
PRE-COUNCIL WORK SESSION — 7:00 P.M.

Agenda of the Regular Meeting
of the City Council of the
CITY OF DARIEN
December 4, 2017
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
 - A. [Goal Setting Session, October 30, 2017](#)
 - B. [City Council, November 20, 2017](#)
7. Receiving of Communications
8. Mayor's Report
9. City Clerk's Report
10. City Administrator's Report
11. Department Head Information/Questions
12. Treasurer's Report
 - A. Warrant Number — [17-18-15](#)
13. Standing Committee Reports
14. Questions and Comments — **Agenda Related (This is an opportunity for the public to make comments or ask questions on any item on the Council's Agenda – 3 Minute Limit Per Person)**
15. Old Business

16. Consent Agenda
 - A. Consideration of a Motion to Approve [an Ordinance Amending Title 5A, Chapter 9, Section 5A-9-2-3, Permitted Uses in the O Office District](#) (PZC 2017-05: Pharmacies)
 - B. Consideration of a Motion to Approve [an Ordinance Amending a Previously Approved Planned Unit Development](#) (PZC 2017-04 Evergreen Lane, Carriage Way West Unit 6)
17. New Business
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

CITY OF DARIEN
GOAL SETTING SESSION MINUTES
MINUTES OF THE SPECIAL MEETING
October 30, 2017, 6:30pm,
Police Training Room

Present: Mayor Kathleen Weaver, Treasurer Michael Coren, Alderpersons Ted Schauer, Tina Beilke, Joe Kenny, Tom Chlystek, Joe Marchese, Tom Belczak, Sylvia McIvor, City Administrator Bryon Vana, Director of Municipal Services Dan Gombac

Discussion with the Chamber of Commerce regarding their future direction

Chamber Board Chairwoman Gail Sablick attended the Goal Setting meeting to discuss the future direction of the Chamber. Gail introduced April Padalik who will serve as the Chamber's administrative personnel.

City's focus on sustainability and the environment

Alderswoman McIvor presented information regarding the Greenest Region Compact 2 (GRC2). The GRC2 Framework is the companion document that provides suggested objectives, strategies and tools to help communities achieve consensus goals of the Greenest Region Compact 2 which includes: climate, economic development, energy, land, leadership, mobility, municipal operations, sustainable communities, waste & recycling, *and* water. The goal of the program is to align environmental issues, resources, and actions at the local, regional and national levels to guide municipalities to achieve greater environmental sustainability. The consensus of the Council was to send this information to the Environmental Committee for review and recommendations.

I55 and Cass Corridor Improvements

Staff presented a memorandum from Burke Eng, providing a concept plan for the gateway elements at Cass Avenue and I55 interchange. Due to the cost estimates of the project, the consensus of the Council was to not pursue the project any further. The Council directed staff to research costs for a Darien identification sign that could be part of the Cass Avenue bridge that crosses over I55.

Public Works Facility Expansion

Staff advised that the Municipal Services Committee requested that this topic be discussed at the Goal Setting meeting. This has been discussed previously at budget and goal setting sessions but no funds have been allocated for a building expansion. Dan has requested approximately \$20,000 in the budget over the last several years for design work related to a building expansion and that request was not included in the draft budget. Dan provided an overview of his justification for a building expansion for an estimated cost of \$250,000 to \$300,000. The consensus was to support including funds for design work in the FYE 2019 budget.

Economic Incentive Request

Dan Gombac advised he has met with the owner (Jemco) of the vacant parcel (former gas station) at the NW corner of Cass Avenue and Plainfield Road and Capri Restaurant regarding the potential development of a restaurant on that property. The development is contingent upon an economic incentive from the City. The consensus of the Council was to have staff continue to work with Gemco and Capri. Additionally, the Council supported the concept of an economic incentive, but at a reduced amount from the requests. The reduced amounts include no building upgrades and providing incentives over a period of time.

