.00		
01-30-4350	Forestry-Tree Planting Grant Replacement	\$100,000.00	\$99,720.00	N/A	\$280.00		
TOTALS		\$131,000.00	\$130,465.00	\$2,960.00	\$535.00		



**SECTION II****BIDDER SUMMARY SHEET****Tree Planting and Mulching for parkways within the City of Darien and Tree Planting and Mulching for private properties-Unit Pricing 2025**

IN WITNESS WHEREOF, the parties hereto have executed this Bid as of date shown below.

Firm Name: ST. AUBIN NURSERY & LANDSCAPE, INC.

Address: 35445 IRENE RD

City, State, Zip Code: KIRKLAND, IL 60146

Contact Person: TODD SULLIVAN

FEIN #: 20-1557659

Phone: (815) 522-3535 Fax: ( ) N/A

E-mail Address: INFO@STAUBIN.COM

**RECEIPT OF ADDENDA:** The receipt of the following addenda is hereby acknowledged:

Addendum No. \_\_\_\_\_, Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_, Dated \_\_\_\_\_



### CITY OF DARIEN TREE QUOTE – PARKWAYS

Variable Quantity	Diameter	Species	Price Per Tree Planted
1 – 10	2.5"	Sugar Maple	375
11 – 20	2.5"	Sugar Maple	375
1 – 10	2.5"	Red Maple	375
11 – 20	2.5"	Red Maple	375
1 – 10	2.5"	Hackberry	375
11 – 20	2.5"	Hackberry	375
1 – 10	2.5"	American Linden	375
11 – 20	2.5"	American Linden	375
1 – 10	2.5"	Littleleaf Linden	365
11 – 20	2.5"	Littleleaf Linden	365
1 – 10	2.5"	Elm – New Horizon	365
11 – 20	2.5"	Elm – New Horizon	365
1 – 10	2.5"	Elm - Accolade	365
11 – 20	2.5"	Elm - Accolade	365
1 – 10	2.5"	Honey Locust Skyline	365
11 – 20	2.5"	Honey Locust Skyline	365
1 – 10	2.5"	Prairie Rose Crabapple	375
11 – 20	2.5"	Prairie Rose Crabapple	375
1 – 15	6-foot high	Colorado Blue Spruce	365
<b>A. Sub Total Cost Parkway</b>			<b>7035</b>

### CITY OF DARIEN TREE QUOTE – PRIVATE

Variable Quantity	Diameter	Species	Price Per Tree Planted
1 – 20	2.5"	American Linden	425
1 – 20	2.5"	Norway Maple	425
1 – 20	2.5"	Honeylocust Skyline	425
1 – 20	2.5"	Red Maple	425
1 – 20	2.5"	Swamp White Oak	425
1 – 20	2.5"	Freeman Maple	425
1 – 20	2.5"	Sugar Maple	425
1 – 20	2.5"	Kentucky Coffeetree	375
1 – 20	2.5"	Purple Maple	425
1 – 20	2.5"	Northern Red Oak	425
1 – 20	2.5"	Littleleaf Linden	425
1 – 20	2.5"	Smoothleaf Elm	425
<b>B. Sub Total Cost Private Property</b>			<b>5050</b>

**CITY OF DARIEN TREE QUOTE – BID SHEET**

<b>A. Sub Total Cost Parkways</b>	\$ 7,035 -
<b>B. Sub Total Cost Private Property</b>	\$ 5,050 -
<b>Total Cost of A+B</b>	\$ 12,085 -

**The quote will be awarded on a total sum of A and B**

AVAILABILITY SUBJECT TO PRIOR ORDERS

Firm Name: St Aubin Nursery & Landscape, Inc.

Signature of Authorized Representative: [Signature]

Title: President

Date: May 23, 2025

**ACCEPTANCE:** This proposal is valid for 30 calendar days from the date of submittal.

(NOTE: At least 30 days should be allowed for evaluation and approval.)

## CITY OF DARIEN

## CONTRACT

This Contract is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the City of Darien (hereinafter referred to as the "City") and ST. AUBIN NURSERY + LANDSCAPING, INC. (hereinafter referred to as the "CONTRACTOR").

### WITNESSETH

In consideration of the promises and covenants made herein by the City and the CONTRACTOR (hereinafter referred to collectively as the "PARTIES"), the PARTIES agree as follows:

**SECTION 1: THE CONTRACT DOCUMENTS:** This Contract shall include the following documents (hereinafter referred to as the "CONTRACT DOCUMENTS") however this Contract takes precedence and controls over any contrary provision in any of the CONTRACT DOCUMENTS. The Contract, including the CONTRACT DOCUMENTS, expresses the entire agreement between the PARTIES and where it modifies, adds to or deletes provisions in other CONTRACT DOCUMENTS; the Contract's provisions shall prevail. Provisions in the CONTRACT DOCUMENTS unmodified by this Contract shall be in full force and effect in their unaltered condition.

The Invitation to Bid

The Instructions to the Bidders

This Contract

The Terms and Conditions

The Bid as it is responsive to the City's bid requirements

All Certifications required by the City

Certificates of insurance

Performance and Payment Bonds as may be required by the City

**SECTION 2: SCOPE OF THE WORK AND PAYMENT:** The CONTRACTOR agrees to provide labor, equipment and materials necessary to provide the services as described in the CONTRACT DOCUMENTS and further described below:

#### **2025 Tree Planting and Mulching for parkways within the City of Darien and Tree Planting and Mulching for private properties-Unit Pricing**

(Hereinafter referred to as the "WORK") and the City agrees to pay the CONTRACTOR pursuant to the provisions of the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*) the following amount for performance of the described unit prices.

**SECTION 3: ASSIGNMENT:** CONTRACTOR shall not assign the duties and obligations involved in the performance of the WORK which is the subject matter of this Contract without the written consent of the City.

**SECTION 4: TERM OF THE CONTRACT:** This Contract shall commence on the date of its execution. The WORK shall commence upon receipt of a Notice to Proceed and continue expeditiously for 30 days from that date until final completion. This Contract shall terminate upon completion of the WORK, but may be terminated by either of the PARTIES for default upon failure to cure after ten (10) days prior written notice of said default from the aggrieved PARTY. The City, for its convenience, may terminate this Contract with thirty (30) days prior written notice.

**SECTION 5: INDEMNIFICATION AND INSURANCE:** The CONTRACTOR shall indemnify and hold harmless the City, PARK DISTRICT, its officials, officers, directors, agents, employees and representatives and assigns, from lawsuits, actions, costs (including attorneys' fees), claims or liability of any character, incurred due to the alleged negligence of the CONTRACTOR, brought because of any injuries or damages received or sustained by any person, persons or property on account of any act or omission, neglect or misconduct of said CONTRACTOR, its officers, agents and/or employees arising out of, or in performance of any of the provisions of the

CONTRACT DOCUMENTS, including any claims or amounts recovered for any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered under the "Worker's Compensation Act" or any other law, ordinance, order or decree. In connection with any such claims, lawsuits, actions or liabilities, the City, its officials, officers, directors, agents, employees, representatives and their assigns shall have the right to defense counsel of their choice. The CONTRACTOR shall be solely liable for all costs of such defense and for all expenses, fees, judgments, settlements and all other costs arising out of such claims, lawsuits, actions or liabilities. The Contractor shall not make any settlement or compromise of a lawsuit or claim, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the City and any other indemnified party. The City or any other indemnified party, in its or their sole discretion, shall have the option of being represented by its or their own counsel. If this option is exercised, then the Contractor shall promptly reimburse the City or other indemnified party, upon written demand, for any expenses, including but not limited to court costs, reasonable attorneys' and witnesses' fees and other expenses of litigation incurred by the City or other indemnified party in connection therewith. Execution of this Contract by the City is contingent upon receipt of Insurance Certificates provided by the CONTRACTOR in compliance with the CONTRACT DOCUMENTS.

**SECTION 6: COMPLIANCE WITH LAWS:** The bidder shall at all times observe and comply with all laws, ordinances and regulations of the federal, state, local and City governments, which may in any manner affect the preparation of bids or the performance of the Contract. Bidder hereby agrees that it will comply with all requirements of the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., including the provision dealing with sexual harassment and that if awarded the Contract will not engage in any prohibited form of discrimination in employment as defined in that Act and will require that its subcontractors agree to the same restrictions. The contractor shall maintain, and require that its subcontractors maintain, policies of equal employment opportunity which shall prohibit discrimination against any employee or applicant for employment on the basis of race, religion, color, sex, national origin, ancestry, citizenship status, age, marital status, physical or mental disability unrelated to the individual's ability to perform the essential functions of the job, association with a person with a disability, or unfavorable discharge from military service. Contractors and all subcontractors shall comply with all requirements of the Act and of the Rules of the Illinois Department of Human Rights with regard to posting information on employees' rights under the Act. Contractors and all subcontractors shall place appropriate statements identifying their companies as equal opportunity employers in all advertisements for workers to be employed in work to be performed. Contractor and subcontractors shall be required to comply with all applicable federal laws, state laws and regulations regarding minimum wages, limit on payment to minors, minimum fair wage standards for minors, payment of wage due employees, and health and safety of employees. Contractor and subcontractor are required to pay employees all rightful salaries, medical benefits, pension and social security benefits pursuant to applicable labor agreements and federal and state statutes and to further require withholdings and deposits therefore. The CONTRACTOR shall obtain all necessary local and state licenses and/or permits that may be required for performance of the WORK and provide those licenses to the City prior to commencement of the WORK if applicable.

**SECTION 7: NOTICE:** Where notice is required by the CONTRACT DOCUMENTS it shall be considered received if it is delivered in person, sent by registered United States mail, return receipt requested, delivered by messenger or mail service with a signed receipt, sent by facsimile or e-mail with an acknowledgment of receipt, to the following:

City of Darien  
1702 Plainfield Road  
Darien, IL 60561  
Attn: Director of Municipal Services



**SECTION 8: STANDARD OF SERVICE:** Services shall be rendered to the highest professional standards to meet or exceed those standards met by others providing the same or similar services in the Chicagoland area. Sufficient competent personnel shall be provided who with supervision shall complete the services required within the time allowed for performance. The CONTRACTOR'S personnel shall, at all times present a neat appearance and shall be trained to handle all contact with City residents or City employees in a respectful manner. At the request of the City Administrator or a designee, the CONTRACTOR shall replace any incompetent, abusive or disorderly person in its employ.

**SECTION 9: PAYMENTS TO OTHER PARTIES:** The CONTRACTOR shall not obligate the City to make payments to third parties or make promises or representations to third parties on behalf of the City without prior written approval of the City Administrator or a designee.

**SECTION 10: COMPLIANCE:** CONTRACTOR shall comply with all of the requirements of the Contract Documents, including, but not limited to, all other applicable local, state and federal statutes, ordinances, codes, rules and regulations.

**SECTION 11: LAW AND VENUE:** The laws of the State of Illinois shall govern this Contract and venue for legal disputes shall be DuPage County, Illinois.

**SECTION 12: MODIFICATION:** This Contract may be modified only by a written amendment signed by both PARTIES.

FOR: THE CITY

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: Mayor

Date: \_\_\_\_\_

FOR: THE CONTRACTOR

by: 

Print Name: C. TODD SULLIVAN

Title: PRESIDENT

Date:  9/28/2015

## **AGENDA MEMO**

**City Council**

**July 21, 2025**

### **ISSUE STATEMENT**

Approval of a resolution authorizing the City Administrator to execute an amended Intergovernmental Antenna and Equipment Space Agreement with the DuPage Public Safety Communications (DU-COMM) for telecommunications equipment on the Darien cell tower site located at 1041 S. Frontage Road.

### **RESOLUTION**

### **BACKGROUND**

An IGA with DU-COMM was approved by the City Council in March 2019. As additional information DU-COMM is one of the two consolidated dispatch centers in DuPage County, along with ACDC, for dispatching to various public safety districts including Darien Police Department. To date, DU-COMM is utilizing the City's owned and maintained infrastructure, Tower B, and the sheltered interior area's racking system with ACDC. There is additional racking available, to which DU-COMM is requesting to utilize for additional telecommunications and backup equipment. Attached, as Exhibits are the following:

[Exhibit 1](#)-Leasee Equipment List

[Exhibit 2](#)-2 pages Pixs of Existing Equipment and Proposed for Racking System

[Exhibit 3](#)-Tower B Existing Depiction of Equipment

DU-COMM's lease is in the form of an intergovernmental agreement with the following terms:

5-year durations with 4, 5-year automatic renewals

No Rent

Equipment for Tower B

Equipment within the shelter racking space

The IGA is amended as follows:

DU-COMM to utilize the additional racking space as per the attached Exhibit 1 and 2.

Term Dates Revised

Revisions-Tower A No Longer Utilized for Equipment

### **COMMITTEE RECOMMENDATION**

The Municipal Services committee recommends approval of a resolution authorizing the City Administrator to execute an amended Intergovernmental Antenna and Equipment Space Agreement with the DuPage Public Safety Communications (DU-COMM) for telecommunications equipment on the Darien cell tower site located at 1041 S. Frontage road

### **ALTERNATE CONSIDERATION**

As directed by the City Council.

### **DECISION MODE**

This item will be placed on the July 21, 2025, City Council agenda for formal consideration.

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

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN  
AMENDED INTERGOVERNMENTAL ANTENNA AND EQUIPMENT SPACE  
AGREEMENT WITH THE DUPAGE PUBLIC SAFETY COMMUNICATIONS (DU-  
COMM) FOR TELECOMMUNICATIONS EQUIPMENT ON THE DARIEN CELL  
TOWER SITE LOCATED AT 1041 S. FRONTAGE ROAD**

**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 authorizing the City Administrator to execute an amended Intergovernmental Antenna and Equipment Space Agreement with the DuPage Public Safety Communications (DU-COMM) for telecommunications equipment on the Darien cell tower site located at 1041 S. Frontage Road 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, DUPAGE  
COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

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

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,  
ILLINOIS**, this 21<sup>st</sup> day of July 2025.

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

## INTERGOVERNMENTAL ANTENNA AND EQUIPMENT SPACE AGREEMENT

This Intergovernmental Antenna and Equipment Space Agreement (the “Agreement”) is made and entered into this 21<sup>st</sup> day of July, 2025 by and between the **CITY OF DARIEN**, DuPage County, Illinois (the “Lessor”) and the **DUPAGE PUBLIC SAFETY COMMUNICATIONS**, an Illinois municipal cooperative, commonly referred to as “DU-COMM,” with offices at 420 N. County Farm Road, Wheaton, Illinois 60187 (the “Lessee”) pursuant to their powers of intergovernmental cooperation under statute (5 ILCS 220/1 et seq.) and the Illinois constitution (Ill. const. Article VII Section 10).

### WITNESSETH:

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. Premises. Lessor hereby leases to the Lessee a portion of that certain space (the “Tower Space”) on the Lessor’s Tower B, located at 1041 S. Frontage Road, Darien, IL 60561, together with the non-exclusive right with prior notice to the Lessor for ingress and egress (the “Right-of-Way”), seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of the antennas and equipment in accordance with Section 2 of the Agreement. The Tower Space and the Right-of-Way are hereafter jointly referred to as the “Premises”.

2. Right of Lessee to erect public safety communications antennas.

The Lessee shall have the right to erect and maintain public safety communications antennas on the Tower B Space, together with appurtenant cables and receivers. The public safety communications shall be operated by DU-COMM for the benefit of Lessee and other units of local government. Included in this Lease shall be space for equipment in the communications building adjoining the Towers, which building is depicted in [Exhibit 1 and 2](#). Lessor shall at all



times, at its sole cost and expense, properly repair, maintain and keep the communications building adjoining the Towers in good, working condition. Neither Lessor nor Lessee shall use the communications building adjoining the Towers for storage or any other use that may interfere with either Lessor's or Lessee's use of the Towers. A current list of Lessee's Equipment is attached hereto and made a part hereof as [Exhibits 1 and 2](#) and said list shall be updated, as appropriate, when new or replacement Equipment is installed by the Lessee on the Premises. Any new or replacement equipment installed by the Lessee on the Premises shall be installed in the same location as the equipment it is replacing unless first approved by the Lessor in writing, which approval shall not be unreasonably withheld. The updated list shall not be treated as a lease amendment.

A. Lessee shall at all times fully and promptly comply with all applicable rules and regulations of the Federal Aviation Administration and the Federal Communications Commission.

B. Such antennas shall be erected and maintained at the sole expense of the Lessee and at its sole risk. Lessee shall pay for any and all damage to persons as well as property that may be caused by the erection or maintenance of such antennas and shall save and hold the Lessor harmless from any and all loss or damage by reason of such erection or maintenance.

C. Maintenance shall be considered to include any technical upgrade or improvement of the antennas and appurtenant systems during the course of this Lease provided that such upgrade does not interfere with the Lessor rights to the quiet and peaceful enjoyment of the Premises. All equipment replacements or additions should be identified to Lessor prior to installation. Any replacements and additions that add

additional size or weight which may affect the structural safety of the towers shall be subject to Lessor approval of plan, structural analysis and permits at Lessee's expense.

D. Lessor shall make available to the Lessee the minimal electrical service necessary to operate the radio equipment listed in [Exhibits 1 and 2](#). If the installation of additional equipment solely by the Lessee results in an increase in electrical service cost, the Lessee shall be responsible to pay such increase only if the cost to the Lessor that is attributable to DU-COMM increases greater than ten (10%) percent. The Lessee shall not be responsible for any increase in electrical service cost attributable to equipment installed by other entities sharing the Premises.

3. Term.

The Premises are leased for a term to commence on July 21, 2025 and end July 20, 2030, or such earlier time and date as this Lease may be terminated as provided below, except that, if any such date falls on a Sunday or a holiday, then this Lease shall end on the next business day following the above mentioned date.

This Agreement will be automatically renewed for an additional sixty (60) month period at the end of any Agreement period unless either party notifies the other in writing of their intent to not renew at least one hundred eighty (180) days in advance of the termination date of the Agreement. This Agreement may be renewed for four (4) additional five year (5) year terms.

4. Rent. The total annual rent shall be \$0.00.

5. Use and Occupancy. Lessee shall use and occupy the Premises for no purpose other than that described herein.

6. Care and Repair of Premises. Lessee shall commit no act of waste and shall take good care of the towers' locations, fixtures, and appurtenances on it, and shall, in the use and occupancy of the towers' locations, conform to all laws, orders, and regulations of the Federal, State,

and Municipal governments or any of their departments. Lessee shall make all repairs to the Premises made necessary by misuse or neglect by the Lessee, the Lessee's agents, servants, or licensees. Upon termination of this Lease, the public safety antennas and all of its appurtenances shall be removed by the Lessee in a careful and prudent manner so as not to damage the demised premises; such removal shall occur within 30 days from the date of termination, weather permitting. The public safety antennas and its appurtenances shall remain the property of the Lessee despite the fact that they are affixed to the towers.

7. Lessee's Personal Property. Lessor acknowledges and agrees that all personal property, equipment, apparatus, fittings, fixtures and trade fixtures installed or stored on the Premises by Lessee constitute personal property, not real property, and shall continue to be the personal and exclusive property of Lessee, including, without limitation, all communication equipment, antennas, switches, cables, wiring and associated equipment or personal property placed upon the Premises by the Lessee (collectively, "Lessee's Equipment"). Lessee's Equipment shall remain at all times the personal property of Lessee, and neither Lessor nor any person claiming by through or under Lessor shall have any right, title or interest (including without limitation, a security interest) in Lessee's Equipment. Lessee's successors shall the right to remove Lessee's Equipment at any time during the term of this Lease or its earlier termination. Lessee may not store unused equipment on the Premises.

8. Interference.

A. During the term of this Agreement, Lessee shall not interfere with the Lessor's equipment, cabling or antenna located on the Premises. Lessee warrants that its use of the Premises will not interfere with existing radio frequency user(s) on the Property so disclosed by Lessor, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations. Lessee further warrants that it will operate keep and maintain the equipment and antenna at

all times in compliance with applicable governmental approvals and requirements to prevent material interference with other authorized radio frequency users of the Property. Lessee further agrees to cooperate with the other authorized users of the Property to identify and eliminate interference problems, and Lessee agrees to cooperate with Lessor and such other tenant(s) and/or licensee(s) to resolve any disputes over radio frequency interference.

B. During the term of this Agreement, or subsequent Renewal Terms, Lessor shall not interfere with the Lessee's equipment, cabling or antenna located on the Premises, including the Tower.

C. Lessor shall not use, nor shall Lessor permit any other Lessee to use any portion of the Premises in any way which materially interferes with the operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessor shall have the responsibility to promptly cause any such interference to be eliminated. If said interference cannot be eliminated within twenty-four (24) hours after receipt of notice that such interference is occurring, Lessor shall discontinue or cause to be discontinued the operation of any equipment causing the interference until the same can be corrected, except for such intermittent operation as may be necessary for the purpose of testing. In the event any such interference does not cease promptly, Lessee shall have the right, in addition to any other right that it may have at law or in equity, to enjoin such interference or to terminate this Agreement. Lessee shall cooperate with Lessor and with any other users of the Tower to accommodate lawful activities in and about the Premises and to prevent or eliminate such unnecessary interference.

D. Lessee shall not use any portion of the Premises in any way which materially interferes with the operations of Lessor or any other Lessee. Such interference shall be deemed a material breach by Lessee, and Lessee shall have the responsibility to promptly cause any

such interference to be eliminated. If said interference cannot be eliminated within twenty-four (24) hours after receipt of notice that such interference is occurring, Lessee shall discontinue or cause to be discontinued the operation of any equipment causing the interference until the same can be corrected, except for such intermittent operation as may be necessary for the purpose of testing. In the event any such interference does not cease promptly, Lessor shall have the right, in addition to any other right that it may have at law or in equity, to enjoin such interference or to terminate this Agreement. Lessee shall cooperate with Lessor and with any other users of the Tower to accommodate lawful activities in and about the Premises and to prevent or eliminate such unnecessary interference.

E. Notwithstanding anything to the contrary in this paragraph, Lessor shall have the right, upon prior written notice to Lessee, to engage in maintenance, repair and replacement operations related to the Tower and the Premises. In the event that such activities may or will cause ongoing material interference with Lessee's operations, Lessee shall have the right, until the completion of Lessor's work, to install a temporary public safety communications facility on the Premises.

9 Prohibition of Assignment. Lessee shall not, without first obtaining the written consent of the Lessor, assign in whole or in part, or sublet or any part of the towers' locations to another without first obtaining the written consent of the Lessor.

10 Other Grounds for Termination. The Lessee may terminate the lease upon ninety (90) days written notice to the Lessor. Lessor may terminate this Lease upon damage or destruction of the demised premises during the Lease term. Should the property be destroyed during the Lease term, and should the Lessor elect to reconstruct a similar improvement on the property, Lessee shall have the right to erect public safety antennas as described herein on the new improvement.

11     Effect of Failure to Insist on Strict Compliance with Conditions. The failure of either party to insist on strict performance of any covenant or condition of this Agreement, or to exercise any option contained herein, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This Lease cannot be changed or terminated orally. Any and all amendments to this Lease shall be made in writing and agreed to by both parties.

12     Mechanics Lien. Lessee shall within thirty (30) days after notice from the Lessor discharge any mechanics liens from materials or labor claimed to have been furnished to the premises on the Lessee's behalf.

13.     Notices. Any notice, demand or communication which Lessor or Lessee shall desire or be required to give pursuant to the provisions of this Lease shall be in writing, sent by registered or certified mail; and the giving of any such notices shall be deemed complete upon mailing in a United States Post Office with postage charges prepaid, or upon receipt if personally delivered or sent by next-business day delivery via a nationally recognized overnight courier addressed to the party intended to be given such notice at its address set forth in this Section or to such other address as such party may have designated by notice similarly given.

If to the Lessee:

DuPage Public Safety Communications  
420 N. County Farm Road  
Wheaton, Illinois 60187  
Attention: Director

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If to the Lessor:

City of Darien

1702 Plainfield Road  
Darien, Illinois 60561  
Attention: City Administrator

With a copy to:

John B. Murphey  
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd.  
3318 W. 95<sup>th</sup> Street  
Evergreen Park, Illinois 60805

14. Lessee's Right to Inspection, Repair, and Maintenance. Lessee, or the Lessee's agents, may enter the premises at any reasonable time, upon adequate notice to the Lessor (except that no notice need to be given in the case of an emergency) for the purpose of inspection or the making of repairs, replacements, or additions to the equipment and public safety antennas.

15. Peaceful Enjoyment. Lessee covenants that it shall maintain and conduct the activities associated with the erection and maintenance of the public safety antennas so as not to interfere with the rights of the Lessor to the peaceable and quiet enjoyment of the premises.

16. Indemnification; Insurance.

A. Lessee agrees to indemnify, defend and hold Lessor harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Lessee's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Lessor, its employees, agents or independent contractors.

B. Lessee, at its own cost and expense, will maintain commercial general liability insurance with limits of \$3,000,000.00 per occurrence for bodily injury (including death) and for damage or destruction of property. Lessee agrees to name Lessor, its officers,

agents and employees as additional Insureds. Lessee shall require that all contractors and subcontractors of Lessee maintain the same insurance with the same limits as required of the Lessee under this Agreement again with the Lessor, its officers, agents and employees being named as additional Insureds.

17. Binding Effect on Successors and Assigns. The provisions of this Lease shall apply to, bind, and inure to the benefit of the Lessor and Lessee, their respective successors, legal representatives, and assigns. It is understood that the term "Lessor" as used in this Lease means the owner, or a mortgagee in possession, so that in the event of any sale or transfer of title in the property the undersigned Lessor shall be freed and relieved of all covenants and obligations accruing under this Agreement. It shall be deemed without further agreement that any purchaser or successor in title to the current Lessor assumes the obligations and agrees to carry out any of all covenants and obligations of the Lessor under this Agreement.

IN WITNESS THEREOF, the parties have caused this Intergovernmental Agreement to be approved and executed as of the date first above written.

**DUPAGE PUBLIC SAFETY  
COMMUNICATIONS**

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**CITY OF DARIEN**

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_





## **EXHIBIT 1**

### **Lessee Equipment Inventory and Infrastructure Utilization**

[Exhibit 1-Leasee Equipment List](#)

[Exhibit 2-2 pages Pixs of Existing Equipment and Proposed for Racking System](#)

[Exhibit 3-Tower B Existing Depiction of Equipment](#)

## EXHIBIT 1

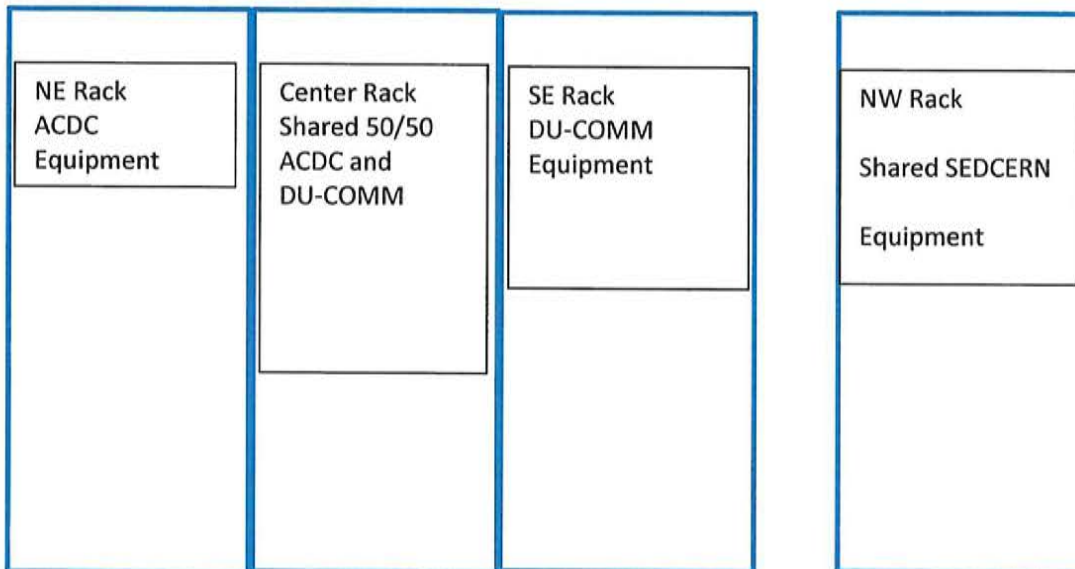
## Lessee Equipment List

## PROPOSED ACDC LEASE AGREEMENT ATTACHMENT

## SHELTER:

DuPage County Public Safety dispatch agencies (ACDC and DUCOMM) have four racks with equipment in the existing shelter. The allocation of space in those racks will be:

- NW rack (shared SEDCERN equipment)
- NE rack (ACDC equipment)
- SE rack (DUCOMM equipment)
- Center rack (shared equipment DU-COMM and ACDC space shared 50/50)

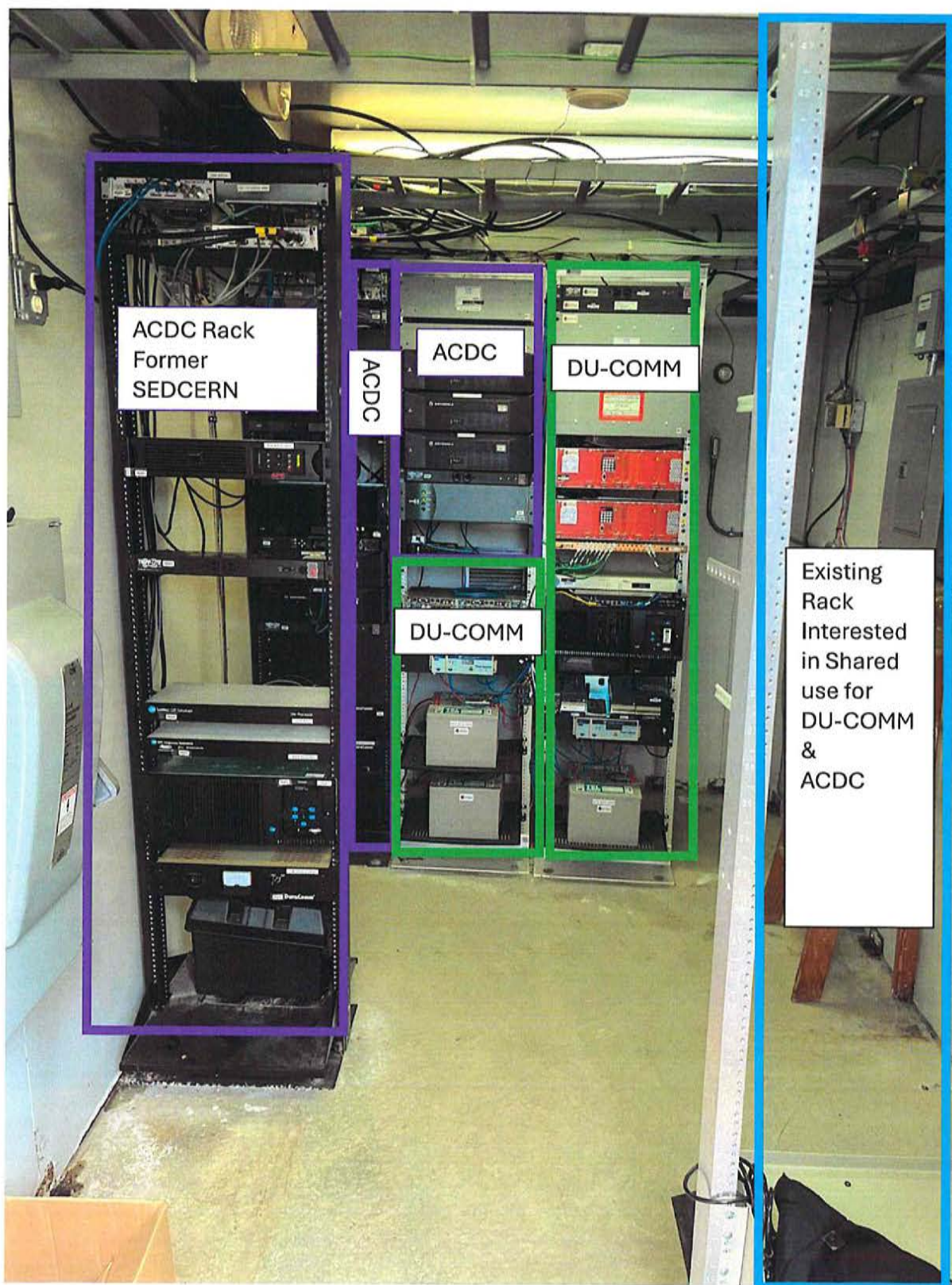


## Ice Bridge:

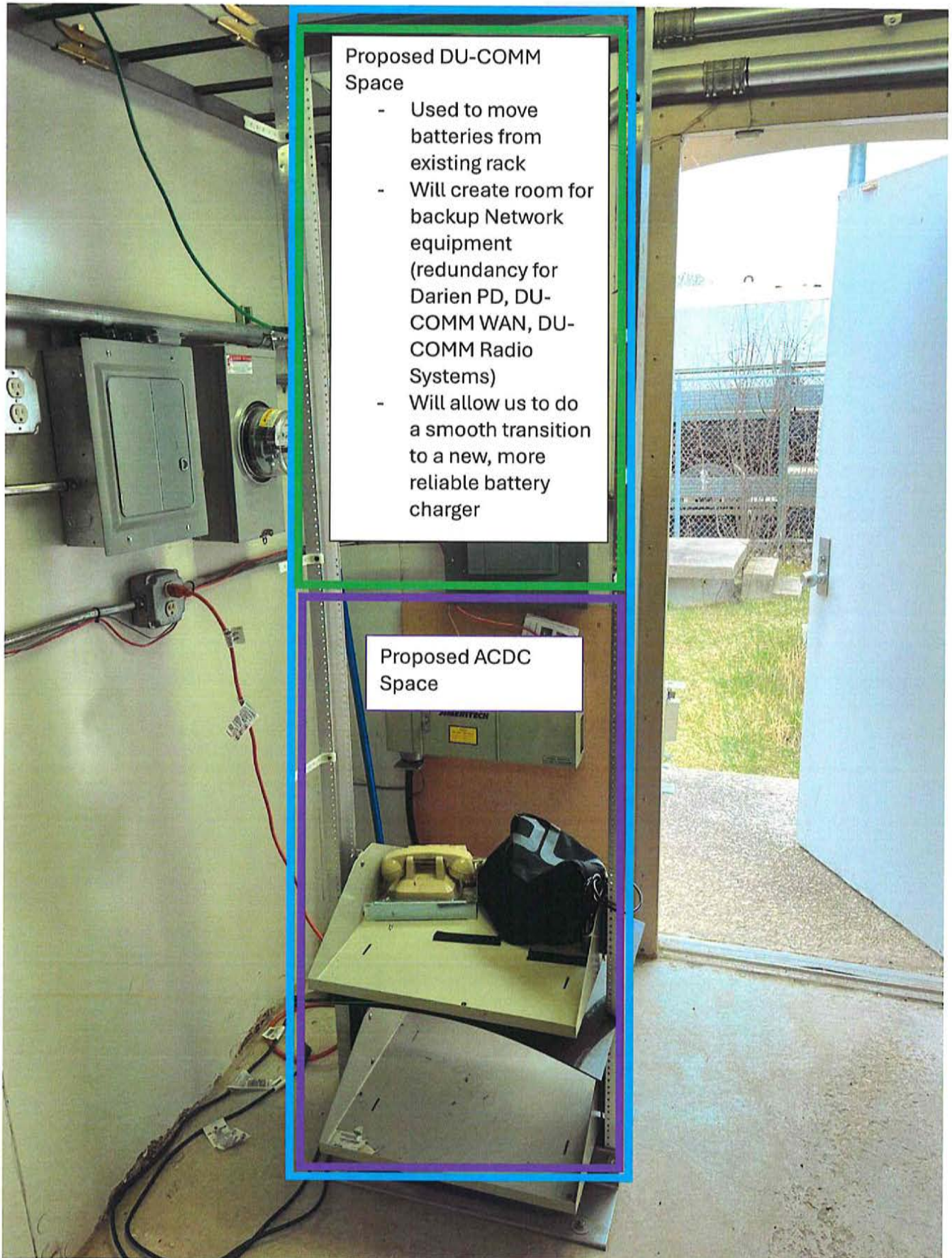
New ice-bridge will be installed from the north side of the existing shelter to the south east leg of Tower B as shown in the attached drawing. New vertical cable ladder will be installed near the southeast leg. Ice bridge and cable ladder will be shared by ACDC and DUCOMM.