Rear Yard Drainage Policy Review

The Council requested a review of the rear yard drainage program. No changes to the policy were recommended and the Council wanted to increase public information on participating in the program.

Recreational Vehicle Parking Ordinance

Alderman Kenny requested the Council discuss the ordinance regarding parking of recreational vehicles on residential property such as modifying the ordinance to allow boats and recreational vehicles to be stored on a property from April 1 to October 30. The consensus of the Council was to make no changes to the ordinance. Administrator Vana mentioned that when the Council approved the ordinance they asked staff to enforce this ordinance on a complaint basis. Vana stated that residents now have had years to become aware of this ordinance and that staff will be enforcing this ordinance proactively, without the necessity of a complaint.

Crosswalk Requests

Alderswoman Beilke requested this be discussed as she has had 2 requests for crosswalks in her ward. Staff noted the City does not have an inventory of potential crosswalk projects throughout the City. The consensus of the Council was to not pursue future crosswalk projects or engineering studies relating to crosswalk projects.

Banner Policy

Staff advised that this year’s budget included \$25,000 for the purchase of new banners/brackets to be displayed on selected street lights. In reviewing this issue, Dan contacted local organizations asking if they have interest in displaying banners on the City’s lights. Some have done this previously. Included in the packet is the City’s banner Policy approved in 1999. The primary problem is the policy allows certain non-government not-for-profits to display banners while the policy restricts others. Since the policy was approved many years ago there have been changes to what law calls a “public forum”. The policy cannot pick and choose who is permitted to display banners based on the content of the banners. The policy should be amended to allow only the City and other government agencies to place banners on City property. The consensus of the Council was to update the City’s policy on banner display to limit displays of government organizations only. Additionally, Mayor Weaver asked if the Council was interested in purchasing wreaths for the City’s themed light poles. The consensus of the Council was to purchase wreaths and place the formal purchase approval on the agenda at the next Council meeting. In addition to the wreaths the Council recommended purchasing 4 to 5 outdoor holiday trees to place around the clock tower and ask the local schools if they would be interested in decorating the trees.

The meeting adjourned at 9:12pm.

KATHLEEN MOESLE WEAVER, MAYOR

Attest:

JOANNE E. RAGONA, CITY CLERK

A WORK SESSION WAS CALLED TO ORDER AT 7:00 P.M. BY MAYOR WEAVER FOR THE PURPOSE OF REVIEWING ITEMS ON THE NOVEMBER 20, 2017 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:16 P.M.

Minutes of the Regular Meeting

of the City Council of the

CITY OF DARIEN

November 20, 2017

7:30 P.M.

1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:30 P.M. by Mayor Weaver.

2. **PLEDGE OF ALLEGIANCE**

Mayor Weaver 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:	Tina Beilke	Joseph A. Marchese
	Thomas J. Belczak	Sylvia McIvor
	Thomas M. Chlystek	Ted V. Schauer
	Joseph A. Kenny	

Absent: None

Also in Attendance: Kathleen Moesle Weaver, Mayor
JoAnne E. Ragona, City Clerk
Michael J. Coren, City Treasurer
Bryon D. Vana, City Administrator
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services

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

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

There were none.

6. **APPROVAL OF MINUTES**

A. City Council Meeting, October 16, 2017

It was moved by Alderman Belczak and seconded by Alderman Schauer to approve the minutes of the City Council Meeting of October 16, 2017.

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, Schauer

Abstain: McIvor

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. Goal Setting Session, October 30, 2017 – Removed from Agenda

C. City Council Meeting, November 6, 2017

It was moved by Alderman Marchese and seconded by Alderman Beilke to approve the minutes of the City Council Meeting of November 6, 2017.

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, Schauer

Abstain: Kenny, McIvor

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

7. **RECEIVING OF COMMUNICATIONS**

Alderman Chlystek commented that Dancing with the Starz was an amazing Chamber of Commerce event. Mayor Weaver complimented Chamber of Commerce on doing a great job.