## Tower B:

Antennas and microwave dishes will be installed as shown on the attached drawing. Ownership is identified on the attached tower drawing.







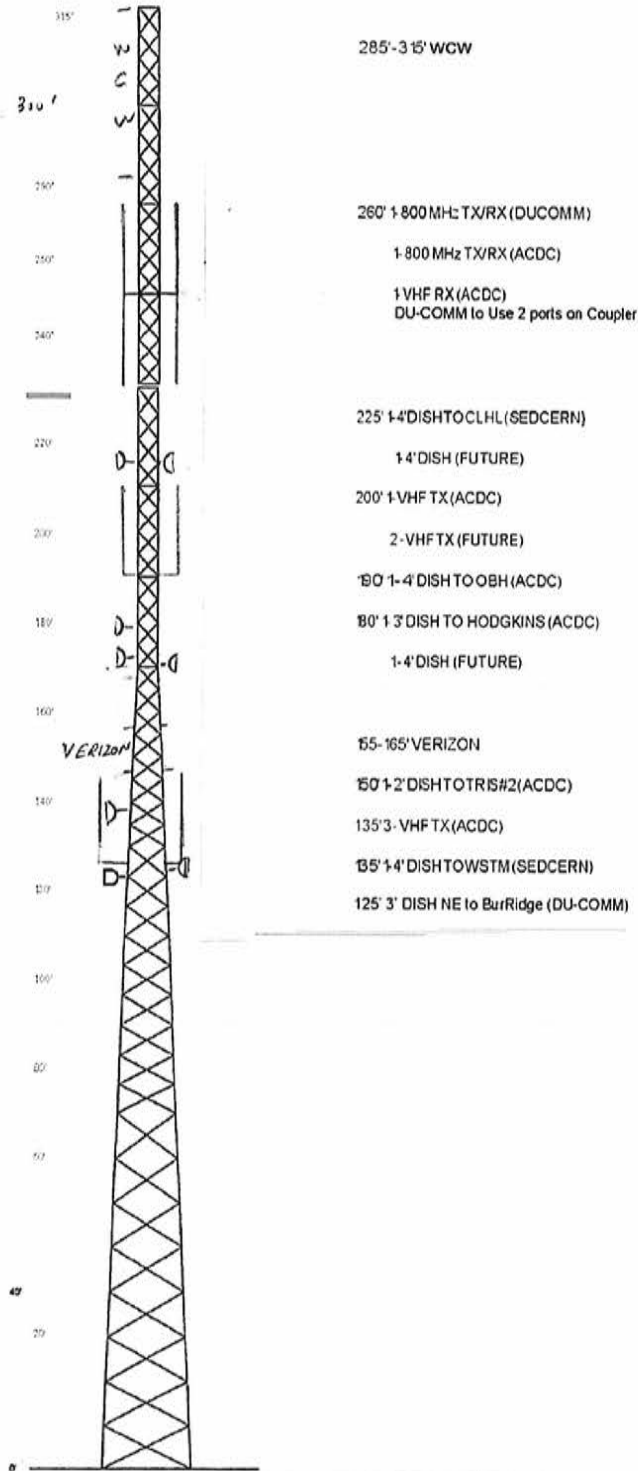
# EXHIBIT 3

## PROPOSED MIGRATION

## PUBLIC SAFETY EQUIPMENT

## CITY OF DARIEN

## TOWER "B" 3/26/18 Final



MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

A motion approving to execute a contract with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$109,582.92. [Exhibit A](#).

**BACKGROUND/HISTORY**

The rock salt is utilized by the Municipal Services Department for street de-icing operations during the snow season. The City continues to partner with the DuPage County for the purchase of rock salt. Recently, the County has approved a contract with Compass Minerals America, Inc., in the amount of \$70.79 per ton. See [Attachment A](#). The price per ton last year was \$73.90 is approximately 4.4% less than last year's cost per ton.

As part of the joint contract, the City committed to receive up to 1,500 tons of salt. The Darien Park District and Center Cass School District #66 will be purchasing up to 40 and 8 tons respectively of rock salt not to exceed \$2,831.60 and \$566.32.

The proposed expenditure would be expended from the following account:

Account Number	Account Description	FY 25-26 Budget	Proposed Expenditure	Proposed Balance
03-60-4249	City Of Darien <b>1500 Tons</b>	\$111,562.00	\$ 106,185.00	\$5,377
01-30-4249	Darien Park District - <b>Reimbursable 40 Tons</b>	N/A	\$ 2,831.60	N/A
01-30-4249	Center Cass School Dist. 66 - <b>Reimbursable 8 Tons</b>	N/A	\$ 566.32	N/A
TOTAL COSTS			\$ 109,582.92	\$5,377

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of this motion with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$109,582.92.

**ALTERNATE CONSIDERATION**

Not approving the contract.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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

MEMO

**DuPage County Division of Transportation**Project: **2025 Bulk Rock Salt** Sec. No: **25-0SALT-02-MS**Date of Letting: **June 5, 2025 2:00 P.M.**

Item No.	Items	Unit	Quantity	Engineer's Estimate		Compass Minerals America Inc. 9900 W. 109th Street Overland Park, KS 66210		Morton Salt, Inc. 444 West Lake Street Chicago, IL 60606	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
	<b>GROUP 1</b>								
	ROCK SALT	TON	10000	\$75.00	750,000.00	\$70.79	707,900.00	\$73.40	734,000.00
	ROCK SALT (130% to 150%)	TON			0.00	\$70.79	0.00	\$93.40	0.00
<b>Bidder's Total Proposal for Group 1</b>				<b>\$750,000.00</b>		<b>\$707,900.00</b>		<b>\$734,000.00</b>	

	<b>GROUP 2</b>								
	ROCK SALT	TON	45270	\$75.00	3,395,250.00	\$70.79	3,204,663.30	\$73.40	3,322,818.00
	ROCK SALT, EARLY DELIVERY	TON	1650	\$75.00	123,750.00	\$70.79	116,803.50	\$73.40	121,110.00
	ROCK SALT (130% to 150%)	TON			0.00	\$70.79	0.00	\$93.40	0.00
<b>Bidder's Total Proposal for Group 2</b>				<b>\$3,519,000.00</b>		<b>\$3,321,466.80</b>		<b>\$3,443,928.00</b>	



MEMO



# Local Public Agency Material Proposal or Deliver & Install Proposal

**Proposal Submitted By:**

Contractor's Name

Compass Minerals America Inc.

Contractor's Address

9900 W. 109th St

City

Overland Park

State

KS

Zip Code

66210

STATE OF ILLINOIS

Local Public Agency

County of DuPage

County

DuPage

Section Number

25-0SALT-02-MS

Street Name/Road Name

2025 Salt Purchase

Type of Funds

MFT and other funds

☒ Material proposal
 ☐ Deliver and Install Proposal
 ☐ Plans
**For a County and Road District Project**

Submitted/Approved

Highway Commissioner Signature &amp; Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature &amp; Date

County Engineer  
On behalf of IDOT pursuant to  
Agreement of Understanding  
dated June 18, 2024

**For a Municipal Project**

Submitted/Approved/Passed

Signature &amp; Date

Official Title

**Department of Transportation**

Released for bid based on limited review

Regional Engineer Signature &amp; Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.



Local Public Agency	County	Section Number
County of DuPage	DuPage	25-0SALT-02-MS

### NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of the DuPage County Division of Transportation

421 N. County Farm Road, 2nd Floor, Wheaton, IL 60187	until 2:00 PM	on 06/05/25
Address	Time	Date

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

online at <a href="https://www.dupagecounty.gov/government/departments/transportation/doing_business/bids_and_lettings.php">https://www.dupagecounty.gov/government/departments/transportation/doing_business/bids_and_lettings.php</a>
--

2. ☐ Prequalification

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

- The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Material/Deliver and Install Proposals.
- A proposal guaranty in the proper amount, as specified in the BLRS Special Provision for Bidding Requirements and Conditions for Material/Deliver and Install Proposals, will be required. See the attached Special Provisions for specific instructions for proposal guaranty for this proposal packet.
- The successful bidder at the time of execution of the contract will be required to deposit a contract bond or proposal guaranty as provided for in the special provisions. Failure on the part of the contractor to deliver the material within the time specified or to do the work specified herein will be considered just cause to forfeit his surety as provided in Article 108.10 of the Standard Specifications.
- Proposals shall be submitted on forms furnished by the Awarding Authority and shall be enclosed in an envelope endorsed "Material Proposal, Section 25-0SALT-02-MS".

By Order of

Awarding Authority

County of DuPage

County Engineer/Superintendent of Highways/  
Municipal Clerk

William C. Eidson

Date

05/01/25

### Material Proposal or Deliver & Install Proposal

To

Awarding Authority

County of DuPage

Awarding Authority Address

421 N. County Farm Road

City

Wheaton

State

IL

Zip Code

60187

If this bid is accepted within 45 days from the date of opening, the undersigned agrees to furnish or to deliver & install any or all of the materials, at the quoted unit prices, subject to the following:

- It is understood and agreed that the "Standard Specifications for Road and Bridge Construction", adopted 01/01/22 and the "Supplemental Specifications and Recurring Special Provisions", adopted 01/01/25, prepared by the Department of Transportation, shall govern insofar as they may be applied and insofar as they do not conflict with the special provision and supplemental specifications attached hereto.
- It is understood that quantities listed are approximate only and that they may be increased or decrease as may be needed to properly complete the improvement within its present limits or extensions thereto, at the unit prices stated and that bids will be compared on the basis of total price bid for each group.
- Delivery in total or partial shipments as ordered shall be made within the time specified in the special provisions or by the acceptance at the point and in the manner specified in the "Schedule of Prices". If delivery on the job site is specified, it shall mean any place or paces on the road designed by the awarding authority or its authorized representative.
- The contractor and/or local public agency performing the actual material placement operations shall be responsible for providing work zone traffic control, unless otherwise specified in this proposal. Such devices shall meet the requirements of and be installed in accordance with applicable provisions of the "Illinois Manual on Uniform Traffic Control Devices" and any referenced Illinois Highway Standards.

Local Public Agency	County	Section Number
County of DuPage	DuPage	25-0SALT-02-MS

5. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid will be declared unacceptable if neither a unit price nor a total price is shown.
6. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. The proposal guaranty as specified in the special provisions is attached.

If a bid bond is allowed or required, Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: County Treasurer of DuPage.

The amount of the check is \_\_\_\_\_ (\_\_\_\_\_).

**Attach Cashier's Check or Certified Check Here**

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number \_\_\_\_\_).

Discounts will be allowed for payment as follows: \_\_\_\_\_ calendar days \_\_\_\_\_ calendar days

Discounts will not be considered in determining the low bidder

Bidder

By

Title

Address

City

State

Zip Code



**Illinois Department  
of Transportation**

Bid Bond Number: 84614-LIB-25-17

**Local Public Agency  
Proposal Bid Bond**

Local Public Agency	County	Section Number
County of DuPage	DuPage	25-0SALT-02-MS

WE, Compass Minerals America Inc. as PRINCIPAL, and  
Liberty Mutual Insurance Company as SURETY, are held jointly,  
severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid  
price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We  
bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly 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 is submitting a written  
proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section  
and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful  
performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road  
and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in  
full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any  
requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to  
recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their  
respective officers this 2nd of June, 2025.  
Day Month and Year

**Principal**

Company Name  
Compass Minerals America Inc.

Signature & Date  
By: [Signature] 6/3/25

Title  
Director, US Highway Sales

Company Name

Signature & Date  
By:

Title

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

**Surety**

Name of Surety  
Liberty Mutual Insurance Company

Signature of Attorney-in-Fact Signature & Date  
By: [Signature]  
Marie Claire Trinidad, Attorney-In-Fact June 2, 2025

STATE OF Ks \*Please see attached CA All-Purpose  
COUNTY OF Johnson Acknowledgment for Surety

I Alan Emmons, a Notary Public in and for said county do hereby certify that

Joel Gerdes  
(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

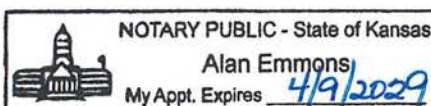
who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of  
PRINCIPAL and SURETY; appeared before me this day in person and acknowledged respectively, that they signed and delivered said  
instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of June, 2025.  
Day Month and Year

(SEAL, if required by the LPA)

Notary Public Signature & Date  
[Signature] 6/3/2025

Date commission expires 4/9/2029





# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE§ 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

On 6-2-2025 before me, Kathy R. Mair, Notary Public,  
DATE [Name of Notary Public and Title "Notary Public"]

personally appeared Marie Claire Trinidad -----,  
[Name(s) of Signer(s)]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Kathy R. Mair  
Signature of Notary Public: Kathy R. Mair

Place Notary Seal Above

## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Marie Claire Trinidad

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☒ Attorney-in-Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney-in-Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Local Public Agency

County

Section Number

County of DuPage

DuPage

25-0SALT-02-MS

## ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

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

Company/Bidder Name

--

Signature &amp; Date

--

Title

--



## POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

**KNOWN ALL PERSONS BY THESE PRESENTS:** That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

Marie Claire Trinidad

all of the city of Irvine state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

**IN WITNESS WHEREOF**, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.



Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

By:

Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2029  
Commission number 1126044  
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV - OFFICERS:** Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII - Execution of Contracts:** Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the seals of said Companies this 2nd day of June, 2025.



By:

Renee C. Llewellyn, Assistant Secretary

# RETURN WITH BID



## Material Proposal Schedule of Prices

Local Public Agency	County	Section Number
DuPage County Division of Transportation	DuPage	25-0SALT-02-MS

### Material Proposal Schedule of Prices

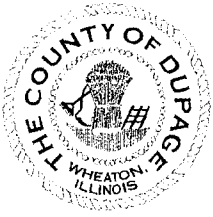
Group No.	Item(s)	Delivery	Unit	Quantity	Unit Price	Total
1	ROCK SALT	FOB	TON	10000	\$ 70.79	\$ 707,900.00
1	ROCK SALT (130% to 150%)	FOB	TON		70.79	
Bidder's Total Proposal for Group 1					\$	700,900.00
2	ROCK SALT	FOB	TON	45270	\$ 70.79	\$ 3,204,663.30
2	ROCK SALT, EARLY DELIVERY	FOB	TON	1650	\$ 70.79	\$ 116,803.50
2	ROCK SALT (130% to 150%)	FOB	TON		70.79	
Bidder's Total Proposal for Group 2					\$	3,321,466.80

The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from contracting with any unit of State or local government as a result of a violation of State laws prohibiting bid-rigging or bid rotating.

Bidder Signature and Date

 6/3/25

Address	City	State	Zip Code
9900 W. 109th Street	Overland Park	KS	66210



DuPage County  
Finance Department  
Procurement Division  
421 North County Farm Road  
Room 3-400  
Wheaton, Illinois 60187-3978

## REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

### **Section I: Contact Information**

Please complete the contact information below.

BID NUMBER:	25-0SALT-02-MS
COMPANY NAME:	Compass Minerals America Inc.
CONTACT PERSON:	Sean Lierz
CONTACT EMAIL:	highwaygroup@compassminerals.com

### **Section II: Procurement Ordinance Requirements**

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

Has the Bidder made contributions as described above?

☐ Yes

☒ No

If "Yes", complete the required information in the table below.

RECIPIENT	DONOR	DESCRIPTION (e.g., cash, type of item, in-kind services, etc.)	AMOUNT/VALUE	DATE MADE



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

Has the Bidder had or will the Bidder have contact with lobbyists, agents, representatives or individuals who are or will be having contact with county officers or employees as described above.

☒ Yes

☐ No

If "Yes", list the name, phone number, and email of lobbyists, agents, representatives, and all individuals who are or will be having contact with county officers or employees in the table below.

NAME	PHONE	EMAIL
Sean Lierz, Sr. Manager Highway Sales	800-323-1641 option 2	highwaygroup@compassminerals.com
Joel Gerdes, Director US Highway Sales	800-323-1641 option 2	highwaygroup@compassminerals.com
Brenda Blunt, Customer Experience Specialist Tier 4	800-323-1641 option 1	highwaygroup@compassminerals.com

### **Section III: Violations**

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future County contracts. Continuing and supplemental disclosure is required. The Bidder agrees to update this disclosure form as follows:

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

The full text of the County's Ethics Ordinance is available at:

[http://www.dupagecounty.gov/government/county\\_board/ethics\\_at\\_the\\_county/](http://www.dupagecounty.gov/government/county_board/ethics_at_the_county/)

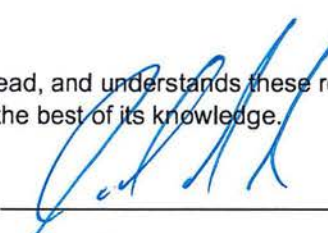
The full text of the County's Procurement Ordinance is available at:

[https://www.dupagecounty.gov/government/departments/finance/procurement/procurement\\_ordinance\\_and\\_guiding\\_principles.php](https://www.dupagecounty.gov/government/departments/finance/procurement/procurement_ordinance_and_guiding_principles.php)

### **Section IV: Certification**

By signing below, the Bidder hereby acknowledges that it has received, read, and understands these requirements, and certifies that the information submitted on this form is true and correct to the best of its knowledge.

Printed Name: Joel Gerdes

Signature: 

Title: Director US Highway Sales

Date: 6/3/25

**Request for Taxpayer  
Identification Number and Certification**

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

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)  Compass Minerals America Inc.	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions.  9900 W 109TH ST, STE 100	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code  OVERLAND PARK, KS 66210		
<b>7</b> List account number(s) here (optional)		

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

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

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

Social security number								
			-					
or								
Employer identification number								
4	8	-	1	0	4	7	6	3 2

**Part II Certification**

Under penalties of perjury, I certify that:

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

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

**Sign  
Here**

Signature of  
U.S. person *Mary Wells*

Date 01/10/2025

**General Instructions**

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

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

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**RETURN WITH BID**

**ADDENDUM NO. 1**

**May 30, 2025**

**2025 SALT PURCHASE  
SECTION 25-0SALT-02-MS**

The proposal documents include the following forms:

- Affidavit of Illinois Business Office
- References

These forms are **not** required and do not need to be included with the bid.  
A revised proposal book will not be issued.

By Order of  
County of DuPage  
\_\_\_\_\_  
(Awarding Authority)

William C. Eidson, P.E.  
\_\_\_\_\_  
County Engineer

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

Approval of a resolution authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2025/26 Rock Salt Agreement.

**RESOLUTION**

**BACKGROUND/HISTORY**

The Intergovernmental Agreement with Center Cass School District #66 authorizes the City of Darien to provide rock salt to Center Cass School District #66 for their deicing operations. The School District does not have facilities to accommodate rock salt in bulk and will realize a savings by utilizing the City's bulk pricing and storage facility.

The School District has estimated that they will require approximately 8 tons for the winter season. The City of Darien would be reimbursed by the School District at a unit cost of \$70.79 per ton for a total amount of approximately \$566.32 pending final quantities. The proposed salt quantities will not have any impact to the City's contract with the supplier.

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

Not approving the resolution.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

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

MEMO

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN  
INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN  
AND CENTER CASS SCHOOL DISTRICT#66 FOR ROCK SALT**

**WHEREAS**, under the Constitution and Statutes of the State of Illinois, a municipality is authorized to participate in intergovernmental cooperation; and

**WHEREAS**, an Intergovernmental Agreement has been prepared between the City of Darien and Center Cass School District #66 concerning the purchase of rock salt, a copy of which is attached hereto as “[Exhibit A](#),” and is incorporated herein; and

**WHEREAS**, The Corporate Authorities, for record keeping, desire to authorize the execution of the Intergovernmental Agreement by Resolution.

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

**SECTION 1:** That the Mayor is hereby authorized to execute an Intergovernmental Agreement for the purchase of rock salt, subject to the Center Cass School District#66 Intergovernmental Agreement paying for the final quantities.

The obligations of the City of Darien shall be limited to those specifically stated within the terms of the Intergovernmental Agreement.

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

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

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

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

**APPROVED BY THE MAYOR FOR THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF  
DARIEN AND CENTER CASS SCHOOL DISTRICT#66 FOR THE  
PURCHASE OF ROAD SALT**

This agreement is made and entered into this 21<sup>st</sup> day of July, 2025, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and Center Cass School District#66, an Illinois municipal corporation, (hereinafter the “School District”) (collectively “the parties”).

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

WHEREAS, the City desires to assist the School District by allowing the School District to purchase rock salt from the Public Works facility for an estimated cost of \$566.32 pending final quantities;

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

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

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2026 as invoiced by the City.
4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:

- a. If intended for the City:

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

b. If intended for District 66:

Center Cass School District #66  
699 Plainfield Road  
Downers Grove, Illinois  
60516 Attn: Superintendent

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this 21<sup>st</sup> day of July 2025.

CITY OF DARIEN

BY: \_\_\_\_\_  
Joseph Marchese, Mayor

ATTEST: \_\_\_\_\_  
JoAnne E. Ragona, City Clerk

CENTER CASS SCHOOL DISTRICT #66

BY: \_\_\_\_\_  
Superintendent, Center Cass School  
District #66

ATTEST: \_\_\_\_\_  
Secretary, School District

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

Approval of a resolution authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2025/26 Rock Salt Agreement.

**RESOLUTION**

**BACKGROUND/HISTORY**

The Intergovernmental Agreement with the Darien Park District authorizes the City of Darien to provide rock salt to the Darien Park District for their deicing operations. The Park District does not have facilities to accommodate rock salt in bulk and will realize a savings by utilizing the City's bulk pricing and storage facility.

The Park District has estimated that they will require approximately 40 tons for the winter season. The City of Darien would be reimbursed by the Park District at a unit cost of \$70.79 per ton for a total amount of approximately \$2,831.60 pending final quantities.

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

Not approving the resolution.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.



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

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN  
INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN  
AND THE DARIEN PARK DISTRICT FOR ROCK SALT**

**WHEREAS**, under the Constitution and Statutes of the State of Illinois, a municipality is authorized to participate in intergovernmental cooperation; and

**WHEREAS**, an Intergovernmental Agreement has been prepared between the City of Darien and the Darien Park District concerning the purchase of rock salt, a copy of which is attached hereto as “[Exhibit A](#),” and is incorporated herein; and

**WHEREAS**, The Corporate Authorities, for record keeping, desire to authorize the execution of the Intergovernmental Agreement by Resolution.

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

**SECTION 1:** That the Mayor is hereby authorized to execute an Intergovernmental Agreement for the purchase of rock salt, subject to the Darien Park District Intergovernmental Agreement paying for the final quantities.

The obligations of the City of Darien shall be limited to those specifically stated within the terms of the Intergovernmental Agreement.

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

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

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

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

**APPROVED BY THE MAYOR FOR THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

**INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE CITY OF DARIEN AND THE DARIEN PARK  
DISTRICT FOR THE PURCHASE OF ROAD SALT**

This agreement is made and entered into this 21<sup>st</sup> day of July 2025, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and the Darien Park District, an Illinois municipal corporation, (hereinafter the “District”) (collectively “the parties”).

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

WHEREAS, the City desires to assist the District by allowing the District to purchase rock salt from the Public Works facility for an estimated cost of \$2,831.60 pending final quantities;

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

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

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2026 as invoiced by the City.
4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:

- a. If intended for the City:

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

b. If intended for the Park District:

Darien Park District  
7301 Fairview Avenue  
Darien, Illinois 60561  
Attn: Stephanie Gurgone

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this 21<sup>st</sup> day of July 2025.

CITY OF DARIEN

BY: \_\_\_\_\_  
Joseph Marchese, Mayor

ATTEST: \_\_\_\_\_  
JoAnne E. Ragona, City Clerk

DARIEN PARK DISTRICT

BY: \_\_\_\_\_  
Stephanie Gurgone, Executive Director  
Darien Park District

ATTEST: \_\_\_\_\_  
Secretary, Park District

MOTION NO. \_\_\_\_\_

**AGENDA MEMO****City Council****July 21, 2025****ISSUE STATEMENT**

A motion accepting a quote from Goldy Locks, Inc., to remove and install a new man door, including the door, frame and hardware at the Public Works Water Plant 2, at a cost not to exceed \$5,246.05. See [Exhibit A](#).

**BACKGROUND/HISTORY**

The existing door house was installed in the early 90's and serves as a commercial man door to the pumping station, Plant 2. The existing door is deteriorated beyond its useful life and requires removal and replacement.

Staff solicited for quotes and received three competitive quotes. See below.

<b>VENDOR</b>	<b>COST</b>
Allied Door Inc.	\$8,178.32
<b>Goldy Locks, Inc.</b>	<b>\$5,246.05</b>
Suburban Door Check & Lock Service, Inc.	\$7,008.00

The proposed expenditure would be expended from the following account:

<b>ACCOUNT NUMBER</b>	<b>ACCOUNT DESCRIPTION</b>	<b>BUDGET FY25/26</b>	<b>COST</b>
02-50-4223	Building Maintenance Water Plant Two	\$12,500	\$5,246.05

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends a motion accepting a quote from Goldy Locks, Inc., to remove and install a new man door, including the door, frame and hardware at the Public Works Water Plant 2, at a cost not to exceed \$5,246.05.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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

MEMO



GOLDY LOCKS, INC.  
Doors • Locksmiths • Security Systems  
www.goldylocksinc.com 800-640-6560

Please remit payments to :  
9310 Corsair Rd Frankfort, IL 60423  
17048 S. Oak Park Ave Tinley Park, IL 60477  
2321 Ogden Ave Downers Grove, IL 60516

**BILL TO**

CITY OF DARIEN  
1041 S. FRONTAGE RD  
DARIEN, IL 60561 USA

ESTIMATE  
82541314

ESTIMATE DATE  
Jun 05, 2025

**JOB ADDRESS**

CITY OF DARIEN ( WATER PLANT )  
1220 Plainfield Road  
Darien, IL 60561 USA

**Job: 82423875****ESTIMATE DETAILS**

CITY OF DARIEN (WATER PLANT): DOOR AND FRAME PUMP ROOM  
CONTACT IS DENNIS 630-417-5146  
E-MAIL DCABLE@DARIENIL.GOV

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
(P)CMF01	CECO COMMERCIAL METAL FRAME 16GA GALVANIZED STEEL, WELDED, PRIME PAINTED 51 3/4 X 88 LHR 6 3/4 WIDE	1.00	\$595.00	\$595.00
(P)CMD01	CECO COMMERCIAL METAL DOOR 18GA POLYURETHANE CORE, PRIME PAINTED 40/70 MOL	1.00	\$975.00	\$975.00
(P)MK76333	MPB79 4.5 X 4.5 NRP US26D HINGES	1.00	\$18.00	\$18.00
(P)PKB1923	PEMKO REINFORCING PIVOT HINGE	1.00	\$100.00	\$100.00
(P)PK172A48	FS# 885567 PEMKO .6" FLUTED SADDLE THRESHOLD 1/2 HIGH 48' LONG	1.00	\$75.00	\$75.00
(P)PKS88D25	FS# 885737 SILICONE SEAL 25' 1/2 WIDTH 1/4 HEIGHT	1.00	\$38.05	\$38.05
(P)PK315CN48	FS# 885642 PEMKO NEOPRENE DOOR SWEEP 48"	1.00	\$30.00	\$30.00
(P)AWDC516 689 AL	ARROW DOOR CLOSER - GRADE 1 HEAVY DUTY COMMERCIAL	1.00	\$260.00	\$260.00
(P)LSDA DC 6816 HO ARM AL	LSDA MANUAL HOLD OPEN ARM FOR DC6816 DOOR CLOSER , ALUMINUM	1.00	\$110.00	\$110.00

(P)EDX9000R-P EO 630 48	General Lock Standard Dogging Rim Device,Exit Only Wide Style	1.00	\$700.00	\$700.00
(P)GL ED90T- PET-NL 630	GENERAL LOCK NIGHT LATCH TRIM/STOREROOM	1.00	\$140.00	\$140.00
(P)LSDA R200SCK26D	LSDA RIM CYLINDER KA2 5 PIN C-K SATIN CHROME	1.00	\$30.00	\$30.00
(P)WINDOWKIT	WINDOW KIT 34 X 34 WITH CLEAR LAMINATE GLASS SPECIAL ORDER	1.00	\$415.00	\$415.00
PAINT	PAINT COMMERCIAL DOOR TO SPECS CUSTOMER CUSTOM COLOR	1.00	\$365.00	\$365.00
LAB12 FULL DOOR	LABOR TO INSTALL DOOR, FRAME, AND HARDWARE	1.00	\$1,395.00	\$1,395.00

POTENTIAL SAVINGS	\$439.10
SUB-TOTAL	\$5,246.05
TOTAL	\$5,246.05
EST. FINANCING	\$66.43

Thank You For Your Business

CUSTOMER AUTHORIZATION

\*\*\*\*50% DEPOSIT REQUIRED\*\*\*\*\*

\*\*BALANCE DUE UPON COMPLETION OF WORK\*\*

IF DEPOSIT PAID BY CREDIT CARD, BALANCE WILL BE CHARGED ON CARD AFTER COMPLETION OF WORK.

LABOR FOR SERVICE WORK IS WARRANTED FOR 90 DAYS. NEW  
MECHANICAL PARTS ARE WARRANTED FOR ONE YEAR.

REUSED MATERIALS HAVE NO  
WARRANTY.

FOR ELECTRONICS, ALL NEW PARTS ARE WARRANTED FOR ONE YEAR.  
ALL LABOR FOR NEW INSTALLTIONS ARE WARRANTED FOR ONE YEAR UNLESS OTHERWISE INDICATED IN WRITING.

GOLDY LOCKS, INC. MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND ITS AGENTS OR TECHNICIANS ARE NOT  
AUTHORIZED TO MAKE SUCH WARRANTIES ON BEHALF OF GOLDY LOCKS, INC.

\*\*\*\* PERMITS OR LICENSES  
WILL BE THE RESPONSIBILITY OF THE OWNER.

Sign here

Date

MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

A motion authorizing the purchase of six new Schonstedt GA-92XTD locators with hard cases from Midwest Surveying Instruments, Inc., in an amount not to exceed \$7,158. See [Exhibit A](#).

**BACKGROUND/HISTORY**

As part of our ongoing commitment to safety and infrastructure maintenance, the department utilizes metal detectors to assist crews in detecting buried metallic objects, such as valve boxes, b-boxes, property pins adjacent to right of ways, and subsurface infrastructure components. This measure supports safe excavation and helps prevent accidental utility strikes. Providing six locators will equip each designated truck a tool that is implemented on a daily basis. The existing six (6) metal detectors range in age of three (3) to five (5) years in age and need to be replaced due to the failing electronics and wear and tear. The retired locators will be declared as surplus through an upcoming agenda memo.

Staff has solicited for competitive quotes, below are the results:

VENDOR	TOTAL COST
Core & Main	\$7,968.00
<b>Midwest Surveying Instruments, Inc.</b>	<b>\$7,258.00</b>
Subsurface Solutions	\$7,569.60

The proposed expenditure would be expended from the following line accounts:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25/26 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
02-50-4231	Water Dept. Maintenance Water System – magnetic metal detectors	\$7,500	\$7,158	\$342

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends authorizing the purchase of six new Schonstedt GA-92XTD locators with hard cases from Midwest Surveying Instruments, Inc., in an amount not to exceed \$7,158.

**ALTERNATE DECISION**

As recommended by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
 COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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



**MSI** MIDWEST  
SURVEYING  
INSTRUMENTS, INC.  
Sales • Service • Supplies • Rentals  
6113 S Cass Ave. Westmont IL60559

Ph: 630-960-5022 Fax: 630-960-2721

MEMO

Date: 6/4/2025

## Quotation

Attn: Dennis  
Company: City of Darien  
Street: 1702 Plainfield Road  
City: Darien, IL 60561

From: Roman Rostocki  
Instrument Sales/  
Service/Support

Item	Part Nr.	Qty.	Price	Total
Schonstedt GA-92XTD Locator with hard case		6	\$ 1,193.00	\$ 7,158.00

Sub-Total	\$	7,158.00
Tax (0%)		
Total	\$	7,158.00



**MOTION NO.** \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

A motion accepting a proposal from Apex Industrial Automation for the purchase, removal, and installation of four Variable Frequency Drives, (VFD) at Plants #2 and 75<sup>th</sup> Street in an amount not to exceed \$28,920.34. See [Exhibit A](#).

**BACKGROUND/HISTORY**

As part of ongoing preventative maintenance, Staff is requesting to replace the four (4) existing Variable Frequency Drives, (VFD) at Plant #2 and 75<sup>th</sup> Street Pump Station. The VFD's are an essential component for pumping potable water. A VFD is a type of motor controller that adjusts the speed and torque of an electric motor by varying the frequency and voltage of the power supplied to it, thus controlling the initial startup and ramping up pumping operations of water based on system demand pressure throughout town. Generally, these drives have a life expectancy of approximately 10 years and are due for replacement. Once the VFD's are replaced they will be evaluated whether they should be rebuilt or salvaged under a separate agenda memo.

Below are the competitive quotes for the purchase:

VENDOR	COST
<b>Apex Industrial Automation</b>	<b>\$28,920.34</b>
Metropolitan Industries	\$35,268.00
Northwest Electric Motor Company	\$58,071.36

Funds for the proposed project are budgeted in the FY25/26 Budget and would be expended from the following line item:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	PROPOSED EXPENDITURE	ACCOUNT BALANCE
02-50-4231	WATER SYSTEM MAINTENANCE VFD remove & replace	\$34,000.00	\$28,920.34	\$5,079.66

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends a motion accepting a proposal from Apex Industrial Automation for the purchase, removal, and installation of four Variable Frequency Drives, (VFD) at Plants #2 and 75<sup>th</sup> Street in an amount of \$28,920.34.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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



# QUOTATION

737 Oakridge Dr  
 Romeoville, IL 60446  
 Ph: 866-924-2808  
 Email: sales@apexindustrialautomation.com

Order Number	
1277550	
Order Date	Page
5/29/2025	1 of 2

Quote Expires On: 07/23/2025

<b>Bill To:</b>
CITY OF DARIEN 1702 PLAINFIELD ROAD DARIEN, IL 60561

<b>Ship To:</b>
CITY OF DARIEN 1702 PLAINFIELD ROAD DARIEN, IL 60561

Requested By: DENNIS CABLE

Taker: ROBERT THOMAS

Customer ID: 111878

PO Number	Terms	Shipping Method
PLANT 2 & 75TH ST. PUMPING STATION	Net 30	BEST WAY PPA

Order Note: Lead time: 10-12 Weeks

Qty Ordered	Qty Allocated	Qty Remaining	UOM	Item ID Item Description	Pricing UOM	Unit Price	Extended Price
2.00	0.00	2.00	EA	ACH580-BCR-034A-4+B056+F267 ACH580 6-Pulse base drive UL (NEMA) 75th Street Pumping Station	EA	8,136.00	16,272.00
				<b>Order Line Notes:</b> (NEMA) Type 12 Provided with Main Input Circuit Breaker and E-Clipse Bypass (Box) Rated for 34 amps (25 HP) at 480 VAC three phase Included Options: [+B056]: UL (NEMA) Type 12 [+E213]: [+F267]: Service Switch (+F267)			
1.00	0.00	1.00	EA	ACH580-01-034A-4 ACH580 6-Pulse base drive UL (NEMA) Plant 2 1220 Plainfield Road	EA	3,562.67	3,562.67
1.00	0.00	1.00	EA	ACH580-01-052A-4 ACH580 6-Pulse base drive rated UL Plant 2 1220 Plainfield Road	EA	5,010.67	5,010.67
3.00	0.00	3.00	EA	FIELD SERVICE - ELECTRICAL FIELD SERVICE CALL ALL VFD'S TO BE STARTED DURING NORMAL BUSINESS HOURS (7AM-3PM) ON WEEKDAYS ON THE SAME TRIP. WARRANTY IS INCREASED FROM THE STANDARD 30 MONTHS TO 40 MONTHS FROM THE DATE OF START UP	EA	425.00	1,275.00

737 Oakridge Dr  
Romeoville, IL 60446  
Ph: 866-924-2808  
Email: [sales@apexindustrialautomation.com](mailto:sales@apexindustrialautomation.com)

## QUOTATION

Order Number	
1277550	
Order Date	Page
5/29/2025	2 of 2

Quote Expires On: 07/23/2025

Total Lines: 4

**SUB-TOTAL:** 26,120.34  
**TAX:** 0.00  
**APEX FIELD SERVICES:** 2,800.00  
**AMOUNT DUE:** 28,920.34

**\*\* To ensure faster order processing, please reference this quote number when placing an order. \*\***

*Quotation valid for 30 days, unless subject to supplier price increases.*

**\*\* If new tariffs or fees are introduced the quote or order will need to be requested \*\***

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**TIMKEN**



MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

A motion accepting a proposal from Connelly Electric for the purchase, removal and installation of three backup generators at the City Hall, Police Department and Water Plant #2 in an amount not to exceed \$493,000 and a contingency in the amount of \$15,000 for unforeseen related items. See [Exhibit A](#).

**BACKGROUND/HISTORY**

The FY25/26 Budget calls out for the purchase and removal of three diesel generators located at the City Hall, Police Department and Water Plant #2. Please note the generators are a carryover from last years budget. The existing generators are approximately over 30 years in age. Due to their age, these units have become increasingly unreliable, inefficient, and costly to maintain.

Despite routine servicing, the generators frequently experience breakdowns, posing a risk to critical operations and power continuity. Furthermore, older diesel generators typically do not meet current environmental and energy efficiency standards, contributing to higher emissions and operating costs.

Replacing these outdated units with modern, fuel-efficient, and environmentally compliant generators will enhance operational reliability, reduce maintenance expenses, and improve energy efficiency. Please note, the awarded vendor Connelly Electric is responsible for removing and disposing of the existing generator.

February 3, 2025 a resolution accepting a proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) was approved 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. To date CBBEL has collected data, prepared plans and specifications, solicited the bid specs, assisted with the bid opening and provided a letter of evaluation and recommendation, attached and labeled as [Attachment A](#).

The bid opening was held on Monday, June 16, 2025 with three bids that were opened and read aloud. The lowest responsive bidder was Connelly Electric. CBBEL has worked with the vendor throughout the year and provided a positive reference. Attached as Att. B is the bid tally. A contingency in the amount of \$15,000 is requested due to unforeseen as it relates to the project.

Funds for the proposed project are budgeted in the FY25/26 Budget and would be expended from the following line item:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	PROPOSED EXPENDITURE	ACCOUNT BALANCE
01-30-4223	MAINTENACE BUILDING CITY HALL GENERATOR	\$50,000	\$91,000	-\$41,000
02-50-4223	MAINTENACE BUILDING CITY HALL GENERATOR	\$50,000	\$91,000	-\$41,000

01-30-4223	MAINTENACE BUILDING POLICE DEPARTMNET GENERATOR	\$200,000	\$161,000	\$39,000
02-50-4223	MAINTENACE BUILDING PLANT TWO GENERATOR	\$225,000	\$150,000	\$75,000
	CONTINGENCY	N/A	\$15,000	\$15,000
TOTALS		\$525,000	\$508,000	\$17,000

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends a motion accepting a proposal from Connelly Electric for the purchase, removal and installation of three backup generators at the City Hall, Police Department and Water Plant #2 in an amount not to exceed \$493,000 and a contingency in the amount of \$15,000 for unforeseen related items.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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



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

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

June 17, 2025

City of Darien  
1702 Plainfield Rd.  
Darien, IL 60561

Attention: Mr. Kris Throm  
Superintendent of Municipal Services

Subject: Evaluation and Recommendation of Submitted Bid Proposals  
Darien Standby Generators Design  
City of Darien  
(CBBEL Project No. 240670)

Dear Mr. Throm:

Three bids for the subject project were received and opened on June 11, 2025, shortly after 1:00 p.m. in City Hall Council Chambers. The 3 bids are summarized below and all bids tabulated in detail on the attached spreadsheet.

COMPANY	Bid Total
CONNELLY ELECTRIC	\$493,000.00
AMS INDUSTRIES INC.	\$539,140.50
POWERLINK ELECTRIC, LLC	\$566,036.00
<i>Engineer's Opinion of Probable Construction Cost</i>	\$595,125.00

Our review comments are as follows:

1. All bidders submitted the required 10% Bid Bond and Certifications. We believe that the companies that submitted the three bids are qualified to perform the work.
2. The second and third lowest bidders listed bid conditions in the Exceptions and Deviations section of the Bid Form on page 00 41 43-5, however the lowest bidder did not list any bid conditions.
3. CBBEL recommends that the City award a contract in the amount of \$493,000.00 to Connelly Electric of Addison, Illinois for the subject project. Connelly Electric has provided the lowest bid, and is considered qualified to perform the work.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Caruso". The signature is fluid and cursive, with the first name "John" and last name "Caruso" being more prominent than the middle initial "P.".

John P. Caruso, PE  
Head, Mechanical/Electrical Department

JPC

N:\DARIEN\240670\Admin\L1.BidEval.20250617.docx



MEMO

**CONTRACT DOCUMENTS**

**FOR**

**GENERATOR IMPROVEMENTS AT  
CITY HALL, POLICE STATION, PUMP STATION**

**FOR**

**CITY OF DARIEN, IL**

**BID SUBMITTED BY**

William T. Connelly, Inc, dba Connelly Electric Co.

**COMPANY NAME**

40 S. Addison Rd., Suite 100 - Addison, IL 60101

**STREET ADDRESS**

June 11, 2025

**DATE**

**CBBEL PROJECT NO. 01.R240670.00000**

**FOR BID**

**BID DUE JUNE 11, 2025 (BEFORE 1:00 P.M. LOCAL TIME)**



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

9575 West Higgins Road

Suite 600

Rosemont, Illinois 60018-4920

Tel (847) 823-0500 Fax (847) 823-0520

**BID FORM**

**SECTION 00 41 43**

**TO: CITY OF DARIEN  
1702 PLAINFIELD ROAD  
DARIEN, IL 60561**

**PROJECT: GENERATOR IMPROVEMENTS AT CITY HALL, POLICE STATION, PUMP  
STATION**

**ACKNOWLEDGMENTS:** The undersigned has received the Contract Documents entitled:  
**"Generator Improvements at City Hall, Police Station, Pump Station"** and the following  
addenda to these documents:

Addendum No. NONE Dated                     

Addendum No.                      Dated                     

Addendum No.                      Dated                     

Addendum No.                      Dated                     

All provisions of the Contract Documents and the addenda have been included in the Proposal  
submitted by the undersigned. The undersigned has carefully examined all the Contract  
Documents and the sites and submits the following Proposal:

**AGREEMENT:** In submitting this Proposal, the undersigned agrees and/or understands:

1. Bids may be held for **45 days** with a "Notice of Award" expected to be issued to the  
apparent successful bidder within **30 days** after the bid opening.
2. The prices in this bid have been arrived at independently, without consultation,  
communication, or agreement, as to any matter relating to such prices with any other  
bidder or with any competitor and this Bid is in all respects fair and without collusion or  
fraud. Unless otherwise required by law, the prices which have been quoted in this Bid  
have not been knowingly disclosed and will not knowingly be disclosed prior to opening  
directly or indirectly to any other bidder or to any competitor. No attempt has been  
made nor will be made by the undersigned to induce any other person or firm to submit  
or not to submit a Bid for the purpose of restricting competition.
3. To enter into and execute the Contract and furnish the properly executed bonds and  
insurance certificates within the time and with the forms and in the amounts required  
by the Contract Documents if the award is made to the undersigned.
4. To accomplish the Work strictly in accordance with the Contract Documents.
5. To complete all Work within **the time periods specified and** after Notice to Proceed  
is received. The Bidder, in submitting a bid offer, accepts the specified Contract Time  
for performing the Work. Completion of Work shall be in accordance with the phased  
construction schedule. Contractor shall submit with the Bid a copy of the proposed  
construction schedule. Contractor shall comply with the applicable requirements of  
Section 00 72 43 regarding the construction schedule.
6. The undersigned warrants that he/she has carefully examined the sites of the Work  
and all Contract Documents, that he/she is fully aware and knows of the character of  
the material, that he/she is fully satisfied as to the conditions to be encountered

## BID FORM

overhead, on the surface and in the spaces, and of the character, quality and quantities of Work to be performed and materials to be furnished, and the requirements of the Contract Documents. Furthermore, the undersigned has based the within Contract prices on his/her own independent examination in performing the Work and has not relied upon any information furnished to him/her by the **Owner**, any agent, servant, or employee of the **Owner**. The undersigned agrees to assume all risks arising from any deficiencies in the Drawings, Specifications, or other Contract Documents and will make no claim against the **Owner** because of any such alleged deficiency or alleged breach of warranty by the **Owner**. The undersigned further assumes all risks of any unforeseen conditions to be incurred in performing the Work, either overhead, on the surface, or in spaces, and has taken these risks into consideration in preparing his/her Bid. The undersigned further warrants that he/she will perform such additional and/or corrective Work as may be required to ensure that the Work performs its intended function satisfactorily, for the prices set forth in his/her proposal and at no additional cost to the **Owner**.

7. Before submitting this Proposal, the undersigned confirms that he/she has available the equipment, forces, and materials necessary to perform the Work and made all necessary arrangements to ensure that such equipment and materials be delivered to the site at such time as will enable him/her to perform all obligations of the Contract within the Construction Time herein stated. Furthermore, the undersigned also confirms that he/she has contacted the manufacturers and/or suppliers of the equipment and materials necessary to perform the Work and made all necessary arrangements to ensure that such equipment and materials be delivered to the site at such time as will enable him/her to perform all obligations of the Contract within the Construction Time herein stated.
8. Accompanying this proposal is a Bid Bond complying with the provisions herein stated.
9. If this proposal is accepted and the undersigned fails to execute a contract and provide the bonds and certificate of insurance, as required, it is hereby agreed that the Bid Security shall be forfeited to the **City of Darien**, not as a penalty, but as liquidated damages.
10. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the **State of Illinois**, nor has the firm made an omission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from contracting with any unit of State or local government because of a violation of the State laws prohibiting bid-rigging or bid-rotating.

## BID FORM

The undersigned, having carefully examined all the Contract Documents for the “**Generator Improvements at City Hall, Police Station, Pump Station**” as well as the site of the Work and all conditions affecting the Work, including adjacent surroundings, shall furnish all services, labor, equipment, and materials necessary, including insurance and bonds, to complete all the Work for the prices set forth in the following Schedule of Prices:

### Schedule of Prices

#### **CITY HALL GENERATOR**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
02 41 52/01	DEMOLITION OF EXISTING EQUIPMENT	L SUM	1	\$12,000.00	\$12,000.00
03 30 00/01	REINFORCED PCC EQUIPMENT PADS	L SUM	1	\$19,000.00	\$19,000.00
03 30 00/02	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	125	\$56.00/ft	\$7,000.00
26 05 19/01	LOW-VOLTAGE ELECTRICAL CONDUCTORS AND CABLES	L SUM	1	\$13,000.00	\$13,000.00
26 05 26/01	GROUNDING AND BONDING OF ELECTRICAL SYSTEMS	L SUM	1	\$3,000.00	\$3,000.00
26 05 33/01	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	L SUM	1	\$18000.00	\$18,000.00
26 32 13/01	DIESEL ENGINE GENERATOR	L SUM	1	\$72,000.00	\$72,000.00
26 32 13/02	TEMPORARY GENERATOR AND ATS RENTAL	WEEK	1	\$3,000.00	\$3,000.00
26 32 13/03	TEMPORARY GENERATOR AND ATS RENTAL	MONTH	1	N/A	N/A
26 32 13/04	TEMPORARY GENERATOR CONNECTION TO EXISTING SYSTEM	L SUM	1	\$7,000.00	\$7,000.00
26 36 00/01	AUTOMATIC TRANSFER SWITCH	L SUM	1	\$7,000.00	\$7,000.00
27 51 25/01	ALARM DIALER	L SUM	1	\$6,000.00	\$6,000.00
31 25 13/01	EROSION CONTROLS	L SUM	1	\$4,000.00	\$4,000.00
32 92 19/01	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	250	\$24.00/sq yd	\$6,000.00
32 92 19/02	SEEDING, CLASS 1	SQ YD	250	\$8.00/sq yd	\$2,000.00
32 92 19/03	EROSION CONTROL BLANKET	SQ YD	250	\$12.00/sq yd	\$3,000.00
32 92 19/04	SITE CLEARING	L SUM	1	\$5,000.00	\$5,000.00
BASE BID TOTAL					\$187,000.00

#### **POLICE STATION GENERATOR**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
02 41 52/01	DEMOLITION OF EXISTING EQUIPMENT	L SUM	1	\$9,000.00	\$9,000.00
03 30 00/02	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	125	\$72/sq ft	\$9,000.00
26 05 19/01	LOW-VOLTAGE ELECTRICAL CONDUCTORS AND CABLES	L SUM	1	\$18,000.00	\$18,000.00

# BID FORM

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
26 05 26/01	GROUNDING AND BONDING OF ELECTRICAL SYSTEMS	L SUM	1	\$3,000.00	\$3,000.00
26 05 33/01	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	L SUM	1	\$5,000.00	\$5,000.00
26 32 13/01	DIESEL ENGINE GENERATOR	L SUM	1	\$79,000.00	\$79,000.00
26 32 13/02	TEMPORARY GENERATOR AND ATS RENTAL	WEEK	1	\$5,000.00	\$5,000.00
26 32 13/03	TEMPORARY GENERATOR AND ATS RENTAL	MONTH	1	N/A	N/A
26 32 13/04	TEMPORARY GENERATOR CONNECTION TO EXISTING SYSTEM	L SUM	1	\$8,000.00	\$8,000.00
26 36 00/01	AUTOMATIC TRANSFER SWITCH	L SUM	1	\$10,000.00	\$10,000.00
27 51 25/02	CONNECTION TO BUILDING AUTOMATION SYSTEM	L SUM	1	\$8,000.00	\$8,000.00
32 92 19/04	LANDSCAPE RESTORATION	L SUM	1	\$7,000.00	\$7,000.00
BASE BID TOTAL					\$161,000.00

## PUMP STATION GENERATOR

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
02 41 52/01	DEMOLITION OF EXISTING EQUIPMENT	L SUM	1	\$22,000.00	\$22,000.00
26 05 19/01	LOW-VOLTAGE ELECTRICAL CONDUCTORS AND CABLES	L SUM	1	\$7,000.00	\$7,000.00
26 05 26/01	GROUNDING AND BONDING OF ELECTRICAL SYSTEMS	L SUM	1	\$3,000.00	\$3,000.00
26 05 33/01	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	L SUM	1	\$3,000.00	\$3,000.00
26 32 13/01	DIESEL ENGINE GENERATOR	L SUM	1	\$88,000.00	\$88,000.00
26 32 13/02	TEMPORARY GENERATOR AND ATS RENTAL	WEEK	1	\$5,000.00	\$5,000.00
26 32 13/03	TEMPORARY GENERATOR AND ATS RENTAL	MONTH	1	N/A	N/A
26 32 13/04	TEMPORARY GENERATOR CONNECTION TO EXISTING ELECTRICAL SYSTEM	L SUM	1	\$8,000.00	\$8,000.00
26 36 00/01	AUTOMATIC TRANSFER SWITCH	L SUM	1	\$7,000.00	\$7,000.00
27 51 25/03	CONNECTION TO SCADA SYSTEM	L SUM	1	\$7,000.00	\$7,000.00
BASE BID TOTAL					\$150,000.00

**TOTAL FOR ALL 3 GENERATORS**

**\$ 498,000.00**

**(Figures)**

Four Hundred Ninety Eight Thousand Dollars and 00/100 Dollars

**(Words)**

## BID FORM

### EXCEPTIONS AND DEVIATIONS

The Bidder shall list herein all exceptions and deviations taken to the Contract Documents by Section and page number. (Use additional sheets if required and state number of sheets).

Exceptions and deviations taken to the Contract Documents are (check one): None (X); As Stated Below (\_\_\_)/Sheet \_\_\_ of \_\_\_.

Section/Pg. No.

Description of Exception/Deviation

None

### SUBCONTRACTOR LISTING

The following list of subcontractors and class of work performed by each is submitted. Subcontractors are defined as persons, firms or corporations who supply labor and/or materials for work under this Contract.

Subcontractor

Class of Work

Mag Construction

Miscellaneous general contracting/  
landscaping

## BID FORM

### BIDDER'S EXPERIENCE/QUALIFICATIONS

To demonstrate the Bidder's experience/qualifications, the Bidder shall list herein at least five (5) similar projects equal or greater in capacity which the Bidder has successfully completed within the past ten (10) years.

Owner Or <u>Municipality</u>	General Project <u>Description</u>	Reference Name and <u>Phone No.</u>	Year <u>Completed</u>
Chicago Dept. of Aviation	ORD Terminal 5 Parking Improvements	Knut Olberg 630.360.6390	2025
Thorn Creek Basin Sanitary District	Electrical Upgrades	Jeremy Stubs 708.754.0525	2025
City of Lockport	Briggs St. Pump Station Replacement	Stuart Jelm 815.955.56324	2025
Village of Oak Park	North Pumping Station Generator Replacement	Elaine Avgoustakis 708.358.5726	2025
North Shore Water Reclamation District	Generator Replacement	Joe Rocha 847.456.0378	2025

**Note: Bid will be considered "non-Responsive" if the above experience listing, qualifications, and requirements are not fulfilled.**

### BID CONDITIONS

It is expressly understood and agreed that quantities in the Bidding Schedule for Unit Price Work Items are approximate only, and that payment on the Contract will be made only on the actual quantities of Work complete in place, measured on the basis defined in the Contract Conditions and the Contract Specifications.

The undersigned has carefully checked the above Bidding Schedule against the Contract Drawings and Specifications before preparing this proposal and accepts the items listed in this Bid as substantially correct, both as to classification and amount, and as correctly listing the complete Work to be done in accordance with the Contract Drawings and Specifications.

If this Bid is accepted and the undersigned shall fail to contract as aforesaid and to give the Performance Bond and Payment Bond and to provide all insurance as required by the Contract Documents within **fifteen (15) days** after the date of the award of the Contract, the Owner may, at his/her option, determine that the Bidder has abandoned his/her Contract, and thereupon this Bid and the acceptance thereof shall be null and void, and the forfeiture of such security accompanying this Bid shall operate and the same shall be the property of the Owner as liquidated damages.

## BID FORM

### BID SECURITY

Accompanying this Bid is a Bid Bond  
in the amount of 10% of Base Bid Dollars  
(\$ 10% of Base Bid ).

- Note: a. Insert the words "bid bond" or "cashier's check", or "certified check" as the case may be. In the case where bid security is not required by the contract insert the words "Not Required by Contract".
- b. Amount must be equal to at least **ten percent (10%)** of the Total Bid Price. Where an Alternative(s) has been requested, the Bid Security shall be at least ten percent (10%) of the highest aggregate amount whether it be the Total Base Bid Price or the Total Alternative Bid Price.

**Attach Bid Security Here**

See attached

### PROPOSAL SIGNATURE:

State of Illinois )  
 ) ss  
County of DuPage )

Chris TenEyck, President, being first duly sworn on oath  
deposes and says that the Bidder on the above Bid is organized as indicated below and that  
all statements herein made are made on behalf of such Bidder and that his/her deponent is  
authorized to make them.

Chris TenEyck, President, also deposes and says that  
he examined and carefully prepared his/her Bid from the Contract Drawings and Specifications  
and has checked the same in detail before submitting this Bid, that the statements contained  
herein are true and correct.



## BID FORM

(Fill Out Applicable Paragraph Below)

If Bidder is:

### An Individual

By \_\_\_\_\_ (SEAL)  
(Individual's Name)  
doing business as \_\_\_\_\_  
Business address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_

### A Partnership

By \_\_\_\_\_ (SEAL)  
(Firm Name)  
\_\_\_\_\_  
(General Partner)  
Business address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_

### A Corporation

By William T. Connelly, Inc., dba Connelly Electric Co.  
(Corporation Name)  
\_\_\_\_\_  
Illinois  
(State of Incorporation)  
By \_\_\_\_\_  
(Name of Person Authorized to Sign)  
Chris TenEyck, President  
(Title)



(Corporate Seal)

Attest \_\_\_\_\_ (SEAL)  
(Secretary) Kevin P. Connelly, Secretary

Business address: 40 S. Addison Rd., Suite 100  
Addison, IL 60101  
Phone Number: 630.543.9059

END OF SECTION

**BIDDER CERTIFICATION OF COMPLIANCE OF SITE INSPECTION**

**SECTION 00 43 95**

I Andy Bean, do hereby certify that:

1. I am Estimator of the William T. Connelly, Inc dba Connelly Electric Co.  
Position Firm

and have authority to execute this certification on behalf of this firm.

2. That on 5/30/25 I visited and inspected the project work site scheduled for  
(Date)

improvements of this Contract.

Name of Firm William T. Connelly, Inc. dba Connelly Electric Co.

Signature Andy B

Title Andy Bean, Estimator

Date 5/30/25

Corporate Seal (where appropriate)

END OF SECTION

**SECTION 00 45 19**

Chris TenEyck, President being first duly sworn on oath deposes and states:

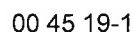
- It is expressly understood that the foregoing statements, representations, and promises are made as a condition to the right of the Bidder to receive payment under any award made hereunder.

(Name) Indicate if corporation, partnership or sole proprietor

Chris TenEyck, President  
(Office held in Bidder Organization)

this 11th day of June, 20 25

END OF SECTION



BIDDER CERTIFICATION ART. 33E, CRIMINAL CODE 1961

SECTION 00 45 46

I Chris TenEyck, do hereby certify that:

1. I am President of the William T. Connelly, Inc. dba Connelly Electric Co.  
Position Firm

and have authority to execute this certification on behalf of this firm.

2. This firm is not barred from bidding on this Contract as a result of a violation of either Section

33E-3, Bid-Rigging, or Section 33E-4, Bid Rotating, as set forth in Article 33E to the "Criminal

Code of 1961".

Name of Firm William T. Connelly, inc. dba Connelly Electric Co.

Signature

Chris TenEyck, President

Date

6/11/25

Corporate Seal (where appropriate)



On this 11th day of June, 2025, before me appeared

(Name) Chris TenEyck to me personally known, who, being duly

sworn, did execute the foregoing affidavit, and did state that he or she was properly

authorized by (Name of Firm) William T. Connelly, Inc. dba Connelly Electric Co. to execute the

affidavit and did so as his or her free act and deed.

Notary Public

[Signature] Commission Expires 4/7/27

Notary Seal



END OF SECTION

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

William T. Connelly, Inc. dba Connelly Electric Co.  
40 S. Addison Road, Suite 100  
Addison, IL 60101

### SURETY:

(Name, legal status and principal place of business)

Western Surety Company  
151 N. Franklin Street  
Chicago, IL 60606  
Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

City of Darien  
1702 Plainfield Road  
Darien, IL 60561

**BOND AMOUNT:** 10% Ten Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)


Generator Improvements at City Hall, Police Station Pump Station

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of June, 2025.

  
(Witness)

William T. Connelly, Inc. dba Connelly Electric Co.  
(Principal) (Seal)

By:   
(Title) CFO

Western Surety Company  
(Surety) (Seal)

By:   
(Title) William Reidinger, Attorney-in-Fact





# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint William Reidinger, Individually of Schaumburg, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond No: Bid Bond  
Principal: William T. Connelly, Inc. dba Connelly Electric Co.  
Obligee: City of Darien

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 10th day of January, 2024.



WESTERN SURETY COMPANY

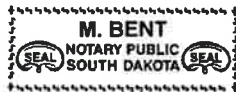
Larry Kasten, Vice President

State of South Dakota } ss  
County of Minnehaha }

On this 10th day of January, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

### CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 9th day of June, 2025.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

### Authorizing By-Laws and Resolutions

#### ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

Approval of a motion authorizing the following 1b.-3, Private Property Storm Water Management Assistance Projects and the Sawyer Drive Public Works Storm Sewer Project in an amount not to exceed \$152,079 for the following:

1. **a. Project FYE26-01** – Public Works Capital Drainage Project \$74,225  
  
**b. Project FYE26-01**-Resident Participation Tye Ins 7901, 7905, 7909, 7913, 7917, 7921, 7925, 7929, 7933, 7937 Sawyer Dr. in an amount not to exceed \$3,091,
2. **Project FYE26-02** – JOINT CO-OP VILLAGE OF DOWNERS GROVE & CITY OF DARIEN 7801-7729-7725-7721-7717-7713 Florence Ave. and 7716-7720-7724-7728-7732-7800 Queens Ct. in an amount not to exceed \$28,301, (City Share \$6,630 Resident Cost and Downers grove \$21,671)
3. **Project FYE26-03** – Wilmette Ave. 6909-6913-6917 Ironwood Dr. 922-926-930-934 in an amount not to exceed \$21,462, (City Cost \$15,346 Resident Reimbursement \$6,116)
4. **Contingency** for Add on Drainage Assistance Projects as Identified in the amount of \$25,000

Attached and labeled as [Attachment A](#) is a spreadsheet of the proposed expenditures and budget line accounts for the projects. (Please note the amounts above have been rounded to the nearest dollar.)

**BACKGROUND**

Throughout the year, the City receives complaints regarding drainage issues within the rear lot lines/easements. The complaints are due to standing water that stems from active sump pumps, grading issues and mature landscaping. The areas further stay saturated throughout the season, thereby making it difficult to mow and maintain these areas and further creates conditions for mosquito breeding. The City's Private Property-Rear Yard Storm Water Management Assistance Policy or further referred to as the *Rear Yard Drainage Program* allows residents, multifamily, commercial property owners and the City to work together in resolving these nuisance ponding and drainage issues. The projects would rid the area of the nuisance ponding, and allow for positive storm water conveyance within the rear yard easement. The inventory for these projects has decreased dramatically in comparison to previous years.

Due to the short construction season and potential lack of inventory, Staff has further programmed a contingency in the amount of approximately \$25,000, City's portion, for any additional projects that may be requested by residents for the remaining year. The projects are typically completed between May and November. The total year-end inventory will be reviewed and proofed by the City Accountant.

The scope of the projects consist of the following work:

- City Staff Field Layout
- City Staff Limited Infrastructure Installation and Restoration
- Purchase of Infrastructure Materials through City Council Awarded Vendors
- Outsource of Installation of Infrastructure and Restoration through City Council Awarded Vendors

**Note:** Pending final participation results the costs may be reduced

**COMMITTEE RECOMMENDATION**

The Municipal Services Committee recommends approval of a motion authorizing the following 1-3, Private Property Storm Water Management Assistance Projects and the Farmingdale Drive Public Works Storm Sewer Project in an amount not to exceed \$152,079.

**ALTERNATE CONSIDERATION**

As directed by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025, City Council for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_



<u>Project/Name</u>	<u>Street Addresses</u>	<u>Project Cost- Estimate</u>	<u>City Contribution Estimate</u>	<u>Resident Reimbursement Estimate</u>	<u>*EASEMENT REQUIRED NON PARTICIPATING FUNDING</u>	<u>Total Resident Reimbursement Estimate</u>
FYE26-01	7900 block Sawyer Dr	\$ 3,091.41	<b>*SEE BELOW</b>	\$ 3,091.41	\$ -	\$ 3,091.41
FYE26-02	Florence Ave & Queens Ct & Village of Downers Grove	\$ 28,300.93	\$ 6,630.00	\$ <b>21,670.93</b>	\$ -	\$ <b>21,670.93</b>
FYE26-03	Wilmette Ave & Ironwood Dr	\$ 21,461.86	\$ 15,346.36	\$ 6,115.50	\$ -	\$ 6,115.50
FYE26	CONTINGENCY ADD ON REAR YARD PROJECTS AS IDENTIFIED	TBD		TBD	TBD	TBD
	<b>TOTALS</b>	<b>\$ 52,854.20</b>	<b>\$ 21,976.36</b>	<b>\$ 30,877.84</b>	<b>\$ -</b>	<b>\$ 30,877.84</b>

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	PROPOSED EXPENDITURE	ACCOUNT BALANCE
01-30-4374	DRAINAGE ASSISTANCE PROJECTS <b>CITY PORTION</b>	\$ 85,000.00	\$ 21,976.36	\$ 63,023.64
01-30-4374	DRAINAGE ASSISTANCE PROJECTS <b>CONTINGENCY</b>	N/A	\$ 25,000.00	\$ 38,023.64
TOTAL			\$ 46,976.36	\$ 38,023.64
25-35-4390	<b>*PUBLIC WORKS STORM WATER /DITCH PROJECT</b>	\$ 112,045.00	\$ 74,225.00	\$ 37,820.00

**SAWYER DR STORM SEWER**

<b>TOTAL PROPOSED EXPENDITURES</b>	
Resident Reimbursement and Village of Downers Grove	\$ 30,877.84
City Contribution	\$ 21,976.36
Drainage Assistance Projects Contingency	\$ 25,000.00
Public Works Capital Sawyer Drive Storm Sewer Project	\$ 74,225.00
<b>Total Cost</b>	<b>\$ 152,079.20</b>

**AGENDA MEMO**  
**CITY COUNCIL**  
**JULY 21, 2025**

**ISSUE STATEMENT**

A Resolution to approve the 2025 City of Darien Zoning Map for publication.

**RESOLUTION**

**DISCUSSION**

Every year the City updates the Zoning Map to show all the properties approved during the previous calendar year. [ATTACHMENT A](#) is a listing of the all approvals by the Planning and Zoning Commission and its successor, the Planning, Zoning and Economic Development Commission, in calendar year 2024 and 2025 to-date that would be reflected in the map.

Ordinance and/or resolution numbers corresponding to the map key number for each approval will be shown on the updated map, in accordance with the City's practices. State Statute requires that zoning maps be published every year. Once approved, copies of the approved maps are posted in City Hall, on the City website, and paper copies are made available for sale.

**MSC MEETING - 06/23/2025**

The Municipal Services Committee reviewed this item at it's meeting on June 23, 2025. **Following an overview by staff, the Municipal Services Committee made a unanimous motion to recommend approval of the zoning map update by City Council.**

**ADDITIONAL UPDATES**

Following additional research, another revision was made to include the Woodland Glen rezoning, which had not been captured in the prior map.

**ATTACHMENTS**

**A) 2025 ZONING MAP CHANGES**

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration.

ZONING MAP CHANGES - CALENDAR YEAR 2024 AND 2025 TO-DATE					
NAME	TYPE OF APPROVAL	ADDRESS/LOCATION	ORDINANCE NO.	MAP KEY	NOTES
INDVESTIA DARIEN LLC	FINAL PLAT OF SUBDIVISION, SPECIAL USE, VARIATIONS	7409 CASS AVENUE (PINS 09-27-108-029 & -033)	O-02-24		
WOODLAND GLEN SUBDIVISION	FINAL PUD, FINAL PLAT OF SUBDIVISION	2941, 2963, & 2985 87TH STREET (PINS 10-06-200-004, 10-06-200-005 & -006)	O-09-24		
INDIAN PRAIRIE PUBLIC LIBRARY	VARIATION	7226 CLARENDON HILLS ROAD & 401 PLAINFIELD ROAD (PINS 09-27-207-012, -014 & -022)	O-10-24		
DARIEN WOODS COURT	VARIATION	9004 DARIEN WOODS COURT (PIN 10-04-105-017)	O-11-24		
THARPE	SPECIAL USE	2551 75TH STREET (PIN 09-29-301-001)	O-17-24		
TRUE NORTH PROPERTIES	FINAL PLAT OF SUBDIVISION, FINAL PUD, VARIATIONS	8245, 8251 & 8255 LEMONT ROAD (PIN 09-32-106-030)	O-18-24		
GREEN	VARIATION	620 MAPLE LANE (PIN 09-22-407-022)	O-20-24		
CITY	ANNEXATION	PORTION OF PINS 09-32-400-004, -005, -007, -009 & -010	O-22-24		ROW ONLY; SEE ATTACHED PLAT OF ANNEXATION
DEVLIN	VARIATION	814 TIMBER LANE (PIN 09-27-107-022)	O-04-25		
COVENTRY GARDENERS	REZONE, SPECIAL USE, VARIATIONS	1033 N. FRONTAGE ROAD (PIN 09-34-302-004)	O-05-25		REZONED TO B-3; SEE ATTACHED ZONING EXHIBIT
TRUE NORTH ENERGY	SPECIAL USE, VARIATIONS	8226 CASS AVENUE (PIN 09-33-205-036)	O-20-25		
SOKOL COURT PUD AMENDMENT	MINOR PUD AMENDMENT	2305 SOKOL COURT (PIN 10-05-404-002)	O-13-25		
ATLANTIC HOMES	REZONE, PRELIMINARY PLAT, VARIATIONS	1220-1225 PLAINFIELD ROAD (PINS 09-28-410-001 & -043)	O-23-25		REZONED TO R-3; SEE ATTACHED ZONING EXHIBIT
DOBRYNSKI	VARIATION	8337 GRANDVIEW LANE (PIN 09-31-401-005)	O-27-25		
O'BRIEN	VARIATION	2330 GREEN VALLEY ROAD (PIN 09-29-402-013)	O-28-25		
GARBER	VARIATION	7322 DARIEN LANE (PIN 09-27-108-014)	O-29-25		
INDVESTIA DARIEN LLC	SPECIAL USE	7415 CASS AVENUE (PIN 09-27-108-033)	O-30-25		
CHESTNUT COURT DARIEN LLC	REZONE, VARIATIONS, PRELIMINARY PLAT	7511 LEMONT ROAD (PINS 09-29-300-008, -022, -023, -024, & -025)	O-33-25		REZONED TO M-U (NEW ZONE); SEE ATTACHED ZONING EXHIBIT
WOODLAND GLEN SUBDIVISION	REZONE, PRELIMINARY PUD, PRELIMINARY PLAT	2941, 2963, & 2985 87TH STREET (PINS 10-06-200-004, 10-06-200-005 & -006)	O-25-23		REZONED TO R-3 (NO EXHIBIT AVAILABLE)



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

**A RESOLUTION APPROVING THE  
2025 CITY OF DARIEN ZONING MAP**

**WHEREAS**, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-13-19, a municipality is required to publish a zoning map each year; and

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

**WHEREAS**, the Corporate Authorities find the zoning map, attached hereto as Exhibit “A,” correctly reflects zoning actions approved by the Corporate Authorities within the 2024 calendar year and the 2025 calendar year to-date.

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

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

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July 2025.

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

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

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,  
ILLINOIS, this 21<sup>st</sup> of July, 2025.**

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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








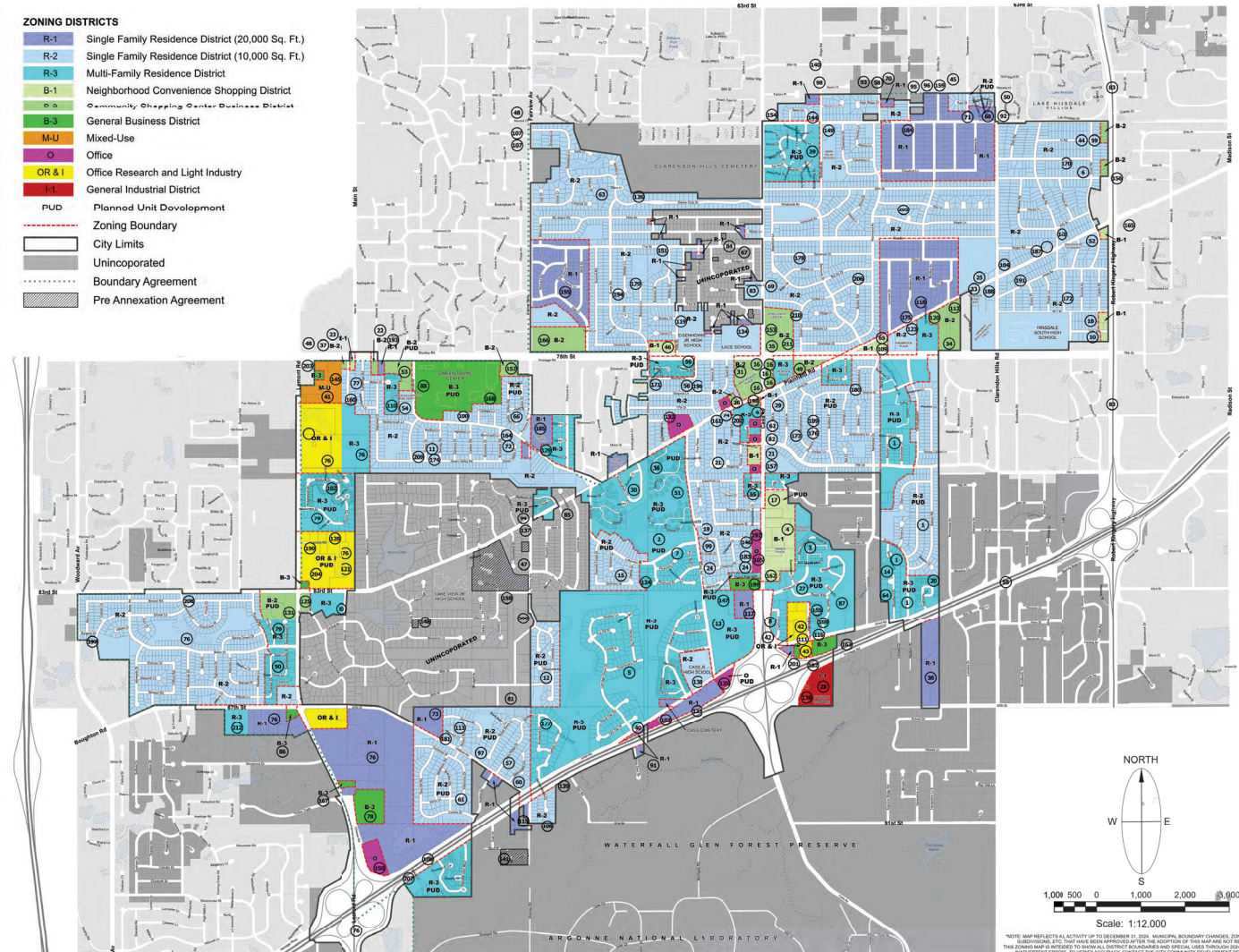
# CITY OF DARIEN, ILLINOIS

## Zoning Map

# 2025

## ZONING DISTRICTS

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



DESCRIPTIONS WITH ORDINANCE NUMBERS

- [illegible]

- [illegible]



APPROVED FOR PUBLICATION BY THE DARIEN  
CITY COUNCIL ON THE 21ST DAY OF JULY 2025

ATTEST: \_\_\_\_\_  
CITY CLERK

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

MOTION NO. \_\_\_\_\_

**AGENDA MEMO**  
**City Council**  
**July 21, 2025**

**ISSUE STATEMENT**

A motion accepting the expenditure of budget funds to purchase services from Flock Safety to maintain the Automatic License Plate Readers (ALPR) in the amount of \$27,000. [EXHIBIT A](#)

**BACKGROUND/HISTORY**

The City began using Flock Safety’s ALPR in April of 2024. The initial deployment consisted of ten camera installations at strategic locations within the City. For over a year, officers have used the product to aid in crime detection, prevention, and investigation.

This renewal is for a two-year (24-month term) and the amount of \$27,000 is the first year’s payment. Next year, there will be another \$27,000.

This item was approved on the Police FYE 26 budget.

Item	Police FYE 26	Available Funds
Flock Safety Cameras	01-40-4217	\$30,000

**STAFF/COMMITTEE RECOMMENDATION**

Staff recommends approval to renew services from Flock Safety for ALPR in the amount of \$27,000.

**ALTERNATE CONSIDERATION**

As recommended.

**DECISION MODE**

This item will be placed on the July 21, 2025, agenda for formal Council consideration and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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



**Flock Safety + IL - Darien PD**

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Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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MAIN CONTACT:  
Matthew Drab  
[matthew.drab@flocksafety.com](mailto:matthew.drab@flocksafety.com)  
+13124043085





EXHIBIT A  
**ORDER FORM**

Customer: IL - Darien PD  
Legal Entity Name: IL - Darien PD  
Accounts Payable Email:  
Address: 1710 Plainfield Rd Darien, Illinois 60561

Initial Term: 24 Months  
Renewal Term: 24 Months  
Payment Terms: Net 30  
Billing Frequency: Annual  
Retention Period: 30 Days

**Hardware and Software Products**

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$27,000.00</b>
<b>Flock Safety Flock OS</b>			
FlockOS <sup>TM</sup> -	Included	1	Included
<b>Flock Safety LPR Products</b>			
Flock Safety LPR, fka Falcon	Included	9	Included

**Professional Services and One Time Purchases**

Item	Cost	Quantity	Total
<b>One Time Fees</b>			

<b>Subtotal Year 1:</b>	\$27,000.00
<b>Annual Recurring Subtotal:</b>	\$27,000.00
<b>Estimated Tax:</b>	\$0.00
<b>Contract Total:</b>	\$54,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

*The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.*

**Billing Schedule**

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$27,000.00
Annual Recurring after Year 1	\$27,000.00
Contract Total	\$54,000.00

\*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
FlockOS <sup>TM</sup> -	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint <sup>TM</sup> technology (proprietary machine learning software) and real-time alerts for unlimited users.

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

**Customer: IL - Darien PD**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

PO Number: \_\_\_\_\_

## **AGENDA MEMO**

**City Council  
July 21, 2025**

### **ISSUE STATEMENT**

A motion to add an ordinance to Chapter 10 “BICYCLES, LOW-SPEED ELECTRIC BICYCLES AND PERSONAL MOBILITY DEVICES” to Title 9 of the “TRAFFIC REGULATIONS” of the City of Darien City Code.

### **ORDINANCE**

### **BACKGROUND/HISTORY**

The Police Department has received several inquiries about local regulations governing bicycles, low-speed electric bikes, and personal mobility devices, in addition to several calls for service reporting issues with riders of these devices. Other communities have already passed or are considering adopting their local ordinance to provide guidance and direction while operating these devices. Staff believe having specific answers to the questions governing these devices is prudent in safeguarding public safety.

### **STAFF/COMMITTEE RECOMMENDATION**

The Committee recommends approval of the added section of Chapter 10 “BICYCLES, LOW-SPEED ELECTRIC BICYCLES AND PERSONAL MOBILITY DEVICES” to Title 9 of the “TRAFFIC REGULATIONS” of the City of Darien City Code.

### **ALTERNATE CONSIDERATION**

As recommended.

### **DECISION MODE**

This item will be placed on the July 21, 2025, City Council agenda for formal consideration.

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

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

**AN ORDINANCE ADDING CHAPTER 10 TO  
TITLE 9 “TRAFFIC REGULATIONS” OF THE  
CITY OF DARIEN CITY CODE**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN  
THIS 21st DAY OF JULY, 2025**

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**Published in pamphlet form by  
authority of the Mayor and City  
Council of the City of Darien, DuPage  
County, Illinois, this \_\_\_\_ day of July,  
2025**

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

**AN ORDINANCE ADDING CHAPTER 10 TO TITLE 9 TRAFFIC REGULATIONS  
OF THE CITY OF DARIEN CITY CODE**

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

**CHAPTER 10  
BICYCLES, LOW-SPEED ELECTRIC BICYCLES AND  
PERSONAL MOBILITY DEVICES**

**SECTION**

- 9-10-1 Definition
- 9-10-2 Obedience to Traffic-Control Devices
- 9-10-3 Operation of Bicycles, Low-Speed Electric Bicycles, And Personal Mobility Devices
- 9-10-4 Location Restrictions
- 9-10-5 Equipment
- 9-10-6 Duty of Parent or Guardian
- 9-10-7 Application of Chapter
- 9-10-8 Penalty

**9-10-1 DEFINITION**

**BICYCLE**

Every device propelled by human power upon which any person may ride, having two (2) tandem wheels except scooters and similar devices.

**LOW-SPEED ELECTRIC BICYCLE**

A bicycle equipped with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classes:

Class 1 low-speed electric bicycle means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.

Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.

Class 3 low-speed electric bicycle means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

A "low-speed electric bicycle" is not a moped or a motor driven cycle. Illinois Vehicle Code (625 ILCS 5/1-140.10).

**PERSONAL (micromobility) MOBILITY DEVICE**

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

An electric-powered or electric-assisted device designed to transport only one person with an electric propulsion system of less than 750 watts and that limits the maximum speed of the device to twenty (20) miles per hour or less, such as a motorized or motor-assisted scooter, motorized or motor-assisted skateboard, or any other similar devices. Illinois Vehicle Code 625 ILCS 5/1-140.11 describes a low-speed electric scooter as a device weighing less than 100 pounds, with 2 or 3 wheels, handlebars and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power and whose maximum speed, with or without human propulsion, is no more than 10 miles per hour. "Low-speed electric scooter" does not include a moped or motor-driven cycle.

9-10-2 OBEDIENCE TO TRAFFIC-CONTROL DEVICES:

Any person operating a bicycle shall obey the instructions of official traffic signals, signs and other control devices applicable to vehicles unless otherwise directed by a police officer.

Wherever authorized signs are erected indicating that no right or left or "U" turn is permitted, no person operating a bicycle shall disobey the direction of any such sign, except when such person dismounts from the bicycle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

9-10-3 OPERATION OF BICYCLES, LOW-SPEED ELECTRIC BICYCLES, AND PERSONAL MOBILITY DEVICES:

- (A) Riding on Bicycles, low-speed electric bicycles, and personal mobility devices
  1. A person operating a bicycle or low-speed electric bicycle shall not ride other than upon or astride the permanent and regular seat attached thereto.
  2. A person operating a bicycle or low-speed electric bicycle shall not carry any other person or persons upon such bicycle or low-speed electric bicycle other than upon a firmly attached and regular seat designed and intended for such purpose.
  3. No bicycle, low-speed electric bicycle, or personal mobility device shall be used to carry more than one (1) person unless specifically designed for more than one (1) person.
- (B) Speed

No person shall operate a bicycle, low-speed electric bicycle, or personal mobility device at a speed greater than is reasonable and prudent under the conditions then existing, or in any case in excess of 20 MPH.
- (C) Riding on Right

Every person operating a bicycle or low-speed electric bicycle upon a public street or roadway shall ride as near to the right side thereof as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
- (D) Emerging from Alley or Driveway

The operator of a bicycle, low-speed electric bicycle, or personal mobility device emerging from an alley, driveway or building shall, upon approaching a sidewalk or



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

sidewalk area extending across any alleyway, yield the right of way to all pedestrians approaching on said sidewalk area and upon entering the public street or roadway shall yield the right of way to all vehicles approaching on said street or roadway.

(E) Duty to Yield

Whenever a person is riding a bicycle or personal mobility device upon a sidewalk, such person shall yield the right of way to any pedestrian, and shall give an appropriate signal clearly audible to such pedestrian.

(F) Clinging to Vehicles

No person riding upon any bicycle, low-speed electric bicycle, or personal mobility device shall attach said bicycle, low-speed electric bicycle, or personal mobility device, or himself, by clinging or otherwise, to any other vehicle.

(G) Riding in a Group

Persons operating bicycles, low-speed electric bicycles, or personal mobility devices shall ride in single file.

(H) Carrying Articles

The use of handheld cell phones, or similar devices, while operating a low speed electric bike and/or personal mobility device is prohibited. The operator of a low speed electric bike and/or personal mobility device with handlebars shall keep both hands on the handlebars at all times.

(I) Parking

No person shall park a bicycle, low-speed electric bicycle, or personal mobility device upon a public street or roadway, nor upon a sidewalk except as follows:

1. On a sidewalk in a rack designed and installed for that purpose.
2. On a sidewalk adjacent to a building with the bicycle, low-speed electric bicycle, or personal mobility device resting on its own standard, provided no part of the bicycle, low-speed electric bicycle, or personal mobility device shall be more than two and one-half feet (2 1/2') from the adjacent building.

(J) Other Vehicles Prohibited

Electric bicycles other than low speed electric bicycles, or devices that do not meet the definition of personal mobility devices as defined in Section 9-10-1 due to being equipped with a motor of 750 watts or more, or capable of a maximum speed in excess of twenty (20) miles per hour, shall not be permitted to be operated on any public right-of-way or on any other public property within the City to include sidewalks and trails.

9-10-4: LOCATION RESTRICTIONS:

(A) Bicycles

Bicycles, other than low-speed electric bicycles, may be operated on any street, sidewalk, or trail in the City.

(B) Low-Speed Electric Bicycles

Low-speed electric bicycles shall be operated only on the street. No person shall operate a low-speed electric bicycle on any sidewalk, or trail within the City.

(C) Personal Mobility Devices

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

Personal Mobility Devices may be operated on any sidewalk or trail in the City. No person shall operate a personal mobility device on any public street, roadway, or alley within the City, except where necessary to cross a street at a designated crosswalk.

9-10-5: EQUIPMENT:

(A) Lamps and Reflectors

Every bicycle, low-speed electric bicycle and personal mobility device when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least five hundred feet (500') to the front and with a red reflector on the rear which shall be visible from all distances from fifty feet (50') to three hundred feet (300') to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of five hundred feet (500') to the rear may be used in addition to the red reflector.

(B) Brakes

Every bicycle, low-speed electric bicycle and personal mobility device shall be equipped with a brake which will enable the operator to make the braked wheel skid on a dry, level, clean pavement.

(C) Alterations to Low-Speed Electric Bicycle or Personal Mobility Device

No person shall knowingly modify a low-speed electric bicycle or personal mobility device to change the manufacturer's speed capability. No person shall operate an altered low-speed electric bicycle or personal mobility device that allows the low-speed electric bicycle or personal mobility device to travel faster than the manufacturer's speed capability.

9-10-6: DUTY OF PARENT OR GUARDIAN:

It shall be unlawful for any parent or guardian to permit any minor child of which they are a parent or guardian to violate any provisions of this chapter.

9-10-7: APPLICATION OF CHAPTER:

The provisions of this Chapter shall apply whenever a bicycle, low-speed electric bicycle, or personal mobility device is operated upon any public street, roadway, alley, sidewalk or other public way within the City.

9-10-8: PENALTY:

Every person convicted of a violation of any provision of this Chapter shall be punished by a fine of not less than twenty-five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00).

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July, 2025.**

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

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July, 2025.**

\_\_\_\_\_  
JOSEPH E. MARCESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

MOTION NO. \_\_\_\_\_

## **AGENDA MEMO**

**City Council**

**July 21, 2025**

### **ISSUE STATEMENT**

A motion accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346. See [Exhibit A](#).

### **BACKGROUND/HISTORY**

The proposed utility line locator is an additional piece of equipment to be utilized by the water division. The staff utilizes line locators on a daily basis to respond to JULIE calls as well as in-house main and service line surveys as required. The department consistently strives to locate our water mains, service lines and streetlights with the utmost accuracy without interference from other utilities that are typically adjacent to the City's water system. The equipment is a tool that is utilized as an industry standard for utility locators. This locator provides the crew with a tool for safe excavation and determining where water lines are located. This piece of equipment will also allow us to have another locator in the fleet to ensure timely locates and multi-functionality amongst the crews. The RD 8200 model would be an updated version of equipment with GIS mapping capabilities for ongoing updates to our GIS watermain maps.

Staff solicited for competitive quotes, below are the results:

<b>VENDOR</b>	<b>TOTAL COST</b>
Core & Main	\$14,346.00
<b>Subsurface Solutions</b>	<b>\$14,346.00</b>
Associated Technical Services, Ltd.	\$15,085.60

The FY25/26 Budget includes funding for the vehicle through the following account:

<b>ACCOUNT NUMBER</b>	<b>ACCOUNT DESCRIPTION</b>	<b>FY 25-26 BUDGET</b>	<b>PROPOSED EXPENDITURE</b>	<b>BALANCE</b>
02-50-4231	Equipment	\$14,500	\$14,346	\$154

### **COMMITTEE RECOMMENDATION**

Staff requests approval of this motion accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346.

This item is being presented prior to the City Council Meeting on July 21, 2025. Chairman Belczak will be presenting the Committee's recommendation to the City Council.

### **ALTERNATE CONSIDERATION**

As directed by the City Council.

### **DECISION MODE**

This item will be on the July 21, 2025 City Council, New Business agenda for formal consideration

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 21<sup>st</sup> day of July 2025.**

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

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

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



# Subsurface Solutions

Damage Prevention Experts

Subsurface Solutions

www.SubsurfaceSolutions.com

## QUOTE 38007

Attention to: Dennis Cable

Valid Till Jul 31, 2025

Sales Person David Shelley

Phone

Email david@subsurfacesolutions.com




### Bill To

City of Darien  
1702 Plainfield Road,  
Darien, IL, 60561-5044

### Ship To

City of Darien  
1702 Plainfield Road,

"

Item & Description	List Price	Qty	Total
<b>RX 82SG with Bag</b> 10/RD8200SG-FCC-KIT-US 2025 Radiodetection RD8200SG Survey Grade Receiver - Soft Carry Bag Included - Onboard RTK Antenna (sub inch accuracy) - Lilon Rechargeable Receiver Battery with AC Mains Charger - USB-C cable - 20+ active frequencies from 256Hz to 200kHz, Power, Radio & CPS frequencies - 5 custom user frequencies - 512Hz, 640Hz, 8kHz, 33kHz Sonde frequencies - Guidance Mode, Peak Mode, Null Mode & Peak Plus - Fault Find mode (A-frame compatible) - Auto digital depth with over 50ft range, Directional compass, Current measurement - Enhanced Power mode with Power filters and depth - Dynamic Overload Protection auto-filtering - USB port for free updates, Bluetooth 2.0 and 5.0 BLE for communicating to external devices - Enhanced Self Test, eCal calibration - Enhanced Volume (Vol 0-5 and high low audio freq) - Swing Warning - 3 Year Warranty after registration & much more... <a href="https://www.subsurfacesolutions.com/product-page/rd8200sg-locator-kit">https://www.subsurfacesolutions.com/product-page/rd8200sg-locator-kit</a>	 \$ 9,058.00	1	\$ 9,058.00
<b>RD8200SG RAM Mount</b> SG RAM Mount RD8200SG RAM Mount Phone Holder bundle with X-grip for phones up to 6 inches, quick release cold shoe adaptor with 1" RAM ball.	\$ 112.00	1	\$ 112.00
<b>TX10 Transmitter</b> 10/TX10-FCC 2025 Tx-10 (10 Watt) transmitter - 20+ Active Frequencies, 8 Induction frequencies - 10 Watt of power & 90V capacity - LCD backlit display with battery & Volt-Ohm meter - Direct connect cables, ground rod, 30ft jumper cable, earth magnet - 3 year warranty after registration	 \$ 3,547.00	1	\$ 3,547.00
<b>TX-LION with AC Charger</b> 10/TX-MBATPACK-V2 2025 TX Li-Ion rechargeable battery with AC charger	 \$ 741.00	1	\$ 741.00

Item & Description	List Price	Qty	Total
<b>TX RING CLAMP 4"</b> 10/TX-CLAMP-4 2025 4" (100mm) Transmitter Clamp	\$ 588.00	1	\$ 588.00



<b>Skylark RTK Network</b> 2024 CX Annual Subscription - 3-7 cm accuracy - <20 seconds fix - PPP-RTK corrections offering uniform performance continent-wide - Optional integrity with error bounding and flagging available - Available in the US, Canada, UK, EU, China, Japan, and Korea - Corrections data available in both OSR and SSR formats - Works with a wide variety of GNSS chipsets, modules, and receivers	\$ 300.00	1	\$ 300.00
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**Contact me if you have questions**

Thank You,

David Shelley

815-474-0064

david@subsurfacesolutions.com

**Sub Total**

**\$ 14,346.00**

*Tax*

**\$ 0.00 Not Configured**

**Grand Total**

**\$ 14,346.00**

**Terms & Conditions** - Pricing may not include local or state sales tax, freight or other shipping charges that will be paid by the customer. Please contact us if you need exact freight and tax charges at 402-990-9454. Pricing is valid for 10 days unless otherwise noted. All orders Prepay, COD, credit card or Net 30 if qualified. We accept all major Credit Cards. Lead time on most equipment is 3-10 days. Radiodetection RD7200 & RD8200 are warranted for 3 years after registration & Schonstedt units 7 years, most other equipment is a 1 year warranty. Free training on equipment over \$5000.

**AGENDA MEMO**  
**CITY COUNCIL**  
**JULY 17, 2025**

**CASE**

PZC2025-14

Variation  
7516 Cass Avenue

**ORDINANCE**

**ISSUE STATEMENT**

A petition from the City of Darien for a variation from Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center District at 7516 South Cass Avenue, Darien IL 60561 (PIN 09-28-402-024).

**GENERAL INFORMATION**

Petitioner/Owner:	City of Darien c/o Brookhaven Plaza LLC
Property Location:	7516 Cass Avenue
PIN Number:	09-28-402-024
Existing Zoning:	Community Shopping Center District (B-2)
Existing Land Use:	Commercial Shopping Center
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Community Shopping Center District (B-2); Commercial
East:	Community Shopping Center District (B-2); Commercial
South:	Neighborhood Convenience Shopping District (B-1);
	Multi-Family Residence District (R-3); Office/Commercial
West:	Single Family Residence District (R-2); Single Family
Size of Property:	3.90 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	Multiple driveways provide access from Plainfield Road and Cass Avenue.

**ATTACHMENTS**

- 1) **[LOCATION MAP & AERIAL IMAGE](#)**
- 2) **[PLANS](#)**
- 3) **[JUSTIFICATION NARRATIVE](#)**

**BACKGROUND/ANALYSIS**

Brookhaven Plaza was originally constructed before between 1969 and 1972 in the early stages of the development of the City, and in later in 1982, was granted B-2 Zoning and a Special Use for a commercial Planned Unit Development to allow the expansion of the shopping center (O-28-82). Many zoning approvals have since been approved for various special uses, commercial improvement and remodels.

Brookhaven Plaza LLC recently applied for a building permit for the installation of two electric vehicle (EV) charging stalls within the required corner-side yard setback on Plainfield Road.



Although the project initially received administrative approval, staff subsequently determined that a zoning variation is necessary to accommodate this improvement.

The City is proceeding with the variation application on behalf of the property owner. These EV Charging stations support the City's long-term objectives to enhance EV infrastructure and readiness going back to 2022 and reflects the existing development pattern within the shopping center, where drive aisles and parking areas encroach upon similar setback areas, specifically along Cass Avenue between Plainfield Road and 75<sup>th</sup> Street.

*Variation:* While the City's recently adopted EV Charging Station Standard do not contain siting or location restrictions for new EV Charging Stations, Section 5A-8-3-8(A)(b) states that "parking facilities within the front or corner side yard are not allowed within the first thirty feet (30') of the required front yard." In order to permit the chargers in the proposed location, a variation is required. Staff note that the existing parking facilities are setback approximately 14 feet from the property line currently, and numerous commercial developments near the Cass/75<sup>th</sup>/Plainfield intersections have zero setbacks or limited setbacks due to the unique shape and arrangement of property in the area.

***Site Plan Review & Justification Narrative***

City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. Additionally, supporting justification has been provided by staff for the request.

**PZC MEETING – JULY 17, 2025**

This item is being presented to the Planning, Zoning and Economic Development Commission on July 17, 2025. Director Gombac will be presenting the Commission's recommendation to the Municipal Services Committee.

**COMMITTEE RECOMMENDATION**

This item is being presented to the Municipal Services Committee prior to the City Council Meeting on July 21, 2025. Chairman Belczak will be presenting the Committee's recommendation to the City Council.

**ALTERNATE CONSIDERATION**

As recommended/directed by the City Council.

**DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for formal consideration

## LANDSCAPE

DuPage Web Mapping Application - DuPage County, Illinois



Esri Community Maps Contributors, County of DuPage, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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

Phone: 1(630)407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)

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

This map is for assessment  
purposes only.

DuPage County Web Site :  
<https://www.dupagecounty.gov>



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..... Subdivision Lot Lines    - - - - Parcel Blocks  
[Red Solid Line] Cadastral Real Estate



# BROOKHAVEN PLAZA S ELECTRIC VEHICLE CHARGING STATION 7516 S CASS AVE, DARIEN, IL 60561

ATTACHMENT 2 - PLANS



SHEET CATALOG		LOCATION MAP		LOCATION INFORMATION		SYSTEM INFORMATION	
SHEET #	DESCRIPTION			SITE COORDINATES : 41.749344, -87.974841		(2) BLINKCHARGING TP5-180-480	
G-01	COVER SHEET			ADDRESS : 7516 S CASS AVE		DUAL PORT EV CHARGING STATIONS	
G-02	GENERAL NOTES			CITY : DARIEN		WIND SPEED 107MPH	
A-01	SITE PLAN			STATE : IL		SNOW LOAD 25PSF	
E-01	ENLARGED EVCS SITE PLAN			ZIP : 60561		EXPOSURE CAT C	
E-02	MOUNTING DETAILS			PERMITTING AUTHORITY : IL-CITY OF DARIEN		AHJ IL-CITY OF DARIEN	
E-03	ELECTRICAL DIAGRAM AND CALCULATION			UTILITY : -		UTILITY -	
E-03.1	LOAD SCHEDULE AND CALCULATION					MIN. TEMP. -23.5°C	
SS-01	SPEC SHEETS					MAX. TEMP. 32.4°C	

<div><b>GENERAL NOTES:</b></div> <div><div><div>1. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED, INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.</div><div>2. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.</div><div>3. EQUIPMENT DISCONNECTING MEANS SHALL HAVE RATINGS SUFFICIENT FOR THE MAXIMUM CIRCUIT CURRENT, VOLTAGE, AND AVAILABLE FAULT CURRENT. THE DISCONNECTING MEANS SHALL SIMULTANEOUSLY DISCONNECT ALL CURRENT-CARRYING CONDUCTORS THAT ARE NOT SOLIDLY GROUNDED WHICH IT IS CONNECTED TO AND SHALL BE OPERABLE WITHOUT EXPOSING THE OPERATOR TO ANY ENERGIZED PARTS OF THE DISCONNECT. [NEC 690.15(C)]</div><div>4. ALL CONDUCTORS EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT. [NEC 310.10(D)]</div><div>4. ALL GROUNDED CONDUCTORS SHALL BE PROPERLY COLOR IDENTIFIED AS WHITE OR GRAY. [NEC 200.6]</div><div>6. EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR FUSIBLE DISCONNECTING MEANS.</div><div>7. FLEXIBLE, FINE-STRANDED CABLES SHALL BE TERMINATED ONLY WITH TERMINALS, LUGS, DEVICES OR CONNECTOR IN ACCORDANCE WITH NEC 110.14. [NEC 690.31(C)(5)]</div><div>8. CONNECTORS SHALL BE OF LATCHED OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30 VOLTS DC OR 15 VOLTS AC SHALL REQUIRE TOOL TO OPEN AND MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING". [NEC 690.33(C) &amp; (D)]</div><div>9. GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS. [NEC 250.64(C)]</div><div>10. EQUIPMENT PROPOSED TO BE MOUNTED ON EXTERIOR WALLS ARE TO MAINTAIN CLEARANCE TO OPERABLE WINDOWS PER MANUFACTURERS RECOMMENDATION AND CODE.</div></div></div> <div><b>EQUIPMENT:</b><div><div>1. EQUIPMENT COMPONENTS SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING LABORATORY(NRTL), SUCH AS UL OR ETC, WHERE SUCH LISTING IS AVAILABLE FOR THE APPLICATION.</div><div>2. DANGER, WARNING, AND CAUTION LABELS SHALL BE PROVIDED AS REQUIRED BY NESC, OR OSHA STANDARDS ON EQUIPMENT ENCLOSURES, DOORS, ACCESS PLATES, AND BARRIERS. LABEL ALL MEDIUM VOLTAGE EQUIPMENT WITH THE OPERATING VOLTAGE.</div><div>3. ALL OPENINGS INTO EQUIPMENT SHALL BE SEALED WITH GALVANIZED STEEL PLATE OR SCREEN TO PREVENT INSECTS AND RODENTS FROM ENTERING.</div><div>4. ALL CONDUCTORS SHALL BE ROUTED TO MAINTAIN ACCESS TO INDICATORS, VALVES, SAMPLE PORTS, SWITCHES, TAP CHANGES, FUSE WELLS, AND OTHER COMPONENTS AND ACCESSORIES REQUIRING OPERATOR ACCESS.</div><div>5. INSTALL BOLLARDS AS REQUIRED.</div></div></div> <div><b>WIRING AND WIRING METHODS:</b><div><div>1. ALL EXPOSED CABLES, SUCH AS MODULE LEADS, SHALL BE SECURED IN A NEAT WORKMANLIKE MANNER TO PREVENT CHAFFING, SWINGING, AND EXCEEDING MINIMUM BEND RADIUS WITH PROPER MECHANICAL SUNLIGHT-RESISTANT MEANS AND ROUTED TO AVOID DIRECT EXPOSURE TO SUNLIGHT AT ALL TIMES.</div><div>2. ALL FIELD WIRING THAT IS NOT COLOR-CODED SHALL BE TAGGED AT BOTH ENDS WITH PERMANENT WIRE MARKERS TO IDENTIFY POLARITY AND GROUND.</div><div>3. FLEXIBLE METAL CONDUIT IS SUITABLE FOR INSTALLATION IN DRY LOCATIONS; SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 48 INCHS APART.</div><div>4. LIQUID-TIGHT FLEXIBLE METAL AND NON-METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 36 INCHES APART.</div><div>5. PVC CONDUIT AND FITTINGS SHALL NOT BE USED ON EXPOSED TO DIRECT SUNLIGHT. WHEN USED IN ACCEPTABLE LOCATION CONDUIT SHALL BE SCHEDULE 80 UV RESISTANT UNLESS NOTED OTHERWISE.</div><div>6. FUSED AND WIRED SUBJECT TO TEMPERATURE CONDITIONS GREATER THAN 100°F OR TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.</div><div>7. ALL TERMINATIONS SHALL HAVE ANTI-OXIDANT COMPOUND AND BE TORQUED PER DEVICE LISTED OR MANUFACTURER'S RECOMMENDATION.</div><div>8. SPLIT BOLTS/SPLICED/CONNECTORS ARE PERMITTED ON THE AC CONDUCTORS AND SHALL BE INSULATED WITH APPROVED MEANS. SPLICES ON THE DC CONDUCTORS ARE NOT PERMITTED IN ANY LOCATION.</div><div>9. NO PVC CONDUIT ALLOWED ON ROOF, UNLESS OPEN-ENDED WIRE MANAGEMENT &lt; 10'.</div></div></div> <div><b>GROUNDING:</b><div><div>1. EQUIPMENT GROUNDING CONDUCTORS MAY BE COPPER OR ALUMINUM.</div><div>2. PARTS OF THE ELECTRICAL INSTALLATION TO BE GROUNDED AND BONDED SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL EQUIPMENT, RACEWAYS, BOXES, CABINETS, AND OTHER NON-CURRENT CARRYING METAL PARTS OF THE WIRING SYSTEM, METAL CONDUIT, SWITCHGEAR, HOUSING AND NEUTRALS OF TRANSFORMERS, LIGHTING FIXTURES, AND PANEL DEVICES AS APPLICABLE TO EQUIPMENT INSTALLED ON THIS PROJECT.</div><div>3. RACKING COMPONENTS AND STRUCTURAL SUPPORTS MUST BE ELECTRICALLY BONDED TOGETHER BY AN ACCEPTABLE MEANS.</div></div></div> <div><b>CONTRACTOR PROCEDURAL NOTES:</b><div><div>1. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY INSPECTING THE SITE AND BECOMING FAMILIAR WITH ALL ASPECTS OF EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT THE DRAWINGS AND SPECIFICATIONS ACCURATELY DEPICT AND ACCOUNT FOR THE EXISTING CONDITIONS. ANY LACK OF DETAIL REGARDING EXISTING CONDITIONS IN THE DRAWINGS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING ANY MATERIALS OR PERFORMING ANY WORK REQUIRED BY THE DESIGN DOCUMENTATION.</div><div>2. THE CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS PRIOR TO STARTING CONSTRUCTION.</div><div>3. ANY DEFICIENCIES, ERRORS, INCONSISTENCIES, OR CONFLICTS BETWEEN OBSERVED FIELD CONDITIONS AND THOSE DEPICTED IN THE DESIGN DRAWINGS SHOULD BE NOTED. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS WITH FIELD MEASUREMENTS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD.</div><div>4. THE CONTRACTOR SHALL REVIEW ALL CIVIL, ARCHITECTURAL, AND MECHANICAL DRAWINGS AND COORDINATE THE ELECTRICAL WORK WITH THE OTHER TRADES. IF CONFLICTS, DISCREPANCIES, OR DEFICIENCIES ARE FOUND WHICH REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. BEFORE PROCEEDING WITH THE INSTALLATION, CONTRACTOR MUST OBTAIN WRITTEN DIRECTION ON ANY REQUIRED MODIFICATIONS TO THE DESIGN.</div><div>5. THE CONTRACTOR SHALL INSTALL SYSTEM INTERCONNECTION AS REQUIRED BY UTILITY INTERCONNECTION STANDARDS.</div><div>5. ANY CHANGES TO OR DEVIATIONS FROM THE DESIGN MADE PRIOR TO THE RECEIPT OF WRITTEN APPROVAL BY THE ENGINEER OF RECORD ARE DONE AT THE CONTRACTOR'S SOLE RISK. THE CONTRACTOR SHALL SUBMIT WRITTEN REQUESTS FOR INFORMATION (RFI) FOR ANY DISCREPANCIES OR PROPOSED CHANGES. RFIS WILL INCLUDE DETAILED SUBMITTAL FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.</div><div>7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE, STORE, AND SECURE ALL EQUIPMENT PRIOR TO AND DURING INSTALLATION.</div></div></div>	<div><b>ELECTRICAL ABBREVIATION:</b></div> <div><div><div>ACP</div><div>A, AMP</div><div>AF</div><div>AIC</div><div>APPROX</div><div>AL</div><div>AWG</div><div>BLDG</div><div>CB</div><div>CONC</div><div>Cu</div><div>CT</div><div>DIA</div><div>DISC</div><div>(E)</div><div>EC</div><div>EMT</div><div>EH</div><div>ENC</div><div>EV</div><div>EVCS</div><div>FMC</div><div>G, GND</div><div>GA</div><div>GFCI</div><div>IN</div><div>J, JB</div><div>KCMIL</div><div>KV</div><div>KVA</div><div>KW</div><div>MAX</div><div>MCB</div><div>MDP</div><div>MSP</div><div>MFR</div><div>MH</div><div>MIN</div><div>MLO</div><div>N, NEUT</div><div>(N)</div><div>NEC</div><div>NEMA</div><div>NTS</div><div>OCPD</div><div>OH</div><div>P</div><div>PT</div><div>PVC</div><div>RMC</div><div>SCH</div><div>SP</div><div>TX, XFMR</div><div>TB</div><div>TBD</div><div>TYP</div><div>UG</div><div>UON</div></div><div><div>ACCUMULATION PANEL</div><div>AMPERE</div><div>AMP FRAME</div><div>AMPERE INTERRUPTING CAPACITY</div><div>APPROXIMATE(LY)</div><div>ALUMINUM</div><div>AMERICAN WIRE GAUGE</div><div>BUILDING</div><div>CIRCUIT BREAKER</div><div>CONCRETE</div><div>COPPER</div><div>CURRENT TRANSFORMER</div><div>DIAMETER</div><div>DISCONNECT</div><div>EXISTING</div><div>ELECTRICAL CONTRACTOR</div><div>ELECTRICAL METALLIC TUBING</div><div>EMERGENCY</div><div>ENCLOSURE, ENCLOSED</div><div>ELECTRIC VEHICLE</div><div>ELECTRIC VEHICLE CHARGING STATION</div><div>FLEXIBLE METAL CONDUIT</div><div>GROUND OR GROUNDING</div><div>GALVANIZED</div><div>GROUND FAULT CIRCUIT INTERRUPTER</div><div>INCHES</div><div>JUNCTION BOX</div><div>THOUSAND CIRCULAR MILS</div><div>KILOVOLT</div><div>KILOVOLT - AMPERE</div><div>KILOWATT</div><div>MAXIMUM</div><div>MAIN CIRCUIT BREAKER</div><div>MAIN DISTRIBUTION PANEL</div><div>MAIN SERVICE PANEL</div><div>MANUFACTURER</div><div>MANHOLE</div><div>MINIMUM</div><div>MAIN LUGS ONLY</div><div>NEUTRAL</div><div>NEW</div><div>NATIONAL ELECTRICAL CODE</div><div>NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION</div><div>NOT TO SCALE</div><div>OVERCURRENT PROTECTIVE DEVICE</div><div>OVERHEAD</div><div>POLE</div><div>POTENTIAL TRANSFORMER</div><div>POLYVINYL CHLORIDE</div><div>RIGID METAL CONDUIT</div><div>SCHEDULE</div><div>SPARE</div><div>TRANSFORMER</div><div>TERMINAL BLOCK</div><div>TO BE DETERMINED</div><div>TYPICAL</div><div>UNDERGROUND</div><div>UNLESS OTHERWISE NOTED</div></div></div>
---	--

**LEGEND:**

XX

EQUIPMENT

—

DRIVE WAY

WHEEL STOPS

OBSTRUCTION

—

SETBACK

----

PROPERTY LINE

2

3

TRANSFORMER

—

CONDUIT RUN (ABOVE GROUND)

PEDESTAL

⊙

METER

----

CONDUIT RUN (UNDERGROUND)

LEVEL 2 EV CHARGER

↔

SWITCH

CIRCUIT BREAKER

LEVEL 3 EV CHARGER

●

SAFETY BOLLARD

SIGNAGE (LOCATION)

FUSE

SCALE: 1"=50'-0"



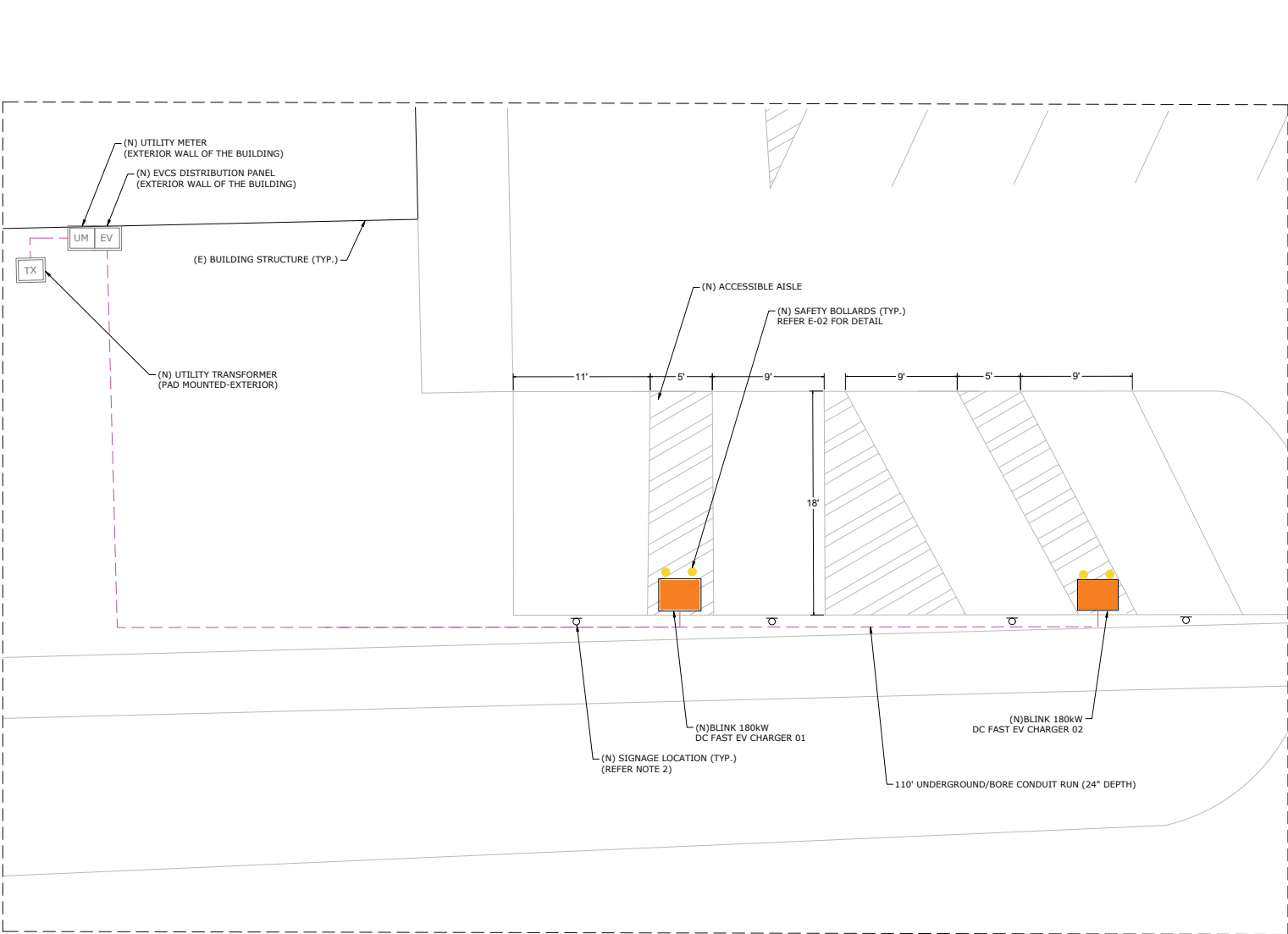
NOTE:  
1. SCOPE OF WORK SHALL COMPLY WITH THE 2020 NEC  
ART. 625 – ELECTRIC VEHICLE POWER TRANSFER SYSTEM.

NOTE 2:  
PARKING SIGN:



NOTE 3:  
EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC  
AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR  
DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION  
11B-228.3.2. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO,  
EVCS SERVING PUBLIC OR PRIVATE FLEET VEHICLES AND  
EVCS ASSIGNED TO AN EMPLOYEE.

ENLARGED EVCS SITE PLAN:



SCALE: 1/4" = 1'-0"



Heartland Charging Services  
Cory Miller, Territory Manager  
419-835-4140  
cmiller@heartlandchargingservices.com

SYSTEM INFORMATION

(2) BLINKCHARGING TP5-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

EVCS PROJECT-HCS-DG-2024-630

**BROOKHAVEN PLAZA S**  
7516 S CASS AVE, DARIEN, IL 60561  
41.749344, -87.974841  
APN #0928402024

REVISION HISTORY		
REV	DATE	DESCRIPTION
A	12.30.2024	EVCS PERMIT PLAN
B	05.30.2025	AHJ REACTION
C	07.09.2025	LAYOUT UPDATE



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1320 ARROW POINT DR, STE 501, #163  
CEDAR PARK, TX 78613

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INTERNATIONAL INC.

PAPER SIZE: 24" X 36"

ENLARGED EVCS SITE PLAN

DESIGNED BY/CHECKED BY: CHEZHILYAN R/MANOJ M	
SCALE: AS NOTED	REV: C
DATE: 07/09/2025	E-01



Technical drawing of the CCS charging station showing front and side views with dimensions and labels.

**Dimensions:**

- Top width: 3'-3"
- Top mounting bracket width: 3'-0"
- Overall height: 6'-3"
- Height from top mounting bracket to the bottom of the charging ports: 5'-7"
- Height from the bottom of the charging ports to the base: 2'-0"

**Labels:**

- DISPLAY
- CHAdemo CHARGING PLUG AND CABLE
- CCS CHARGING PLUG AND CABLE

SCALE: 1-1/2" = 1'-0"

NOTE: APPLICABLE IF BOLLARD IS PRESENT

Top View Dimensions:  
 Overall width: 2'-0"  
 Overall height: 2'-0"  
 Inner square width: 10"  
 Inner square height: 10"  
 Distance from top edge to inner square top: 2-1/2"  
 Distance from right edge to inner square right: 1-1/2"  
 Distance from bottom edge to inner square bottom: 4-5/8"  
 Distance from left edge to inner square left: 10"  
 Circular hole diameter: 4-5/8"  
 Spacing between holes: 3/4" ø (TYP.)

Side View Dimensions and Labels:  
 Total height: 3'-0"  
 Label: SAFETY BOLLARD  
 Base plate label: 10" x 10" x 1/2" BASE PLATE PER MANUFACTURER  
 Base plate thickness: 1/2"  
 Base plate width: 10"  
 Anchors: (4) 4-5/8" ø x 4-1/2" FLOOR ANCHORS  
 Concrete pad height: 8"  
 Concrete pad width: 2'-0"

SCALE: 1-1/2" = 1'-0"

NOTE: APPLICABLE IF WHEEL STOP IS PRESENT

The drawing consists of two parts: a perspective view and a section view.

**Perspective View:** Shows a rectangular concrete wheel stop with a sloped top surface. Dimensions include a total length of 5', a width of 6', and a sloped top surface with a 6" vertical rise and a 9" horizontal run. Two 1" holes are indicated on the top surface. The base has a 3" wide section on one end and a 2" wide section on the other.

**Section View:** A cross-section of the wheel stop. It shows a 5" high concrete base with a 9" wide bottom. The top surface is sloped, with a 2" horizontal section on the left and a 2" horizontal section on the right. A 1/2" deep hole is shown in the center, sealed with mortar. Two #3 rebars are shown on the right side, and two #6 rebars are shown on the left side. The total width of the base is 9".

SCALE: 1" = 1'-0"

SCALE: 3" = 1'-0"

**NOTE:** APPLICABLE IF ADA IS PRESENT

**SIDE VIEW :**

A side-view diagram showing a person in a wheelchair reaching for a control panel. The person is seated, and their arm is extended upwards to touch the panel. The control panel is a vertical rectangular unit with a hatched pattern. Dimension lines indicate a total height of 4' from the floor to the top of the panel and a reach height of 1'-3" from the floor to the point of contact. The wheelchair is shown in profile, with the person's feet on the pedals.

**NOTE:** THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219.2 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CONTRACTOR NEED TO PROVIDE DURING THE INSTALLATION

**FRONT VIEW :**

A front-view diagram showing a person in a wheelchair reaching for a control panel. The person is seated, and their arm is extended forward to touch the panel. The control panel is a vertical rectangular unit with a hatched pattern. Dimension lines indicate a total height of 4' from the floor to the top of the panel and a reach height of 1'-3" from the floor to the point of contact. The wheelchair is shown from the front, with the person's feet on the pedals.

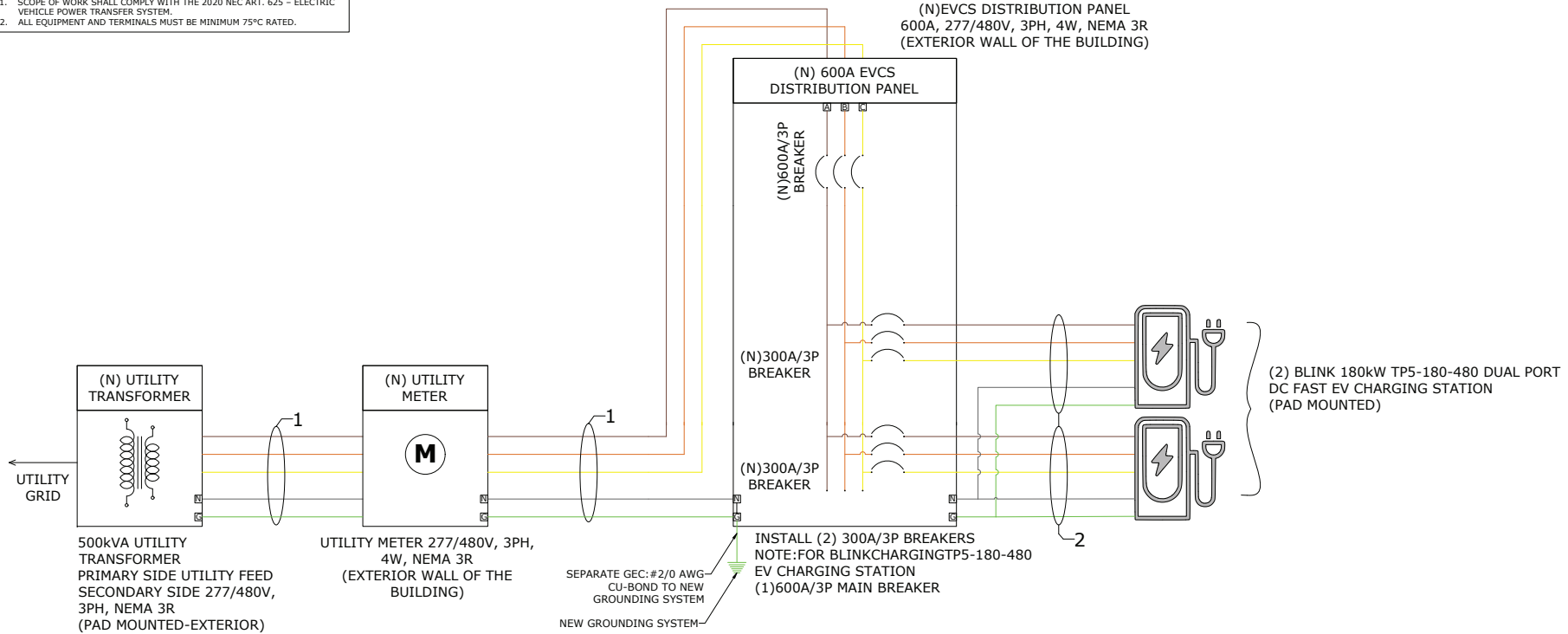
SCALE: 3/4" = 1'-0"

[illegible]



ELECTRICAL DIAGRAM AND CALCULATION:

- NOTE:
- SCOPE OF WORK SHALL COMPLY WITH THE 2020 NEC ART. 625 - ELECTRIC VEHICLE POWER TRANSFER SYSTEM.
  - ALL EQUIPMENT AND TERMINALS MUST BE MINIMUM 75°C RATED.



OCPD CALCULATIONS:

OCPD FOR EVCS PANEL

=MAX EV CHARGER INPUT CURRENT x NO. OF CHARGERS x EV CHARGER VOLTAGE x EV CHARGER PHASE FACTOR / (EVCS PANEL VOLTAGE X PHASE FACTOR) x 1.25 [PER 625.41]  
=240A x 2 x 480V x 1.732 / (480V x 1.732) x 1.25 = 600A = 600A BREAKER

OCPD FOR EV CHARGER

=(MAX EV CHARGER INPUT CURRENT x 1.25) [PER 625.41]  
=240A x 1.25 = 300A = 300A BREAKER

ELECTRICAL CALCULATIONS:

WIRE SIZING (TAG 1):

NO OF PARALLEL FEEDERS: 2

MAX AC OUTPUT CURRENT = 600A/2 = 300A  
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)] X (CONDUCTOR AMPACITY) [PER TABLE 310.16] = 0.96 X 1 X 350A = 336.00A  
TERMINAL RATING, [PER 110.14(C)] - 350 KCMIL, 75°C RATED = 310A  
310A ≥ 300A, SO THE CONDUCTOR AMPACITY GOVERNS THE CONDUCTOR SIZING  
ALSO, 336.00A ≥ 200A, AND 350 KCMIL IS SUFFICIENT

WIRE SIZING (TAG 2):

MAX AC INPUT CURRENT = (MAX INPUT) X (CONTINUOUS LOAD) = (240A X 1.25) = 300A  
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)] X (CONDUCTOR AMPACITY) [PER TABLE 310.16] = 0.96 X 1 X 350A = 336.00A  
TERMINAL RATING, [PER 110.14(C)] - 350 KCMIL, 75°C RATED = 310A  
310A ≥ 300A, SO THE CONDUCTOR AMPACITY GOVERNS THE CONDUCTOR SIZING  
ALSO, 336.00A ≥ 300A, AND 350 KCMIL IS SUFFICIENT

CONDUIT SCHEDULE

TAG ID	CONDUIT SIZE	PARALLEL FEEDERS	CONDUCTOR	NEUTRAL	GROUND
1	3" PVC	2	(3) 350 KCMIL THHN/THWN-2(CU)	(1) 350 KCMIL THHN/THWN-2(CU)	(1) 1 AWG THHN/THWN-2(CU)
2	3" PVC	1	(3) 350 KCMIL THHN/THWN-2(CU)	(1) 350 KCMIL THHN/THWN-2(CU)	(1) 4 AWG THHN/THWN-2(CU)



Heartland Charging Services  
Cory Miller, Territory Manager  
419-835-4140  
cmiller@heartlandchargingservices.com

SYSTEM INFORMATION

(2) BLINKCHARGING TP5-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

EVCS PROJECT-HCS-DG-2024-630

BROOKHAVEN PLAZA S

7516 S CASS AVE, DARIEN, IL 60561

41.749344, -87.974841

APN #0928402024

REVISION HISTORY

REV	DATE	DESCRIPTION
A	12.30.2024	EVCS PERMIT PLAN
B	05.30.2025	AHJ REACTION
C	07.09.2025	LAYOUT UPDATE



ILLUMINE INTERNATIONAL INC.  
1320 ARROW POINT DR, STE 501, #163  
CEDAR PARK, TX 78613

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PAPER SIZE: 24" X 36"

ELECTRICAL DIAGRAM AND CALCULATION

DESIGNED BY/CHECKED BY:  
CHEZHIYAN R/MANOJ M

SCALE: AS NOTED REV: C

DATE: 07/09/2025 E-03



LOAD SCHEDULE AND CALCULATION:

(N) 600A EVCS DISTRIBUTION PANEL - 277/480V - 3PH 4W - NEMA 3R														
Circuit	Name	OCPD Rating	Poles	Connected Load	A	B	C	Connected Load	Poles	OCPD Rating	Name	Circuit		
1	LEVEL 3 CHARGER 01	300A	3	66,508	133,016			66,508	3	300A	LEVEL 3 CHARGER 02	2		
3				66,508		133,016		66,508				4		
5				66,508			133,016	66,508				6		
				Connected load (VA)	133,016	133,016	133,016					Total Demand (VA):	498,810	
				Demand Load (VA)	166,270	166,270	166,270					Total Demand (A):	600	
				Line Current (Amps)	600	600	600							



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EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

VOLTAGE DROP CALCULATION:

AC VOLTAGE DROP CALCULATION											
SOURCE	TERMINATION	TAG	CURRENT	VOLTAGE	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTEN CE AT 75 DEG C	RESISTENCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
INVERTER TO COLLECTION											
UTILITY TRANSFORMER	UTILITY METER	1	600	480	2	P 350 KCMIL	Cu	0.000043	0.00003708	10	0.04%
UTILITY METER	EVCS DISTRIBUTION PANEL	1	600	480	2	P 350 KCMIL	Cu	0.000043	0.00003708	10	0.04%
EVCS DISTRIBUTION PANEL	EV CHARGER 01	2	300	480	1	P 350 KCMIL	Cu	0.000043	0.00003708	80	0.32%
EVCS DISTRIBUTION PANEL	EV CHARGER 02	2	300	480	1	P 350 KCMIL	Cu	0.000043	0.00003708	110	0.44%
										MAX Vdrop	0.84%
										AVERAGE Vdrop	0.46%

EVCS PROJECT-HCS-DG-2024-630

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PAPER SIZE: 24" X 36"

LOAD SCHEDULE AND CALCULATION

DESIGNED BY/CHECKED BY:  
CHEZHIYAN R/MANOJ M

SCALE: AS NOTED      REV:C

DATE: 07/09/2025      E-03.1

## SPECIFICATION SHEET

180kW DC FAST CHARGER  
Specifications

blink

Product Number	TPS-180-480	HPC-180-480
Maximum Power	180kW	
Output Voltage	150 - 1000VDC	
Max Output Current	Up to 650A	
Input Voltage (1) Frequency	480VAC (50 + 14 + 16%) (1) 60 Hz	
IEA (1) Breaker Rating	240A (1) 300A or larger	
Rated Power	199.35kW	
Power Factor	> 0.98 @ full load	
Efficiency	> 94% @ nominal output power	
Connector Options	CCS1/2 (1) CHAdeMO (1) NACS (1) DBT	
CCS Cable	Optional up to 300A (Maximal) & 500A (Peak) - Air Cooled	Up to 500A - Liquid Cooled
NACS Cable	Up to 400A - Air Cooled	Up to 600A - Liquid Cooled
CHAdeMO Cable	Standard up to 125A - Air Cooled (1) Optional up to 200A - Air Cooled	
Cycle Mode	1 x 180kW (Max: 400A)	1 x 180kW (Max: 600A)
Parallel Mode	2 x 90kW (Max: 600A)	
Charging Protocol	Mode 4 IEC-61851, ISO 15118, DIN 70121 (Mode 4, CHAdeMO 0.9, 1.0)	
Charging Cable	CCS - 16ft (5m) or 20ft (6m) (Optional for Air Cooled) (1) CHAdeMO & NACS - 16ft (5m) Cable Management included for all connectors	
Weight	180lbs (80kg)	1102 lbs (500 kg)
Dimension (L x D x H)	39.96" x 29.52" x 73.42"	43.07" x 36.97" x 81.3"
Insulation (Input - output)	> 2.5 kV	
Ingress Protection	NEMA 3S (IP66), IK10	
Altitude	< 6,600ft (2,000m)	
Operating Temperature	-20°C to 55°C (-4°F to 131°F)	
Wiring (1) Storage Humidity	≤ 95% RH (1) ≤ 99% RH (Non-condensing)	
Display	10" LCD Touch Screen	
Interface Protocol	OCPP 1.6J	
Access Control	RFID: ISO/IEC 14443A/B (1) Credit Card Reader	
Power Electronics Cooling	Air Cooled	
Regulatory Compliance	IEC 61851-1, IEC 61851-23 (1) EMC: EN 61000-6-1:2007, EN 61000-6-2: CE, No. 09220412, ITFUC77	
Communication Protocol	Ethernet, Wi-Fi, 4G	
Electrical Safety: GFCI	RCD 20mA Type A	
Electrical Safety: Surge Protection	20kA	
Electrical Safety: General	Over Voltage, Under Voltage, Over Current, Missing Ground	
Electrical Safety: Output Short	Output power disabled when output is short circuited	
Electrical Safety: Temperature	Temperature Sensors @ Charge Cables and Power Electronics	
Emergency Stop	Disables output power with emergency stop button	
Metering	DC kWh meter per connector	

## SPECIFICATION SHEET

## SPECIFICATION SHEET

## Standard Safety Bollard - 4 1/2 x 36", Fixed



Protect equipment from damage caused by forklifts and pallet trucks.

- Sturdy steel bollard posts have removable black caps. Fill with concrete for extra strength.
- 11 gauge steel.
- Permanent installation.
- [Concrete Installation Kit](#) and [10' Steel Chain](#) available.

## SPECIFICATION SHEET

HEARTLAND  
CHARGING SERVICES

Heartland Charging Services  
Cory Miller, Territory Manager  
419-835-4140  
cmiller@heartlandchargingservices.com

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SPEC SHEETS

DESIGNED BY/CHECKED BY:  
CHEZHIYAN R/MANOJ M

SCALE: AS NOTED REV: C

DATE: 07/09/2025 SS-01

Illumine I Inc. 2.0: 03/01/2024

**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.

**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. **Strict application of the setback prevents installation of EV charging stalls in a functional and accessible location, limiting the property's ability to support modern site improvements**

---

2b. The plight of the owner is due to unique circumstances. **The unique layout of the shopping center, including existing parking and drive aisles within the setback areas, limits available locations for EV charging stalls outside of the setback.**

---

2c. The variation if granted will not alter the essential character of the locality. **The proposed EV charging stalls are consistent with existing site improvements within the shopping center and will not alter the established character of the surrounding area.**

---

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. **Without the variation, the owner would suffer a hardship by preventing the owner from providing EV charging infrastructure in a location that meets functional and accessibility requirements for the site.**

---

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. **The existing configuration of the shopping center, including parking and drive aisles within setback areas established under prior approvals, limits the ability to locate EV charging stalls outside of the setback and was not created by the current owner.**

---

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. **Due to the site's existing layout and constraints, there is no practical way to redesign the EV charging stalls to comply with setback requirements without creating significant functional and accessibility challenges, or reducing non-EV stalls.**

---

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. Approval of the variation may encourage similar requests; however, such installations are unlikely to create an

unreasonable burden or negatively impact the community. The proposed EV charging stalls will not create adverse impacts or diminish the value of neighboring properties, and similar future requests are unlikely to result in an undue burden on the community.

---

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. Approval of the variation may encourage similar requests; however, such installations are unlikely to create an unreasonable burden or negatively impact the community.

---

3f. Net Benefit? The positive impacts to the community outweigh the negative impacts. The addition of EV charging stalls supports the City's sustainability goals and provides a public benefit that outweighs any potential 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. Granting the variation will support the Zoning Code's intent by facilitating modern infrastructure improvements, enhancing site functionality, and promoting public health and welfare without compromising the surrounding area's character or safety.

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

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

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

**(PZC2025-14: 7516 Cass Avenue)**

---

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

**THIS 21<sup>st</sup> DAY OF JULY, 2025**

---

**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of July, 2025.**

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

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

**(PZC2025-14: 7516 Cass Avenue)**

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

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

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

**WHEREAS**, the petitioner has requested approval of a variation from the terms of the Darien Zoning Ordinance, Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center District at 7516 South Cass Avenue; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Darien Zoning Ordinance, a public hearing was conducted by the Planning, Zoning, and Economic Development Commission on July 17, 2025 to consider the Petition; and

**WHEREAS**, based upon the evidence, testimony, and exhibits presented at the July 17, 2025 public hearing, the Planning, Zoning, and Economic Development Commission voted 6-0 to recommend approval of the Petition to the Municipal Services Committee and City Council; and

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

**WHEREAS**, based upon the evidence, testimony, and exhibits presented at the July 21, 2025 Municipal Services Committee meeting, the Committee unanimously recommended approval of the Petition; and

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

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

**SECTION 1: Subject Property.** This Ordinance is limited and restricted to the property generally located at 7516 Cass Avenue, Darien, Illinois, and legally described as follows:

PARCEL 1: THAT PART OF LOT 302 (EXCEPT THE NORTH 200.00 FEET OF THE EAST 200.0 FEET THEREOF AND EXCEPT THE NORTH 164.5 FEET OF THE BALANCE OF LOT 302 AND EXCEPT THE WEST 20 FEET OF THE SOUTH 13.5 FEET OF THE NORTH 213.5 FEET OF THE EAST 206 FEET OF LOT 302) LYING NORTH OF A LINE DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 302, 382.48 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 150.0 FEET; THENCE SOUTHWESTERLY TO A POINT 366.16 FEET NORTHWESTERLY FROM, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 302, FROM A POINT ON THE SOUTH LINE OF SAID LOT 100.0 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 302; THENCE NORTHWESTERLY 66.46 FEET TO A POINT ON THE WEST LINE OF LOT 302, 511.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 302 IN BROOKHAVEN MANOR, BEING A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1956 AS DOCUMENT 827287, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 302 IN BROOKHAVEN MANOR, BEING A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 38 NORTH, RANGE 11,

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

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1956 AS DOCUMENT 827287, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 302 AND RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 155.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 210.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 145 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT 182.48 FEET, MORE OR LESS, TO A POINT 382.48 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 150.0 FEET; THENCE SOUTHWESTERLY TO A POINT 366.16 FEET NORTHWESTERLY FROM (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT) A POINT IN THE SOUTH LINE OF SAID LOT, SAID SECOND POINT BEING 100.0 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ON SAID RIGHT ANGLES LINE 366.16 FEET TO SAID POINT IN THE SOUTH LINE 100.0 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ON SAID SOUTH LINE 315.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 164.5 FEET (EXCEPT THE EAST 200 FEET THEREOF) OF LOT 302 IN BROOKHAVEN MANOR, BEING A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1956 AS DOCUMENT 827287, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-28-402-026; -024; -021

**SECTION 2: Variation Granted.** A variation is hereby granted from the Zoning Ordinance, Section 5A-8-3-8(A)(b) of the City Code, to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center.

**SECTION 3: Conditions.** Approval is subject to the following conditions:

1. Wheel stops and vehicle bollards shall be provided.

**SECTION 4: Home Rule.** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a)



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

contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supercede state law in that regard within the City of Darien.

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July, 2025.

AYES \_\_\_\_\_

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July, 2025.

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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



**AGENDA MEMO**  
**CITY COUNCIL MEETING**  
**JULY 21, 2025**

**ISSUE STATEMENT**

Consideration of the following ordinances:

- a) An [ordinance](#) establishing an Interested Parties Registry (Chestnut Court Shopping Center Tax Increment Financing District); and
- b) An [ordinance](#) calling for a Public Hearing and a Joint Review Board meeting to consider the designation of a redevelopment project area and the approval of a redevelopment plan and project for the City of Darien (Chestnut Court Shopping Center Tax Increment Financing District);

**ORDINANCES**

**ATTACHMENTS**

- A. [TIF ELIGIBILITY REPORT](#)
- B. [PROJECTED INCREMENTS](#)

**DISCUSSION/ANALYSIS**

*Background:* To encourage redevelopment of the distressed Chestnut Court Shopping Center, the City of Darien (the “City”) is investigating the creation of a Tax Increment Financing (“TIF”) District for the property located at the southeast corner of 75th Street and Lemont Road.

A Tax Increment Financing District is a special redevelopment area established to spur private investment by wisely reinvesting property tax revenues specially allocated to the TIF Fund. Eligible project costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- Marketing costs;
- Property assembly and preparation costs;
- Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects;
- Financing costs;
- Relocation costs; and
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, among others.

*Eligibility Report:* Earlier this year, the City Council authorized the hiring of a consultant to evaluate the Chestnut Court Shopping Center for TIF Eligibility and if eligible, draft a redevelopment plan, or TIF. **The Eligibility Report has been prepared and is included as Attachment A.**

As shown in the table below from the TIF eligibility study, the equalized assessed value for all parcels within the Project Area has decreased in three (3) the previous five (5) years (2021, 2022 and 2023). IN 2021 the properties generated approximately \$128,000 more in property taxes than in 2024.

CATEGORY	2019	2020	2021	2022	2023	2024
Total EAV of Project Area	\$5,763,360	\$6,006,560	\$5,938,900	\$5,575,930	\$3,794,010	\$3,799,620
Percent Change in EAV	n/a	4.05%	-1.14%	-6.51%	-46.97%	0.15%

The report provides in-depth summary and investigation into the eligibility criteria for the TIF, summarized in the table below:

Standard	Project Area
Building Age	Yes
Dilapidation	No
Obsolescence	Yes
Deterioration	Yes
Illegal Uses	No
Below Code Standards	No
Excessive Vacancies	Yes
Lack of Ventilation	No
Inadequate Utilities	Yes
Excessive Land Coverage	No
Deleterious Land Use	No
Lack of Planning	No
Environmental	No
Decline in EAV	Yes
Total	5

There are 13 total criteria. Five are required for qualification as a blighted area. Qualification as a conservation area requires three criteria to be met and a majority of buildings to be over 35 years old. Please note that building age is not an eligibility criterion, it's only used to determine the use of conservation standards.

*Projected Increments:* **Projected increments under two scenarios are included in Attachment B.** “Proposed Mixed Use Development” assumes that the site is developed in accordance with the underlying mixed-use zoning, consistent with the Comprehensive Plan. “Remain Commercial” assumes that the existing shopping center remains in its current configuration, fully leased out, with eligible site improvements.

*Next Steps:* The next step is the public input process, which includes the formal recommendation from the Joint Review Board, and a public hearing. The Eligibility Report and other information for the TIF is available on the City's website. The full Redevelopment Plan and TIF will be made available in advance of the public hearing.

Staff have prepared an ordinance that sets the date and time for the formal public hearing for the TIF and the joint review board required by statute for the TIF. This ordinance is the first step in the TIF process.

The proposed schedule is as follows:

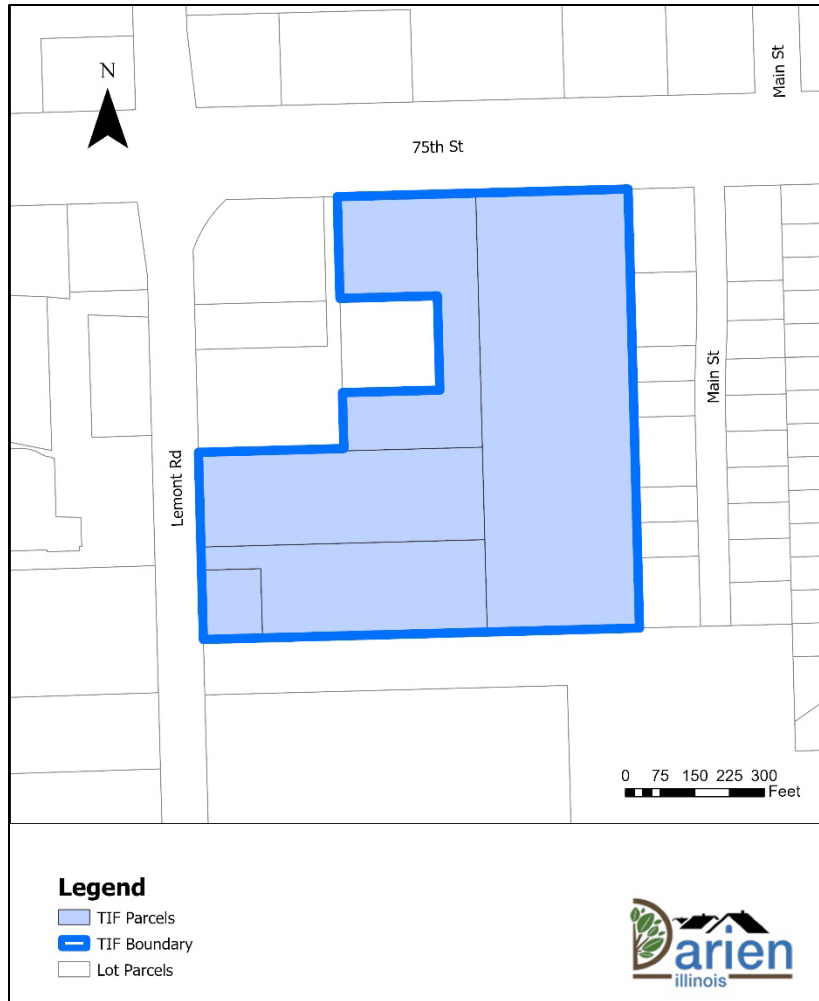
- Joint Review Board on August 14, 2025 at 4 PM.
- Public Hearing, tentatively scheduled for September 15, 2025 at 7:00 PM.

*Required Notifications and Future Meetings:* Under state law, the City is required to make the following notifications:

- Notification of all residential addresses within the proposed TIF and within 750 feet of the availability of the Redevelopment Plan and Eligibility Report by regular mail.
- Notification of all taxing district of the Joint Review Board meeting by certified mail.
- Notification of all property owners within the proposed TIF of the public hearing two weeks prior by certified mail.

Residents or other interested parties may fill out a form to be included on the Interested Parties Registry established by ordinance, also on this City Council agenda. The Interested Parties Registry will be made available online or at City Hall during regular business hours.

*Proposed TIF Boundary:*



### **STAFF RECOMMENDATION**

Staff recommend that the City Council adopt the ordinance setting the date and time for the public hearing and joint review board, and adopt an ordinance establishing an interested parties registry.

### **COMMITTEE RECOMMENDATION**

There were no requirements for committee recommendations on these items.

### **ALTERNATE CONSIDERATIONS**

As directed by City Council.

### **DECISION MODE**

This item will be placed on the July 21, 2025 City Council agenda for consideration.

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**CHESTNUT COURT SHOPPING CENTER  
TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY REPORT**

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June 19, 2025

Prepared by:  
Teska Associates, Inc.



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## INTRODUCTION

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To encourage redevelopment of the distressed Chestnut Court Shopping Center, the City of Darien (the “City”) is investigating the creation of a Tax Increment Financing (“TIF”) District for the property located at the southeast corner of 75<sup>th</sup> Street and Lemont Road. The purpose of this Eligibility Report is to document the eligibility criteria as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”). The following analysis documents the presence of eligibility criteria necessary for designation as a TIF District, as required in the Act.

Tax Increment Financing can be used to make the Project Area more attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the City’s tax base, affect the safety of community residents, and hinder the City’s ability to promote cohesive development of compatible land uses as articulated in the City’s Comprehensive Plan. In accordance with the TIF Act, public improvements may be constructed, and incentives provided to encourage the type of private investment that will allow the City to achieve its vision and goals.

Establishing the Chestnut Court Shopping Center TIF District can help the City meet these goals by facilitating physical improvements, removing blighting conditions, and providing funding sources for improvement projects within the Project Area. These improvements will not only help improve the physical conditions and economic development of the Project Area but also enhance the quality of life of adjacent properties and neighborhoods, and for all residents of the City of Darien as a whole.





## TAX INCREMENT FINANCING

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The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”), stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area and amendments thereto.

A “Redevelopment Project Area” is defined as:

*“..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas” (65 ILCS 5/11-74.4-3(p)).*

A “blighted area” is defined as:

*“If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area.”*

Eligibility factors for improved land include: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; and declining total equalized assessed value.

*“If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains”*

Eligibility factors for vacant land include: obsolete platting, diversity of ownership of parcels, tax delinquencies, environmental remediation, and decline in equalized assessed value.

*“If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains.”*

Eligibility factors for vacant land include: chronic flooding, illegal disposal, or that the area qualified as a blighted area immediately prior to becoming vacant.

A “conservation area” is defined as:

*“... any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.”*

Eligibility factors include: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; and declining total equalized assessed value.



This report summarizes the analyses and findings of the City’s planning consultant, Teska Associates, Inc. (“Teska”). Determination of eligibility of the proposed Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc., document and archival research, and information obtained from the City of Darien and DuPage County, Illinois against the eligibility criteria set forth in the Act.

Teska has prepared this report with the understanding that the City would rely on:

1. The findings and conclusions of this report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the requirements of the Act; and
2. The fact that Teska has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Chestnut Court Shopping Center redevelopment Project Area (the “Project Area”) is eligible for designation as either a ‘blighted area’ or a ‘conservation area’ based on the predominance and extent of parcels exhibiting the following primary characteristics:

Standard	Project Area
Building Age	Yes
Dilapidation	No
Obsolescence	Yes
Deterioration	Yes
Illegal Uses	No
Below Code Standards	No
Excessive Vacancies	Yes
Lack of Ventilation	No
Inadequate Utilities	Yes
Excessive Land Coverage	No
Deleterious Land Use	No
Lack of Planning	No
Environmental	No
Decline in EAV	Yes
Total	5

Each of these factors contributes towards the eligibility of the Project Area as a whole.

## DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

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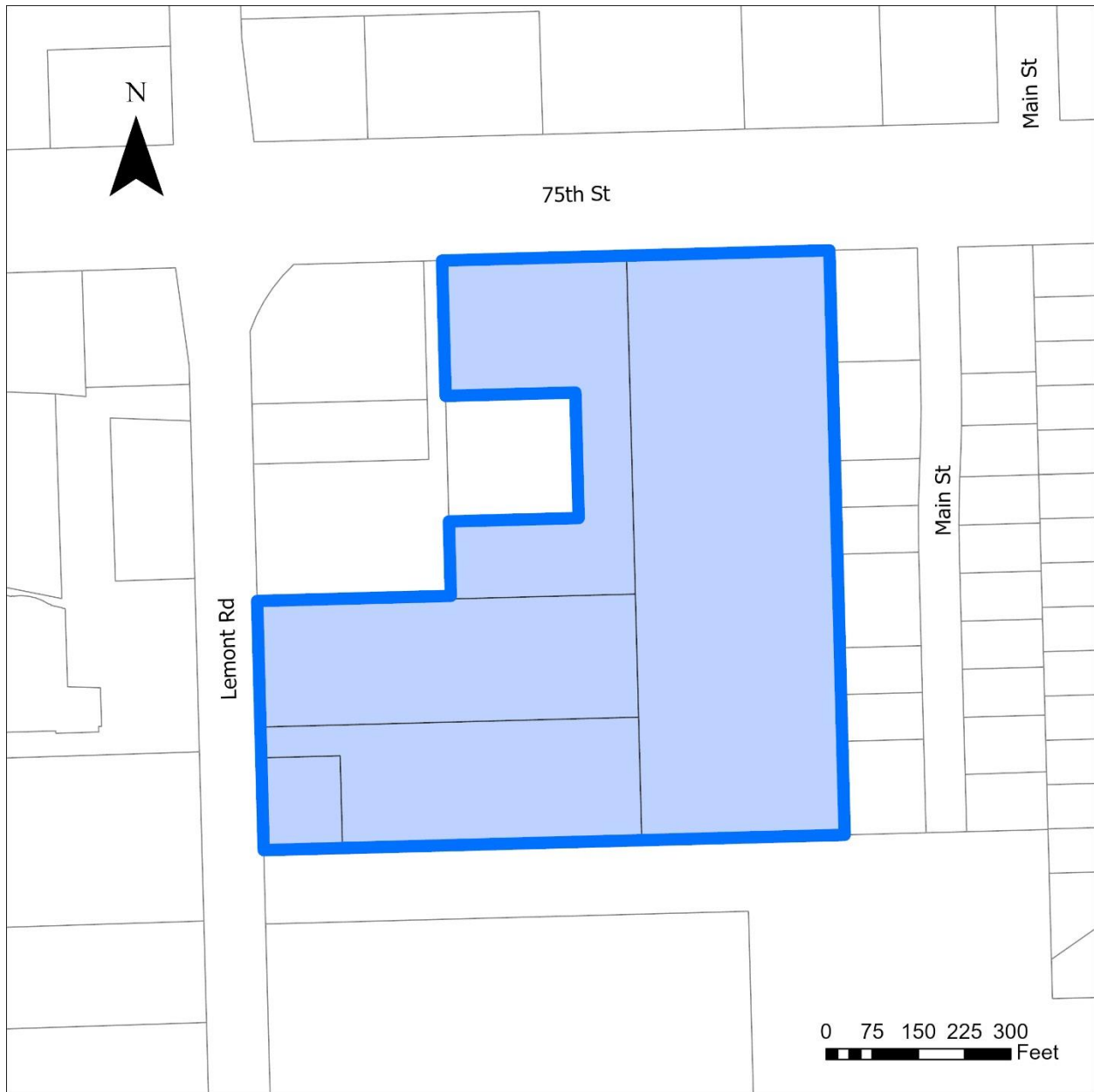
The Project Area generally consists of properties located within the Chestnut Court Shopping Center in the City of Darien, including parcels located roughly at the southeast corner of 75<sup>th</sup> Street and Lemont Road, as shown below. The area is utilized as a commercial/retail shopping center. The Project Area contains two (3) structures on five (5) parcels. The total area of the Project Area is approximately sixteen acres (16) acres, more or less. "Exhibit 1" illustrates the exact boundaries of the Project Area.

**EXHIBIT 1 – LOCATION MAP**








## EXHIBIT 2 – PROJECT AREA BOUNDARY

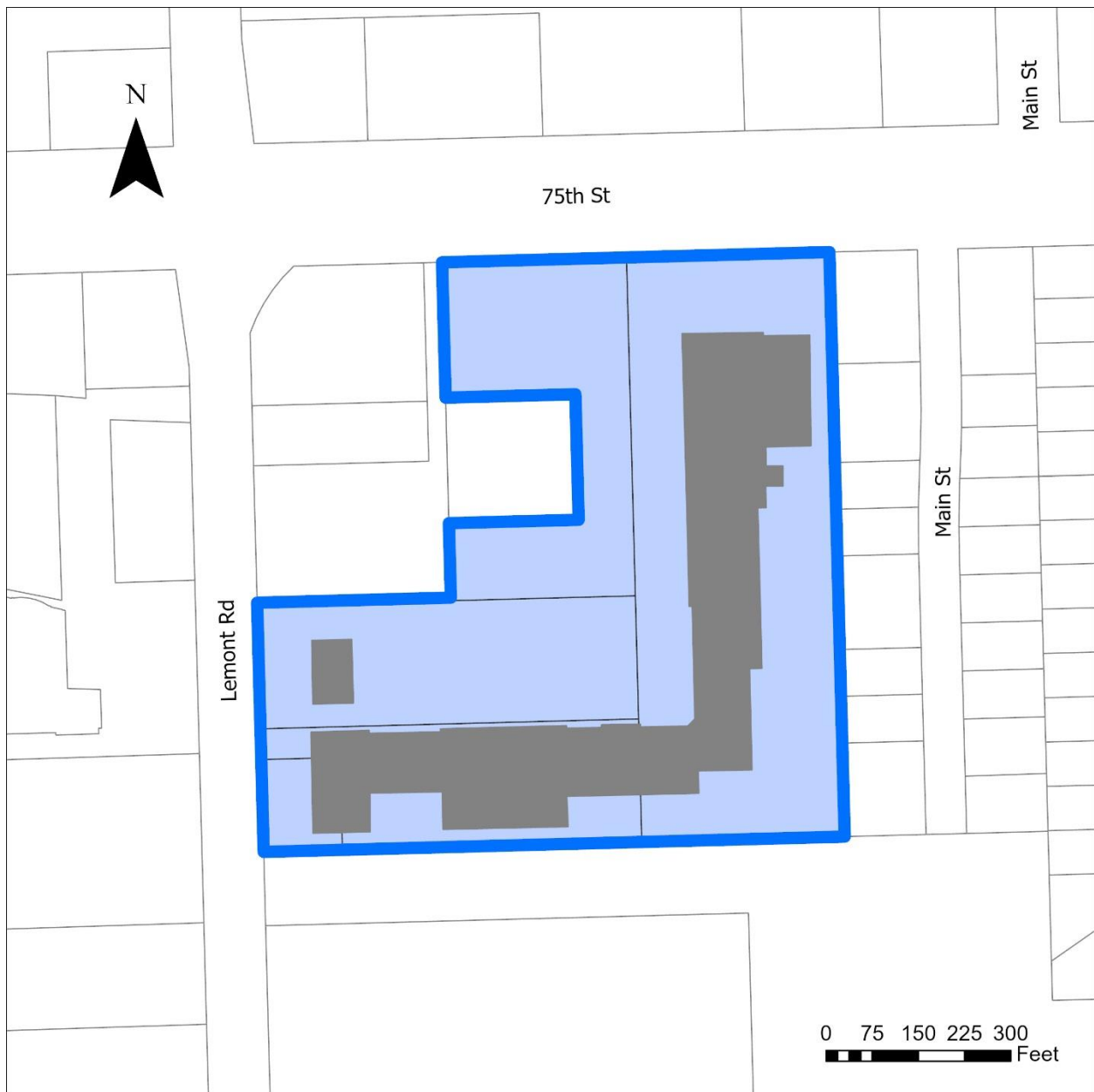


### Legend

-  TIF Parcels
-  TIF Boundary
-  Lot Parcels



### EXHIBIT 3 – PROJECT AREA BUILDINGS



#### Legend

- Building Footprints
- TIF Parcels
- TIF Boundary
- Lot Parcels



## ELIGIBILITY FINDINGS

Teska conducted a field survey of every property located within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each building and parcel. This survey occurred on March 18, 2025. Photographs further document the observed conditions. Field observations were supplemented with information provided by City of Darien and DuPage County officials, and available public records.

In order to be designated as a 'blighted area', a combination of at least five (5) eligibility factors must be present and reasonably distributed throughout the Project Area. To be designated as a 'conservation area', at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area.



### *Age of Buildings*

Based on field analysis, historical records provided by the City of Darien and the DuPage County Assessor's Office, and internet research, the Chestnut Court Shopping Center was constructed in 1984. Therefore, at least two (2) out of two (2) of the buildings within the Project Area (100%) are thirty-five (35) years old or older (see "Figure 2"). The Project Area therefore meets the statutory requirement that at least fifty percent (50%) of the buildings in a 'conservation area' be thirty-five (35) years of age or older.

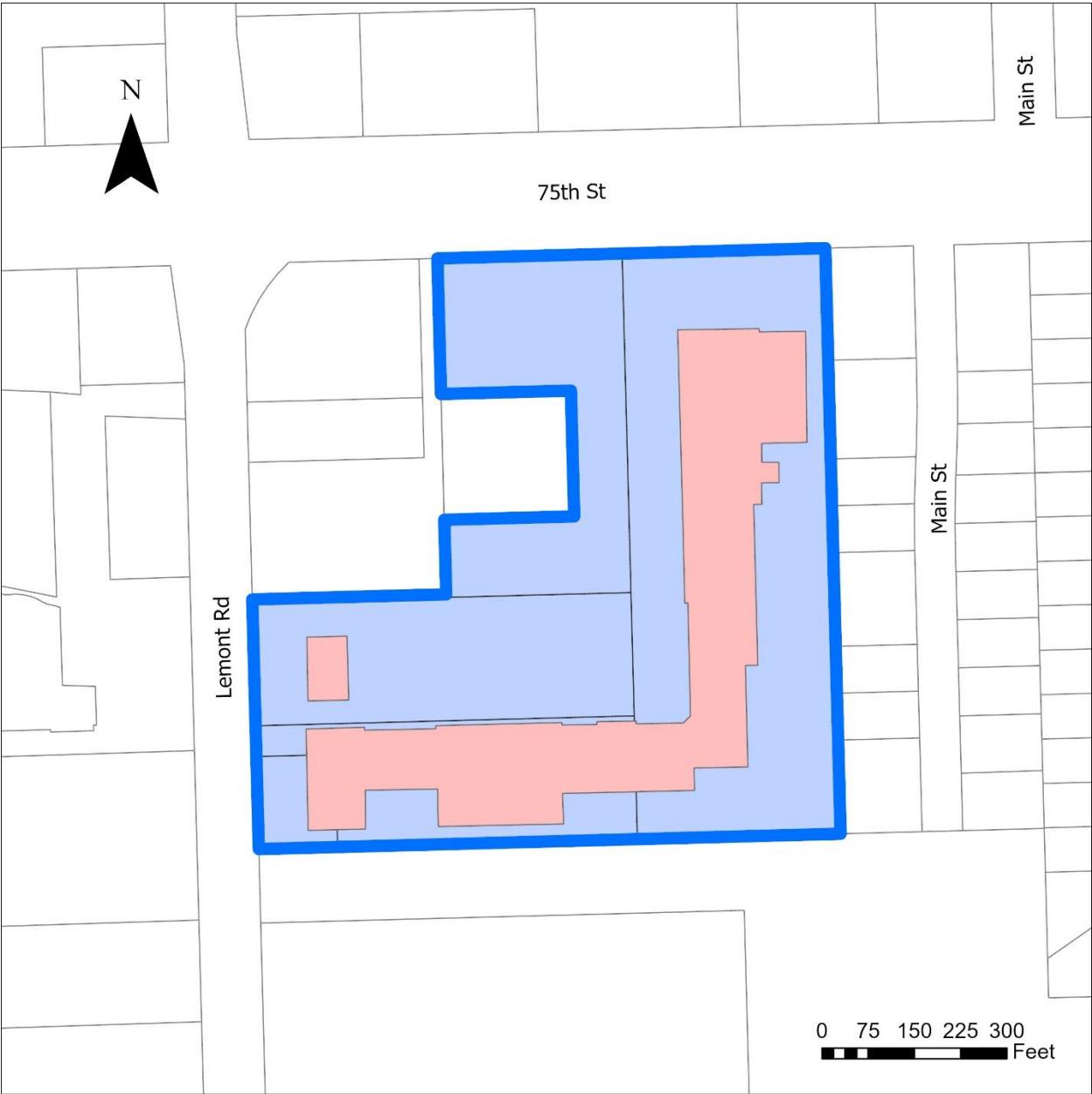
Buildings	Buildings Over 35 Years Old	% Buildings Over 35 Years Old
2	2	100%

This Eligibility Report therefore evaluates the Project Area based on the 'conservation area' requirements as set forth and established in the Act.





**EXHIBIT 4 – BUILDING AGE**



**Legend**

- Building Age
- Over 35 Years
- TIF Parcels
- TIF Boundary
- Lot Parcels



### *Dilapidation*

Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or site improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

None of the structures within the Project Area display evidence of this type of extreme physical state of disrepair. These types of serious structural issues are not common or widespread throughout the Project Area. Therefore, dilapidation is not significantly present within the Project Area to such a degree as to contribute towards the designation of the Project Area as a 'conservation area.'

### *Obsolescence*

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for their original use. With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace.

#### *a) Functional obsolescence*

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, but are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value of the building and the property.

#### *b) Economic obsolescence*

Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

Obsolescence is very difficult to determine without access to building interiors. Exterior examination of structures within the Project Area, as well as the age of buildings, and combined with significant vacancy of units indicate that obsolescence is present to at least some degree within the Project Area.

Evidence of functional obsolescence is limited but includes substandard loading and service areas, limited visibility of interior tenants from both 75<sup>th</sup> Street and Lemont Road, and limited ingress/egress onto 75<sup>th</sup> Street and Lemont Road. This lack of access and visibility hinders the desirability of the shopping center to attract new tenants.





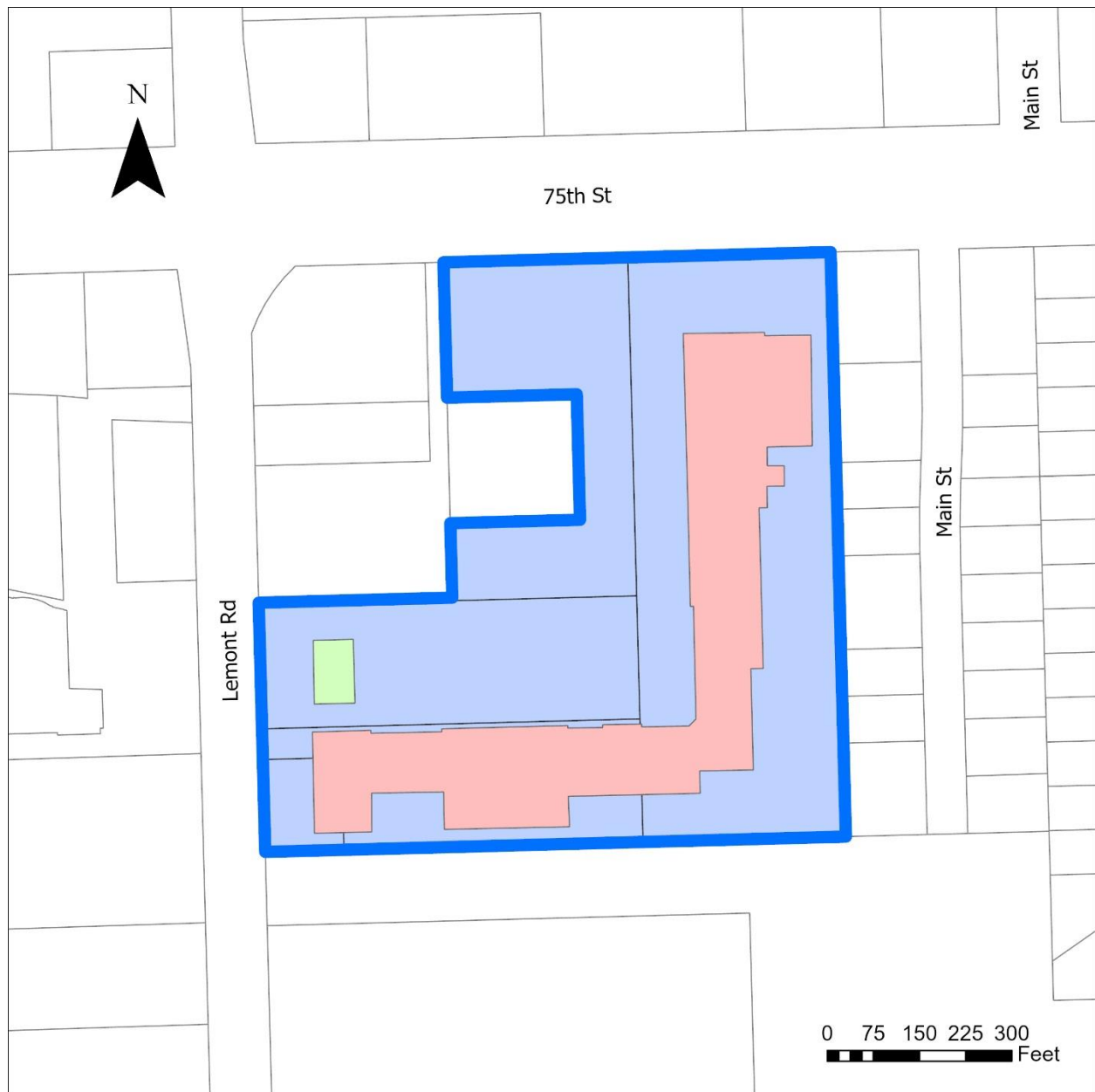
In addition, evidence of economic obsolescence is indicated by the prevalence of vacant commercial space within the shopping center. The majority of the shopping center is currently vacant, and one of the remaining commercial anchors is currently going out of business. Vacant commercial tenant space is an indication that the center does not meet current requirements for modern commercial users, and these vacancies are persistent over the course of recent years.

Buildings	Buildings Exhibiting Obsolescence	% Buildings Exhibiting Obsolescence
2	1	50%



Evidence of both functional obsolescence (relating to buildings and site improvements) and economic obsolescence (relating to vacancy) are present and widespread throughout the Project Area. Obsolescence is therefore a significant contributing factor towards the qualification of the Project Area as a 'conservation area'.

## EXHIBIT 5 – OBSOLESCENCE



### Legend

Obsolescence	TIF Parcels
Yes	TIF Boundary
No	Lot Parcels



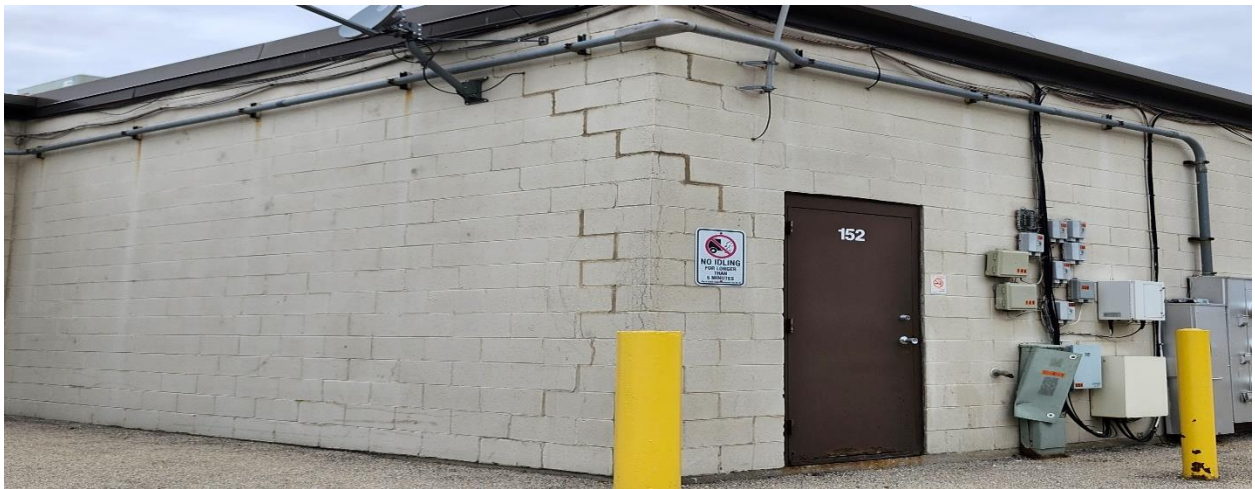
## *Deterioration*

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas show clear evidence of deterioration, including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

The field survey found that two (2) out of two (2) buildings (100%) exhibit some level of these types of deteriorating characteristics. Instances of such building deterioration are severe, showing clear evidence including cracks in masonry walls and foundations, broken windows and doors, and damaged loading bays. Photographic evidence of such deterioration is provided below.









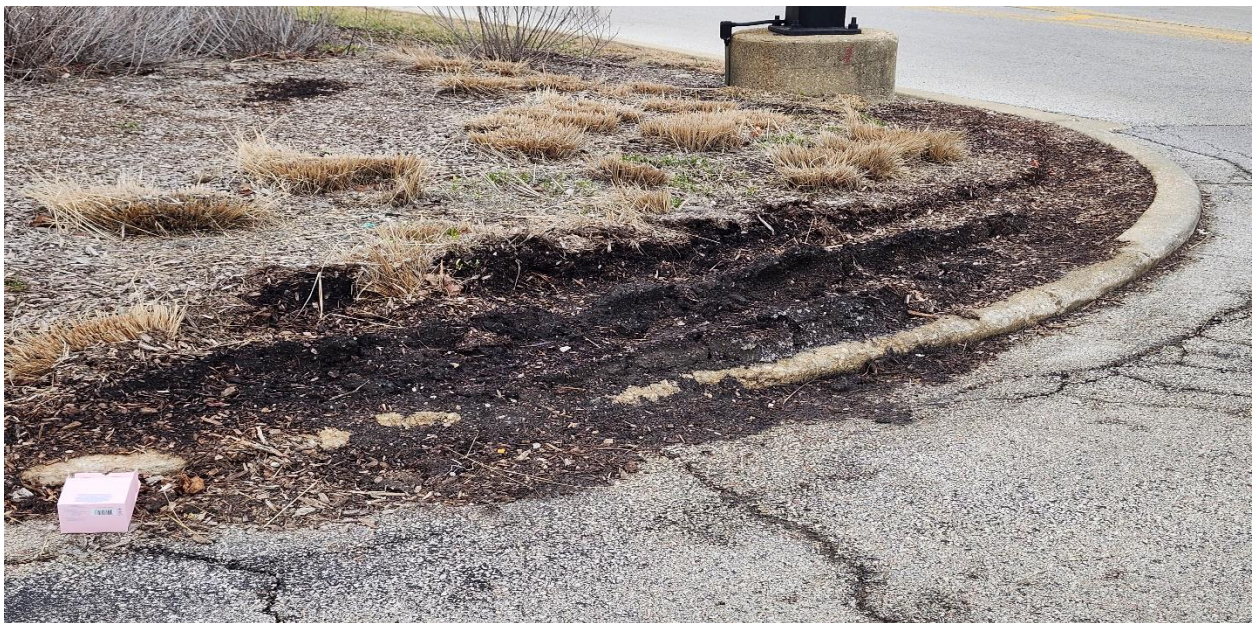
Deterioration of surface improvements was found on five (5) out of five (5) parcels within the Project Area (100%). Poor conditions of streets, sidewalks, paved parking areas, signage and fences were the most common examples. Photographic evidence of such site deterioration is provided below.





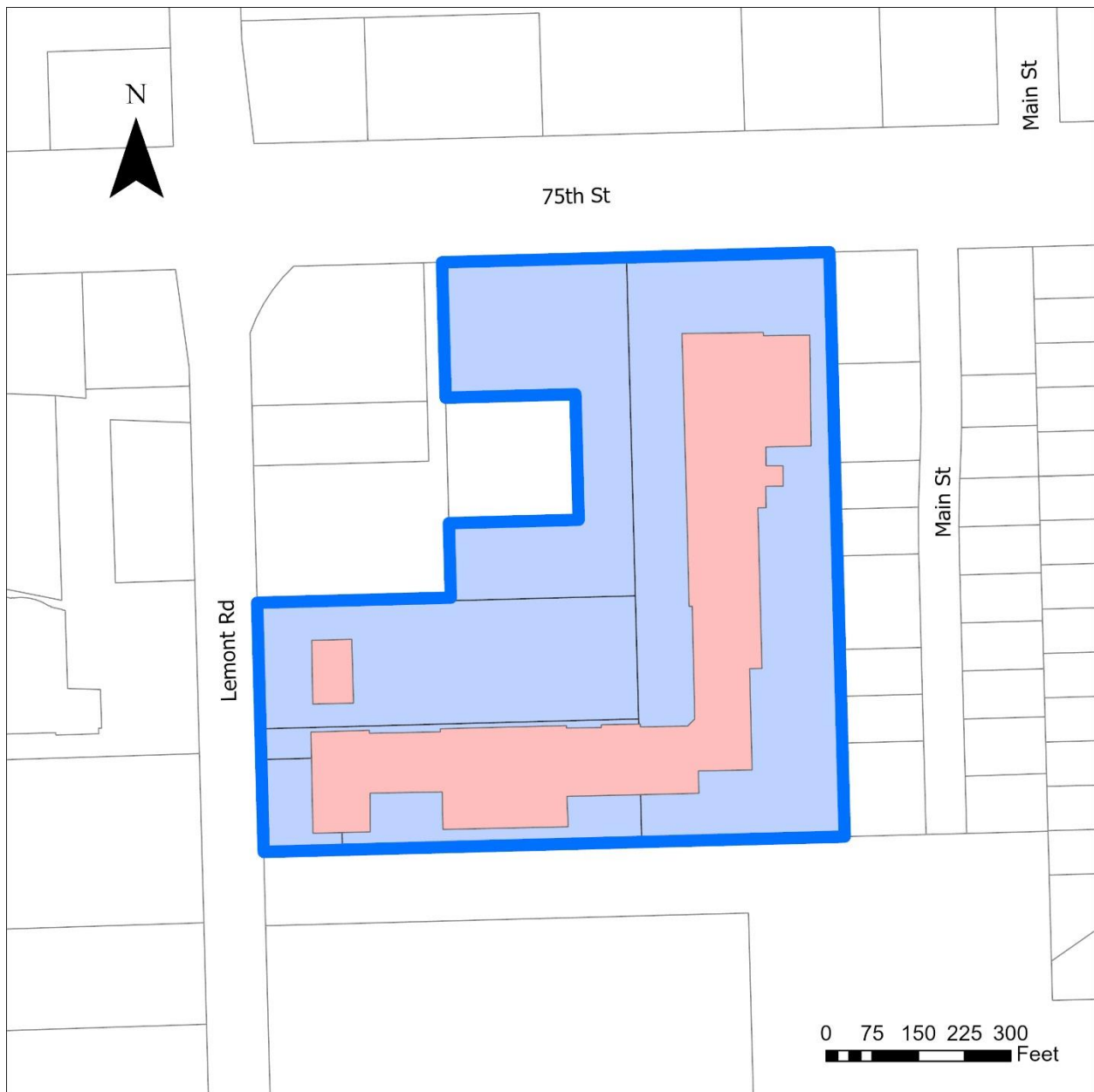
Buildings	Buildings Exhibiting Deterioration	% Buildings Exhibiting Deterioration	Parcels	Parcels Exhibiting Deterioration	% Parcels Exhibiting Deterioration
2	2	100%	5	5	100%

The presence of deterioration, both of buildings and surface improvements, is widely distributed throughout the entirety of the Project Area. The presence of deterioration of buildings and surface improvements is therefore a significant contributing factor towards the designation of the Project Area as a 'conservation area.'





## EXHIBIT 6 – BUILDING DETERIORATION



### Legend

Building Deterioration

Yes

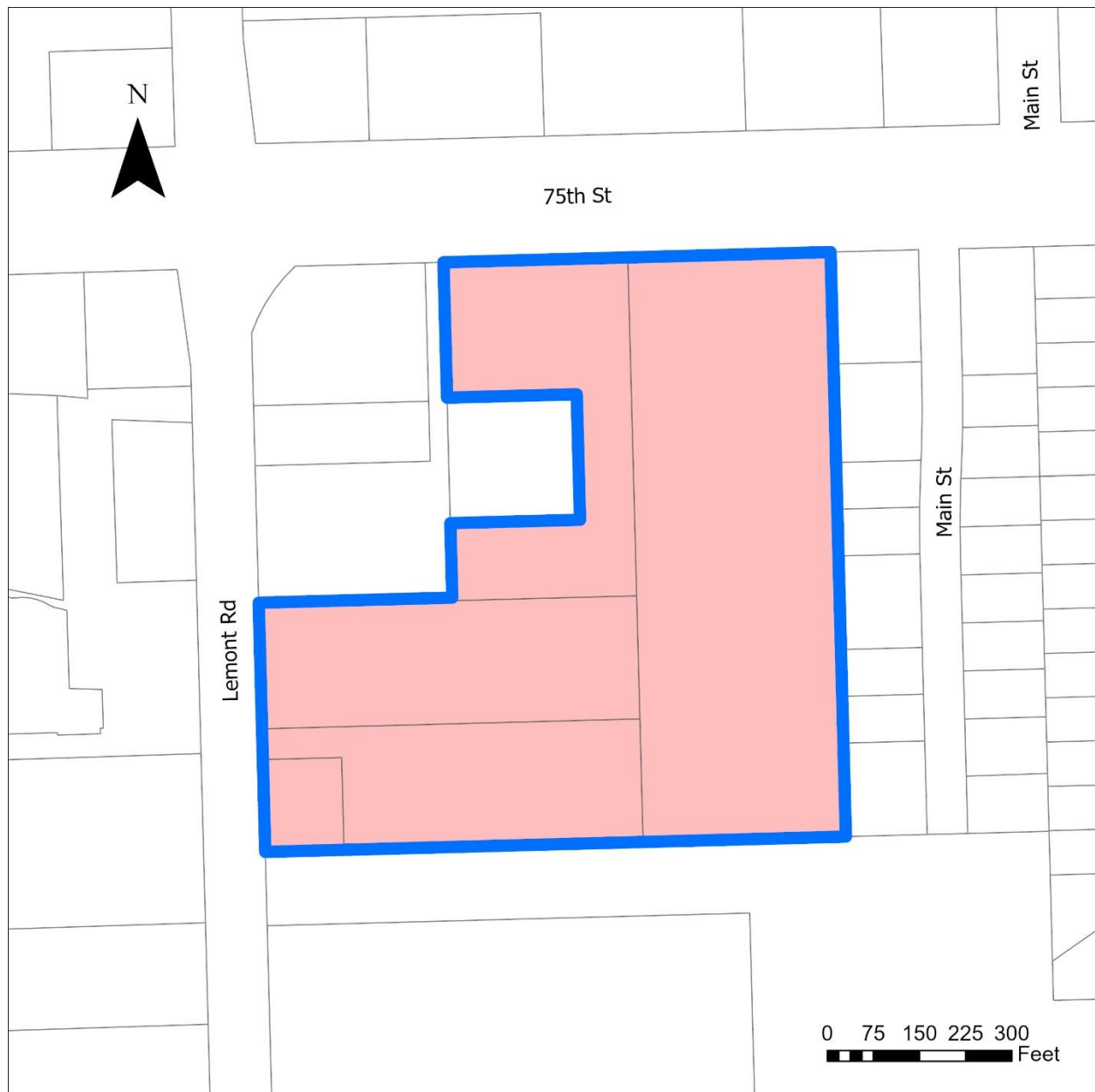
TIF Parcels

TIF Boundary

Lot Parcels



## EXHIBIT 7 – SITE DETERIORATION



### Legend

Site Obsolescence

Yes

TIF Boundary

Lot Parcels



### *Illegal Use of Individual Structures*

Illegal use of individual structures refers to the use of structures in violation of applicable federal, state, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

The exterior field survey conducted by Teska found no obvious instances of illegal uses of structures within the Project Area. This conclusion was confirmed by City officials. Illegal use of individual structures does not contribute towards the designation of the Project Area as a 'conservation area.'

### *Presence of Structures Below Minimum Code Standards*

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property (but not including housing and property maintenance codes).

There are no documented instances of structures below minimum code standards present within the Project Area. Therefore, the presence of structures below minimum code standards does not contribute toward the designation of the Project Area as a 'conservation area'.

### *Excessive Vacancies*

Excessive vacancies refer to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

There are a significant number of vacancies within the Project Area which are widespread and evenly distributed throughout the entirety of the Project Area. There is a total of roughly 172,697 sq.ft. in the shopping center, which is roughly 60% vacant with another one of the major anchors (Jo-Ann Fabrics) recently declaring bankruptcy and closing as well. The number of vacancies is excessive for a suburban shopping center and has a negative impact on the remaining tenants as well as surrounding areas.

Therefore, excessive vacancies is a significant contributing factor towards the designation of the Project Area as a 'conservation area.'



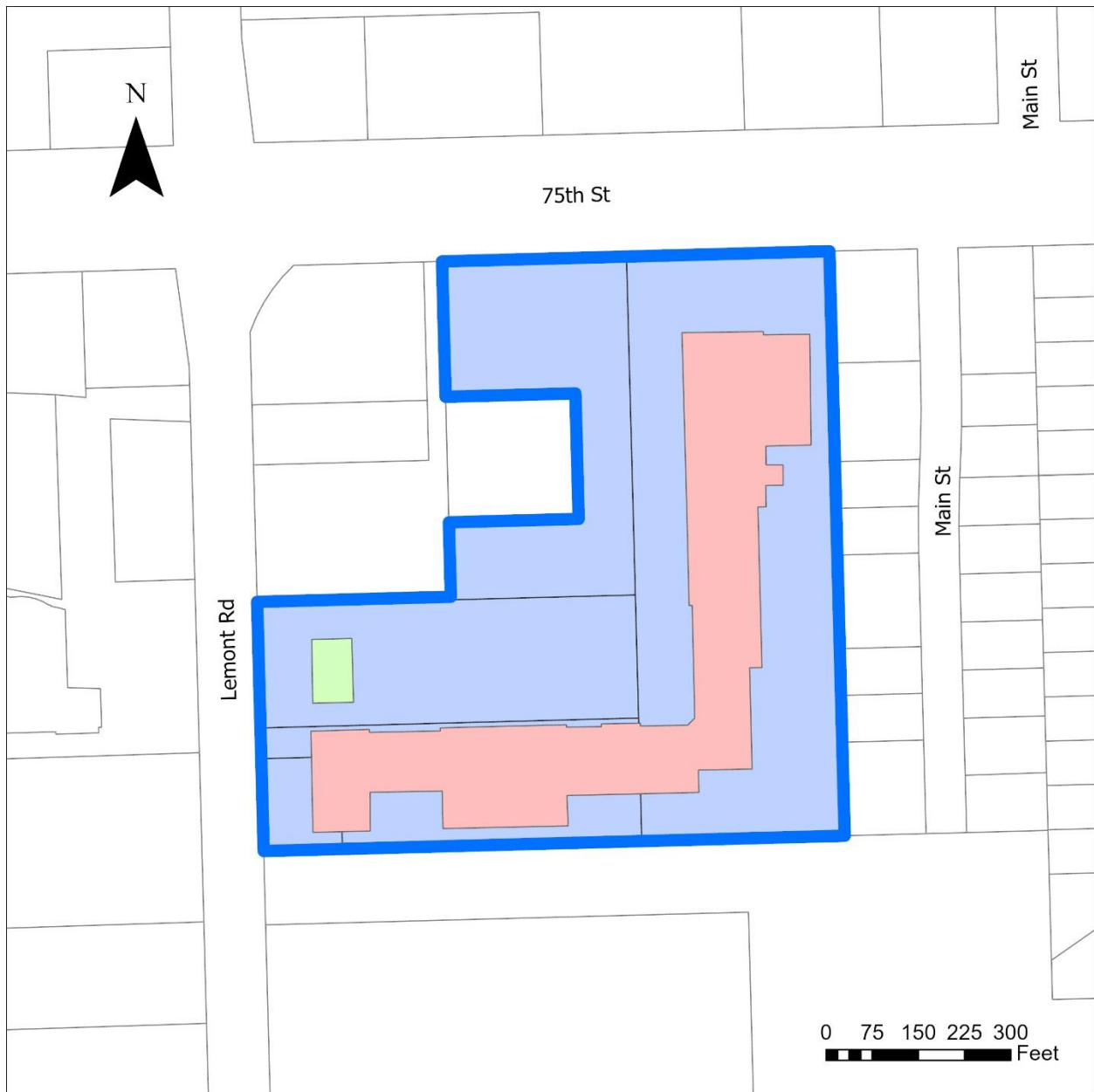








## EXHIBIT 8 – VACANCIES



### Legend

Vacancy

Yes

No

TIF Parcels

TIF Boundary

Lot Parcels



### *Lack of Ventilation, Light, or Sanitary Facilities*

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

None of the buildings within the Project Area are known to exhibit this characteristic of lack of ventilation, light or sanitary facilities. Lack of ventilation, light, or sanitary facilities does not contribute to the designation of the Project Area as a 'conservation area.'

### *Inadequate Utilities*

This factor relates to all underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

According to information provided by the City's Public Works Department, the following improvements are necessary to support redevelopment activities within the Project Area:

1. Underground water detention
2. Parking lot reconstruction and brick pavers
3. Watermain upgrade/repair



These infrastructure improvements provided by the City of Darien Public Works Department indicate that approximately \$1 million of infrastructure improvements are necessary within the Project Area to support redevelopment of the shopping center. Therefore, inadequate utilities is a significant contributing factor towards the designation of the Project Area as a 'conservation area.'



### *Excessive Land Coverage and Overcrowding of Structures and Community Facilities*

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

There is no evidence of excessive land coverage or overcrowding of structures within the Project Area. Therefore, excessive land coverage and overcrowding of structures is not a contributing factor toward the designation of the Project Area as a 'conservation area.'

### *Deleterious Land Use or Layout*

Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The Project Area contains a dedicated commercial shopping center. There are similar commercial shopping centers located immediately to the north and west. To the south is undeveloped land (the Fox Hollow Nature Preserve). To the east is a single-family residential subdivision, which abuts the rear of the shopping center. This provides a negative impact on those handful of homes on Main Street that abut the center due to a lack of screening/buffering along the east edge of the Project Area.

Although deleterious land use or layout is present within the Project Area, it is limited to the western edge of the shopping center and is not widespread throughout the Project Area. Therefore, deleterious land use or layout is not a significant contributing factor towards designation of the Project Area as a 'conservation area.'

### *Lack of Community Planning*

Lack of community planning occurs when the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City of Darien was incorporated in 1969, and the Chestnut Court Shopping Center was primarily developed in 1984, with the outlot developing roughly ten years later in 1997. The City's first comprehensive plan was adopted in 1989 and updated periodically since (1992, 2002, 2006 and 2022).

As previously determined in this report, the majority (67%) of buildings within the Project Area are in excess of thirty-five (35) years in age and those buildings were also constructed prior to the City's first comprehensive plan in 1984.

Although the Project Area was largely platted and developed prior to the City's first plan, there are no significant issues relating to adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Therefore, lack of community planning is not a contributing factor towards the designation of the Project Area as a 'conservation area.'

### *Environmental Clean-Up*

This factor is relevant when the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Given the commercial nature of the Project Area (shopping center), environmental issues likely do not exist within the Project Area. There is no documented evidence of specified environmental issues or existing and/or required remediation efforts.

Therefore, environmental clean-up does not contribute towards the designation of the Project Area as a 'conservation area.'

### *Decline in the Equalized Assessed Value*

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

CATEGORY	2019	2020	2021	2022	2023	2024
Total EAV of Project Area	\$5,763,360	\$6,006,560	\$5,938,900	\$5,575,930	\$3,794,010	\$3,799,620
Percent Change in EAV	n/a	4.05%	-1.14%	-6.51%	-46.97%	0.15%

As shown in the table above, the equalized assessed value for all parcels within the Project Area has decreased in three (3) the previous five (5) years (2021, 2022 and 2023). Therefore, decline in the equalized assessed value is a significant contributing factor toward the designation of the Project Area as a 'conservation area'.

## CONCLUSION

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Based on the findings contained within this Eligibility Report, the Project Area as a whole qualifies as a ‘conservation area’ in accordance with the eligibility criteria as established in the Act. The Project Area contains more than 50% of buildings over 35 years in age as required for a ‘conservation area.’ A minimum of three (3) eligibility criteria are required for qualification as a ‘conservation area’ including the following criteria that are present and distributed throughout the Project Area to a significant and meaningful extent.

Standard	Project Area
Building Age	Yes
Dilapidation	No
Obsolescence	Yes
Deterioration	Yes
Illegal Uses	No
Below Code Standards	No
Excessive Vacancies	Yes
Lack of Ventilation	No
Inadequate Utilities	Yes
Excessive Land Coverage	No
Deleterious Land Use	No
Lack of Planning	No
Environmental	No
Decline in EAV	Yes
Total	5

Therefore, the proposed Chestnut Court Redevelopment Project Area qualifies as both a ‘blighted area’ (meeting at least five (5) of the required eligibility criteria) and as a ‘conservation area’ (meeting three (3) of the required eligibility criteria and a majority of buildings being over 35 years in age) when evaluated against the eligibility criteria as established in the Act. Each of the above factors contributes towards the eligibility of the Project Area as a whole.

MEMO

## PROPOSED MIXED-USE DEVELOPMENT

YEAR	AV	OVER BASE	TAX RATE	INCREMENT
1	\$4,257,970	\$0	6.34%	\$0
2	\$4,343,129	\$85,159	6.34%	\$5,402
3	\$12,990,009	\$8,732,039	6.34%	\$553,882
4	\$13,249,809	\$8,991,839	6.34%	\$570,361
5	\$13,514,805	\$9,256,835	6.34%	\$587,170
6	\$13,785,102	\$9,527,132	6.34%	\$604,315
7	\$14,060,804	\$9,802,834	6.34%	\$621,804
8	\$14,342,020	\$10,084,050	6.34%	\$639,641
9	\$14,628,860	\$10,370,890	6.34%	\$657,836
10	\$14,921,437	\$10,663,467	6.34%	\$676,394
11	\$15,219,866	\$10,961,896	6.34%	\$695,324
12	\$15,524,263	\$11,266,293	6.34%	\$714,632
13	\$15,834,749	\$11,576,779	6.34%	\$734,327
14	\$16,151,444	\$11,893,474	6.34%	\$754,415
15	\$16,474,472	\$12,216,502	6.34%	\$774,905
16	\$16,803,962	\$12,545,992	6.34%	\$795,805
17	\$17,140,041	\$12,882,071	6.34%	\$817,123
18	\$17,482,842	\$13,224,872	6.34%	\$838,867
19	\$17,832,499	\$13,574,529	6.34%	\$861,046
20	\$18,189,149	\$13,931,179	6.34%	\$883,669
21	\$18,552,932	\$14,294,962	6.34%	\$906,744
22	\$18,923,990	\$14,666,020	6.34%	\$930,280
23	\$19,302,470	\$15,044,500	6.34%	\$954,288
TOTAL INCREMENT				\$15,578,229

## REMAIN COMMERCIAL

YEAR	AV	OVER BASE	TAX RATE	INCREMENT
1	\$3,799,620	\$0	6.34%	\$0
2	\$3,875,612	\$75,992	6.34%	\$4,820
3	\$5,815,126	\$1,557,156	6.34%	\$98,772
4	\$5,931,428	\$1,673,458	6.34%	\$106,149
5	\$6,050,057	\$1,792,087	6.34%	\$113,674
6	\$6,171,058	\$1,913,088	6.34%	\$121,349
7	\$6,294,479	\$2,036,509	6.34%	\$129,178
8	\$6,420,369	\$2,162,399	6.34%	\$137,163
9	\$6,548,776	\$2,290,806	6.34%	\$145,308
10	\$6,679,752	\$2,421,782	6.34%	\$153,616
11	\$6,813,347	\$2,555,377	6.34%	\$162,090
12	\$6,949,614	\$2,691,644	6.34%	\$170,734
13	\$7,088,606	\$2,830,636	6.34%	\$179,550
14	\$7,230,378	\$2,972,408	6.34%	\$188,543
15	\$7,374,986	\$3,117,016	6.34%	\$197,715
16	\$7,522,485	\$3,264,515	6.34%	\$207,071
17	\$7,672,935	\$3,414,965	6.34%	\$216,615
18	\$7,826,394	\$3,568,424	6.34%	\$226,349
19	\$7,982,922	\$3,724,952	6.34%	\$236,277
20	\$8,142,580	\$3,884,610	6.34%	\$246,405
21	\$8,305,432	\$4,047,462	6.34%	\$256,735
22	\$8,471,540	\$4,213,570	6.34%	\$267,271
23	\$8,640,971	\$4,383,001	6.34%	\$278,018
TOTAL INCREMENT				\$3,843,402

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

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

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A  
TAX INCREMENT FINANCING “INTERESTED PARTIES REGISTRY” AND  
ADOPTING REGISTRATION RULES FOR THE REGISTRY**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN  
THIS 21<sup>st</sup> DAY OF JULY, 2025**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of July, 2025.**

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

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A  
TAX INCREMENT FINANCING “INTERESTED PARTIES REGISTRY” AND  
ADOPTING REGISTRATION RULES FOR THE REGISTRY**

**WHEREAS**, the City of Darien is an Illinois home rule municipal corporation operating in accordance with Article VII, Section 6 of the Illinois Constitution, and with the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is considering establishing a tax increment financing district over the real property generally located south of 75<sup>th</sup> Street and east of Lemont Road, commonly referred to as the “Chestnut Court” shopping center area (“*Redevelopment Area*”) to induce the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Mayor and City Council desire to adopt this Ordinance establishing a Registry for the Redevelopment Area;

**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: Interested Parties Registry Established.** A Registry is hereby created for the Redevelopment Area. In accordance with Section 11- 74.4-4.2 of the TIF Act, the City Clerk, or the City Clerk’s designee, is hereby authorized and directed to cause notice of the creation of the Registry for the Redevelopment Area to be published in the manner provided by law in substantially the form attached hereto as [Exhibit A](#).

**SECTION 2: Rules.** The “City of Darien Interested Parties Registry” Registration Rules attached to this Ordinance as [Exhibit B](#) are hereby approved.



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

**SECTION 3: Authorization of Other Related Activities.** In accordance with Section 11-74.4-5 of the TIF Act, the City Council hereby authorizes the City Administrator to take such further actions as may be reasonably required or desirable for implementing and giving effect to this Ordinance and the Registry.

**SECTION 4: Home Rule.** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supersede state law in that regard within its jurisdiction.

**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 21<sup>st</sup> day of July, 2025.**

AYES \_\_\_\_\_

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

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 21<sup>st</sup> day of July, 2025.**

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

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

**SCHEDULE OF EXHIBITS**

Exhibit A      Public Notice of Interested Parties Registry

Exhibit B      City of Darien Interested Parties Registry Registration Rules

**EXHIBIT A****PUBLIC NOTICE OF INTERESTED PARTIES REGISTRY**

The City of Darien has established a Tax Increment Financing (TIF) District Interested Parties Registry pertaining to a proposed Redevelopment Project Area generally located south of 75<sup>th</sup> Street and east of Lemont Road, commonly referred to as the “Chestnut Court” shopping center, Darien, Illinois. Residents of the City and organizations active in the City may register with the City to receive information on any proposed designation of a TIF redevelopment project area or the approval of a TIF redevelopment plan, as well as information regarding certain changes proposed for existing TIF redevelopment plans.

Registration forms are available at City Hall, 1702 Plainfield Road, Darien, Illinois, 60561, during normal business hours. Rules to implement the registration process have been adopted by the City Council and may be obtained at the same location.

## EXHIBIT B

### REGISTRATION

### RULES

#### CITY OF DARIEN

#### TIF INTERESTED PARTIES REGISTRY REGISTRATION RULES

A. **Definitions.** As used in these Registration Rules, the following terms shall have the definitions set forth below.

“**Act**” means the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.

“**Interested Party(ies)**” means: (a) any organization(s) active within the City; (b) any resident(s) or taxpayer(s) of the City; and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry, who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“**Redevelopment Project Area**” means a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a "redevelopment project area" under the Act, and (b) is subject to the "interested parties" registry requirements of the Act.

“**Registration Form**” means the form appended to these Registration Rules or a revised form as may be approved by the City Administrator consistent with the requirements of the Act.

“**Registry**” means the interested parties registry for the applicable Redevelopment Project Area established by the City pursuant to Section 11-74.4-4.2 of the Act.

“**City**” means the City of Darien, an Illinois home rule municipal corporation.

B. **Establishment of Registry.** The City hereby establishes an Interested Parties Registry for each Redevelopment Project Area, whether now existing or hereafter established. The City will establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process for establishing the new registry must be completed prior to the deadline for sending any of the notices required by Section J of these Registration Rules or any other notices required by the Act with respect to the proposed Redevelopment Area that are to be sent to those on an applicable Registry.

C. **Maintenance of Registry.** The Registry will be maintained by the City Clerk. In the event the City Administrator determines that an official or employee other than the City Clerk should maintain the Registry, the City Administrator may transfer the responsibility for maintaining the Registry to the other official or employee; provided that the City Administrator: (i) provides at least 45 days prior notice to the City Council; (ii) gives prior written notice to all Interested Parties not less than 30 days prior to such transfer; and (iii) publishes notice of the transfer in a newspaper of general circulation in the City.

D. **Registration by Residents and Taxpayers.**

1. **Residents.** A person seeking to register as a resident Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk, and must also submit a copy of a current driver's license, lease, utility bill, financial statement or other evidence as may be acceptable to the City Clerk to establish the individual's current residency within the City.

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

**E. Taxpayers.** A person seeking to register as a taxpayer Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk, and must also submit a copy of a current tax bill to the City Clerk to establish the person's status as a taxpayer within the City of Darien.

**F. Registration by Organizations.** An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk, and must also submit a one-page statement describing the organization's current operations in the City and the manner or extent those operations are affected by the Redevelopment Project Area.

**G. Determination of Eligibility.** All individuals and organizations whose Registration Form and supporting documentation comply with these Registration Rules will be registered in the applicable Registry within 10 business days after the City Clerk's receipt of all documents. The City Clerk will provide written notice to the registrant confirming registration. Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk will give written notice to the registrant specifying the defect(s). The registrant will be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

**H. Renewal and Termination.** An Interested Party's registration will remain effective for a period of three years. At any time after the three-year period, the City Clerk may provide written notice by regular mail to the Interested Party stating that the registration will terminate unless the Interested Party renews the registration within 30 days after the mailing of written notice. To renew the registration, the Interested Party must, within such 30 day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the City Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules will be renewed for an additional, consecutive three-year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk will give written notice to the registrant at the address specified in the renewal Registration Form submitted by the registrant, specifying the defect(s). The registrant will be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within 30 days after receipt of the City Clerk's notice. If all defects are not corrected within 30 days after the Interested Party's receipt of the City Clerk's notice, the Interested Party's registration will be terminated. Any Interested Party whose registration is terminated will be entitled to register again as if a first-time registrant.

**I. Amendment to Registration.** An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of notice, the City Clerk will revise the applicable Registry accordingly. In the absence of notice of an amendment to a registrant's information, the City Clerk will be entitled to rely on the information on file with respect to any registrant and has no duty to seek corrected information in the event that the registrant provided erroneous information or if the information of the registrant becomes inaccurate in any way or for any reason.

**J. Registries Available for Public Inspection.** Each Registry will be available for public inspection during the City's normal business hours. The Registry will include the name, address and telephone number of each Interested Party and for organizations, the name and phone number of a designated contact person.

**K. Notices to be Sent to Interested Parties.** Interested Parties will be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (i) Pursuant to Section 3(n)(9) of the Act, notice of amendments to redevelopment plans

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

for Redevelopment Project Areas designated prior to November 1, 1999, to authorize the City to expend tax increment revenues for redevelopment project costs defined by paragraphs (5) and (7.5), subparagraphs (E) and (F) of paragraph (11), and paragraph (11.5) of subsection (q) of Section 11-74.4-3 of the Act, so long as the changes do not increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted.

- (ii) Pursuant to Section 5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, which notice will be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;
- (iii) Pursuant to Section 5(a) of the Act, notice of changes to proposed redevelopment plans that do not: (1) add additional parcels of property to the proposed redevelopment project area; (2) substantially affect the general land uses proposed in the redevelopment plan; (3) substantially change the nature of or extend the life of the redevelopment project; or (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, which notice will be sent by mail not later than 10 days following the City's adoption by ordinance of such changes;
- (iv) Pursuant to Section 5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area; (2) substantially affect the general land uses in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five percent after adjustment for inflation from the date the plan was adopted; (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, which notice will be sent by mail not later than 10 days following the City's adoption by ordinance of any such amendment;
- (v) Pursuant to Section 5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by Section 5(d) of the Act, including how to obtain the annual report, which notice will be sent by mail within a reasonable period of time after completion of the certified audit report; and
- (vi) Pursuant to Section 6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; the notice will be sent by certified mail not less than 15 days before the date of the preliminary public meeting.

**L. Non-Interference.** These Registration Rules will not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

**M. Amendment of Registration Rules.** These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act. In addition, the City Administrator is authorized to



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

promulgate supplemental rules that are not inconsistent with these Rules or the Act.

N. **Continuing Effect.** Notwithstanding Sections A-J above, these Registration Rules will be given effect consistent with the Act, whether or not amended as provided in Section L.

**CITY OF DARIEN  
TIF INTERESTED PARTIES REGISTRATION FORM**

Registration for City of Darien Residents: If you are a City of Darien resident and would like to register on the Interested Parties Registry for the City's tax increment financing ("**TIF**") redevelopment project area, please complete *Part 1* of this form. Proof of residency is required. Please attach a photocopy of one of the following to this form: driver's license, lease, utility bill, financial statement or other evidence as may be suitable to establish your residency in the City of Darien.

Registration for City of Darien Taxpayers: If you are a real estate taxpayer of the City of Darien and would like to register on the Interested Parties Registry for the City's tax increment financing ("**TIF**") redevelopment project area, please complete *Part 1* of this form. Proof of taxpayer status is required in the form of the most recently issued real estate tax bill suitable to establish your taxpayer status in the City of Darien.

Registration for Organizations: If your organization is active in the City of Darien and would like to register on the Interested Parties Registry for the City's redevelopment project areas, please complete *Part 2* of this form. Please attach to this form a one-page statement that describes your organization's current operations in the City and how these operations would be affected by the redevelopment project area. (Note: existing organizational documents that provide this information will also be accepted).

**PART 1: REGISTRATION FOR CITY RESIDENTS/TAXPAYERS** (Please Print)

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Home Telephone: \_\_\_\_\_

I have attached a copy of \_\_\_\_\_ as proof that I am a resident/taxpayer of the City of Darien as of the date of this registration form.

**PART 2: REGISTRATION FOR ORGANIZATIONS** (Please Print)

Organization Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Check here \_\_\_\_\_ if a statement describing your organization's current operations in the City of Darien is attached.

Please return this form to:

TIF Interested Parties Registry  
1702 Plainfield Road  
Darien, Illinois 60561  
ATTN: City Clerk

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

Signature/Title: \_\_\_\_\_

**CITY OF DARIEN**

**DU PAGE COUNTY, ILLINOIS**

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

**AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER  
DESIGNATION OF A REDEVELOPMENT PROJECT AREA FOR THE  
CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS  
(CHESTNUT COURT SHOPPING CENTER  
TAX INCREMENT FINANCING DISTRICT)**

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

**THIS 21<sup>st</sup> DAY OF JULY, 2025**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of July, 2025.**

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

**AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER  
DESIGNATION OF A REDEVELOPMENT PROJECT AREA FOR THE  
CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS  
(CHESTNUT COURT SHOPPING CENTER  
TAX INCREMENT FINANCING DISTRICT)**

**WHEREAS**, the City of Darien is an Illinois home rule unit of 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 Mayor and City Council (the “Corporate Authorities”) of the City of Darien, DuPage County, Illinois (the “City”) are considering the designation of a Redevelopment Project Area and approval of a Redevelopment Plan and Redevelopment Project within the corporate limits of the City pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”); and

**WHEREAS**, pursuant to Section 11-74.4.5(a) of the Act, it is necessary that prior to the adoption of an ordinance proposing the designation of a Redevelopment Project Area or approval of a Redevelopment Plan or Redevelopment Project, the Corporate Authorities shall fix a time and place for a public hearing and shall hold the public hearing at the time and place so fixed in the manner provided herein; and

**WHEREAS**, pursuant to Section 11-74.4-5(b) of the Act, it is necessary that prior to holding the foregoing public hearing, the City shall convene a Joint Review Board to review the public records, planning documents, and proposed ordinances approving the Redevelopment Plan and Redevelopment Project and make an advisory non-binding recommendation to approve or

disapprove the Redevelopment Plan and the designation of the Area described on [Exhibit 1](#) attached hereto, which is incorporated herein by reference (the “Redevelopment Project Area”) as a “redevelopment project area” under the Act; and

**WHEREAS**, on June 19, 2025, the Corporate Authorities made available for public inspection a report prepared by the firm of Teska Associates, Inc. (“Teska”) entitled “Chestnut Court Shopping Center Tax Increment Financing District” (the “Eligibility Report”) which is incorporated by reference as [Exhibit 2](#); and

**WHEREAS**, the Corporate Authorities find and determine that the Eligibility Report provides in sufficient detail the basis for concluding that the improved land within the Redevelopment Project Area qualifies as a “Conservation Area” and “Blighted Area” pursuant to the Act; and

**WHEREAS**, based on the most recent draft of the Redevelopment Project and Plan for the Redevelopment Project Area prepared by Teska Associates, Inc. and entitled “Tax Increment Finance Redevelopment Plan and Project/City of Darien/Chestnut Court Shopping Center Tax Increment Financing District (the “Redevelopment Plan”), the Redevelopment Project Area does not contain 75 or more inhabited residential units and the Corporate Authorities reasonably expect that implementation of the Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units; and

**WHEREAS**, the Corporate Authorities by Ordinance No. \_\_\_\_\_ adopted on July 21, 2025, established an “Interested Parties Registry” for each Redevelopment Project Area created or to be created under the Act and not terminated by the City, whether then existing or created after the date of the adoption of said Ordinance and the Corporate Authorities also adopted registration rules for such registries, all as required by Section 11-74.4-4.2 of the Act; and

**WHEREAS,** the Corporate Authorities find and determine that English is the only predominant language in the Redevelopment Project Area and that the use of notices in any language in addition to English is not required to ensure that notices are effectively communicated; and

**WHEREAS,** none of the property to be included in the Redevelopment Project Area is included within an enterprise zone created under the Illinois Enterprise Zone Act; and

**WHEREAS,** it is the desire of the Corporate Authorities to conduct such public hearing and convene said Joint Review Board;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS,** in the exercise of its home rule authority as follows:

**Section 1:**     **Public Hearing Scheduled.** Pursuant to the provisions of the Act, the Corporate Authorities hereby fix the date of September 15, 2025 at the hour of 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois 60561, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed designation of a Redevelopment Project Area, Redevelopment Plan and Redevelopment Project for the area legally described in the Report and that a copy of the Report shall be on file in the office of the City Clerk and the City's web site and shall be available for public inspection during regular business hours.

**Section 2:**     **Conduct of Public Hearing.** At the public hearing, any interested person, taxpayer or affected taxing district may file with the City Clerk any written comments and/or objections to and may be heard orally in respect to any issues embodied in the Notice of Public Hearing. All interested persons will be given an opportunity to be heard at the public hearing. At

the public hearing, or at any adjourned session, the Corporate Authorities will hear and determine all protests and objections presented to them orally or in writing.

**Section 3:**     **Joint Review Board.** A Joint Review Board ("JRB") shall be convened and shall first meet on August 14, 2025, at the hour of 4:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois 60561. The JRB shall review the public record, planning documents and proposed ordinances regarding the statutory eligibility criteria of the proposed Redevelopment Project Area.

The JRB is to make a recommendation to the City within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of establishing the Redevelopment Project Area. In the event the JRB does not file a report, it shall be presumed that the JRB finds the Redevelopment Project Area to satisfy the eligibility criteria of the Act.

Pursuant to the provisions of Section 11-74.4-5(b) of the Act, the JRB shall consist of one representative selected by each of the following: County of DuPage; DuPage Forest Preserve District; DuPage Airport Authority; DuPage Water Commission; Downers Grove Township; Darien Park District; Darien-Woodridge Fire Protection District; Indian Prairie Library District; S.D. 66; S.D. 99; and College of DuPage, the City, and a public member. The public member shall first be selected and then the JRB's chairperson shall be selected by a majority of the JRB members present and voting.

**Section 4:**     **Notice of Availability of the Redevelopment Plan.** The City Clerk is hereby authorized and directed to publish a notice of the establishment of an "Interested Parties Registry" for the Redevelopment Project Area as authorized by the City's "Interested Parties



Registry" Rules and Section 11-74.4-4.2 of the Act. Such notice shall be substantially in the form of [Exhibit 3](#) attached hereto and made a part hereof. Interested Parties may register with the City in order to receive information on the proposed designation of the Redevelopment Project Area and approval of the Redevelopment Plan. The City Clerk shall also mail a copy of the [Exhibit 3](#) notice by mail within a reasonable time after the adoption of this Ordinance (a) to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Area and )(b) organizations operating in the City which have registered with the City for the information in accordance with the City's registration guidelines.

**Section 5: City JRB Representative.** The City's JRB Representative shall be Ryan Murphy, Senior Planner for the City of Darien.

**Section 6: Public Hearing Notice Requirements.** Notice of Public Hearing shall be given by the City Clerk as follows:

(A) By Publication. Notice shall be given by publication at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the hearing in the DuPage Chronicle being a newspaper of general circulation within the City and the taxing districts having property in the proposed Redevelopment Project Area. Said notice shall be substantially in the form of [Exhibit 4](#) attached hereto.

(B) By Certified Mail to Taxing Districts and DCEO. Not less than forty-five (45) days before the date set for the hearing, the City Clerk shall give notice by certified mail to the Illinois Department of Commerce and Economic Opportunity and to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area, said taxing districts being: County of DuPage; DuPage Forest Preserve District; DuPage Airport Authority; DuPage Water Commission; Downers Grove Township; Darien Park District; Darien-Woodridge Fire

Protection District; Indian Prairie Library District; S.D. 66; S.D. 99; and College of DuPage. The Notice shall include an invitation to the Illinois Department of Commerce and Economic Opportunity and each taxing district to submit comments to the City concerning the subject matter of the hearing prior to the date of hearing. This Notice shall also include: (i) a copy of the Report, (ii) an invitation to the appropriate taxing districts to send a representative to the JRB meeting described in Section 3 above, and (iii) the name of a person to contact for further information. Said notice shall be substantially in the form of **Exhibit 4** attached hereto.

(C) By Certified Mail to Taxpayers of Record. Notice by certified mail shall be given to each person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed Redevelopment Project Area. The notice shall be mailed not less than ten (10) days before the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as owners of the property. Said notice shall be substantially in the form of **Exhibit 4** attached hereto.

(D) By first class mail, addressed to: (i) each resident of the proposed Redevelopment Project Area; (ii) all residential addresses that the City, after a good faith effort, determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and (iii) each City resident and organization that has properly registered in the Registry.

**SECTION 7: 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 supersede state law in that regard within its jurisdiction.

**SECTION 8: 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 21<sup>st</sup> day of July, 2025.

AYES \_\_\_\_\_

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS**, this 21<sup>st</sup> day of July, 2025.

\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

## **SCHEDULE OF EXHIBITS**

Exhibit 1	Legal Description of Subject Property
Exhibit 2	Eligibility Report
Exhibit 3	Notice of Availability of Redevelopment Plan
Exhibit 4	Notice of Public Hearing



## **Exhibit 1**

### **LEGAL DESCRIPTION OF SUBJECT PROPERTY**

#### **PARCEL 1:**

TRACT "C" (EXCEPT THE NORTH 100 FEET THEREOF AS TAKEN FOR HIGHWAY PURPOSES FOR DEDICATION RECORDED AUGUST 17, 1950 AS DOCUMENT NO. 601548 AND EXCEPT THE WEST 30 FEET OF THE SOUTH 545 FEET OF THE NORTH 645 FEET THEREOF, AS MEASURED FROM THE CENTER LINE OF 75TH STREET AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 365 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "C" A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 211.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, 204.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 211.00 FEET TO A POINT ON SAID LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT "C"; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG SAID LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "C" 204.00 FEET TO THE POINT OF BEGINNING), IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

#### **PARCEL 2:**

TRACT "B" (EXCEPT THE NORTH 100 FEET THEREOF AS TAKEN FOR HIGHWAY PURPOSES BY DEDICATION RECORDED AUGUST 17, 1950 AS DOCUMENT NO. 601548) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

#### **PARCEL 3:**

TRACTS "F" AND "G" (EXCEPT THE WEST 50 FEET OF SAID TRACTS "F" AND "G" TAKEN OR USED FOR LEMONT ROAD) OF DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS OVER THE LAND DESCRIBED THEREIN, AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. R77-107410 AND MODIFIED BY DOCUMENT NOS. R83-16245, R83-29468 AND R87-5755, EXCEPTING THEREFROM ANY PORTION FALLING WITHIN PARCELS I AND 3 AND EXCEPTING THAT PORTION FALLING WITHIN THE SOUTH 5 FEET OF TRACT E.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR PARKING, ROADWAYS AND SIDEWALKS OVER THE LAND DESCRIBED THEREIN AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. R86-042076.

PINs: 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, 09-29-300-025



**Exhibit 2**  
**Eligibility Report**

**Incorporated by reference and available at City offices.**



**Exhibit 3**  
**Notice of Availability of Redevelopment Plan**

**PUBLIC NOTICE OF INTERESTED PARTIES REGISTRY**

The City of Darien has established a Tax Increment Financing (TIF) District Interested Parties Registry pertaining to a proposed Redevelopment Project Area generally located south of 75<sup>th</sup> Street and east of Lemont Road, commonly referred to as the “Chestnut Court” shopping center, Darien, Illinois. Residents of the City and organizations active in the City may register with the City to receive information on any proposed designation of a TIF redevelopment project area or the approval of a TIF redevelopment plan, as well as information regarding certain changes proposed for existing TIF redevelopment plans.

Registration forms are available at City Hall, 1702 Plainfield Road, Darien, Illinois, 60561, during normal business hours. Rules to implement the registration process have been adopted by the City Council and may be obtained at the same location.

**Exhibit 4****NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Mayor and City Council of the City of Darien (the “Corporate Authorities”) will hold a public hearing in connection with the proposed approval of a Redevelopment Plan, establishment of a Redevelopment Project Area to be known as the “Chestnut Court” Redevelopment Project Area, and the proposed adoption of Tax Increment Allocation Financing under the terms of 65 ILCS 5/11-74.4-1 as follows:

A. The public hearing will be at 7PM p.m. on September 15, 2025, at City Hall, 1710 Plainfield Road, Darien, Illinois, 60561. The public hearing may be adjourned or continued by the Corporate Authorities to another time and date without further notice other than an appropriate motion.

B. The proposed Redevelopment Project Area is located generally east of Lemont Road, south of 75<sup>th</sup> Street, and is commonly referred to as the “Chestnut Court” shopping center.

C. The Corporate Authorities will give all interested persons an opportunity to be heard at the public hearing. In addition, interested parties or affected taxing districts may file written comments with the City at or before the public hearing. Additional information with respect to the proposed Redevelopment Plan, Redevelopment Project, and Redevelopment Project Area, including the Eligibility Report can be obtained from the City during regular business hours. Interested parties may also contact the City, in care of City Administrator Byron Vana or via the City’s web page.

By order of the Mayor and City Council, the City of Darien, \_\_\_\_\_, 2025.

## **CITY OF DARIEN**

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

#### **I. PURPOSE OF RULES.**

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

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

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

#### **III. RULES GOVERNING PUBLIC COMMENT.**

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

1. For the City Council, as set forth on the attached **Agenda template**.
2. For Council committees and advisory committees, at the conclusion of the meeting immediately before adjournment. At the direction of the Body, the floor may be opened for public comment in conjunction with specific agenda items.

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

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

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

itself and shall not turn to address the audience.

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

F. An individual will be allowed a second opportunity to address the Body only after all other interested persons have addressed the Body and only upon the majority vote of the Body.

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

#### **IV. PUBLIC HEARING REQUIREMENTS.**

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

**Approved by a Motion on November 17, 2014**

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### **Policy establishing guidelines pertaining to the adoption of a requested ceremonial document, proclamation, and/or resolution supporting the activities or endeavors of the requestor**

#### **I. Purpose**

The purpose of this policy is to establish guidelines for the issuance of ceremonial documents, proclamations, and supporting resolutions by the City of Darien. These documents are strictly honorary and do not carry any legislative or legal significance. The issuance of ceremonial documents, proclamations and supporting resolutions recognize and celebrate significant achievements, milestones, and events within the City of Darien.

#### **II. Policy**

It is the policy of the City Council to consider requests for ceremonial documents, proclamations, and supporting resolutions only when:

1. such issuance positively and directly impacts the Darien community, pertain to a Darien event, person, organization, or cause with local implications
2. such issuance proclaims certain events or causes when such proclamations pertain to a Darien event, person, organization, or cause with direct local implications at determined by the city.
  - a. Examples of acceptable recognition include, but is not limited to:

- Matters of public awareness about an issue for a community organization.
  - Arts, cultural or historical occasions.
  - A commemoration of a specific accomplishment, time, period, or event that impacts Darien residents.
  - Recognizing the diverse cultures in Darien
  - Recognition of action/service above and beyond the call of duty
  - Recognition of extraordinary action or achievement.
- b. Examples of unacceptable recognition include, but is not limited to:
- Events or organizations with no direct relationship to or location within the corporate limits of the City of Darien
  - Campaigns for events contrary to Darien's policy or the wellbeing of its businesses or residents
  - Political, religious or foreign issues not within the immediate responsibility or sphere of influence of the City as determined by the City.
  - Anything that may suggest an official city position on a matter under consideration by the city

All requests for a ceremonial document, proclamation, or a supporting resolution shall be submitted to the Mayor.

**Approved by Resolution No. R-57-24 on June 3, 2024**