Alderman McIvor commented about Veteran’s Day at Darien Community Park. Mayor Weaver noted that a small crowd was in attendance.

8. **MAYOR’S REPORT**

A. ILLINOIS STATE SENATOR JOHN CURRAN

Mayor Weaver introduced Illinois State Senator John Curran. Senator Curran commented it had been a privilege and an honor to have served Darien residents the past eight years while on the DuPage County Board. He stated he is finishing the remainder of Senator Christine Radogno’s term, who retired in July. Senator Curran encouraged residents to continue to reach out to him as he represents District 41 in the Illinois State Senate. Senator Curran addressed Council questions.

9. **CITY CLERK’S REPORT**

Clerk Ragona announced that city offices will be closed on November 23 and 24, 2017 in observance of the Thanksgiving holiday.

10. **CITY ADMINISTRATOR’S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

A. POLICE DEPARTMENT MONTHLY REPORT – OCTOBER 2017

The October 2017 Police Department Monthly Report is available on the City website.

Chief Thomas provided an update on the heroin abuse forum, “Heroin, Not My Kid” held at Hinsdale South High School. He stated heroin usage is up in the county, nation, and locally.

Chief Thomas addressed Council questions.

B. MUNICIPAL SERVICES – NO REPORT

Director Gombac addressed Council questions regarding storm sewer collapse, street sweeping, dead landscaping and free-leaf pickup.

12. **TREASURER’S REPORT**

A. WARRANT NUMBER 17-18-14

It was moved by Alderman Kenny and seconded by Alderman Belczak to approve payment of Warrant Number 17-18-14 in the amount of \$557,619.46 from the enumerated funds, and \$252,108.58 from payroll funds for the period ending 11/09/17 for a total to be approved of \$809,728.04.

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, McIvor, Schauer

Nays: None

Absent: None

Results: Ayes 7 Nays 0, Absent 0

MOTION DULY CARRIED

B. MONTHLY REPORT – OCTOBER 2017

Treasurer Coren reviewed year-to-date sources of revenue, expenditures, and fund balances through the month of October 2017:

<u>General Fund:</u>	Revenue \$9,418,251; Expenditures \$6,227,707 Current Balance \$3,716,310
<u>Water Fund:</u>	Revenue \$3,809,627; Expenditures \$3,357,543; Current Balance \$918,521
<u>Motor Fuel Tax Fund:</u>	Revenue \$280,280; Expenditures \$179,876; Current Balance \$486,061
<u>Water Depreciation Fund:</u>	Revenue (\$792); Expenditures \$97,709; Current Balance \$84,649
<u>Capital Improvement Fund:</u>	Revenue \$164,671; Expenditures \$2,910,771; Current Balance \$6,233,816

13. **STANDING COMMITTEE REPORTS**

Administrative/Finance Committee – Chairman Schauer announced the next meeting of the Administrative/Finance Committee is scheduled for December 4, 2017 at 6:00 P.M.

Municipal Services Committee – Chairman Marchese announced the next meeting of the Municipal Services Committee is scheduled for November 27, 2017 at 6:30 P.M.

Police Committee – Chairman McIvor announced the next meeting of the Police Committee is scheduled for December 18, 2017 at 6:00 P.M. in the Police Department Training Room.

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

Alderman Beilke inquired about Consent Agenda Item B transfer amount for Curb & Gutter into Capital Projects Fund. Administrator Vana and Treasurer Coren responded.

15. **OLD BUSINESS**

There was no Old Business

16. **CONSENT AGENDA**

It was moved by Alderman McIvor and seconded by Alderman Beilke to approve by Omnibus Vote the following items on the Consent Agenda:

- A. CONSIDERATION OF A MOTION TO AUTHORIZE THE PURCHASE OF 2 NEW CYBER POWER (PURE SINE WAVE) 1.5KVA UPS WITH REMOTE MANAGEMENT AND 1 NEW CISCO CATALYST 24 PORT NETWORK SWITCH FOR THE NEW SERVER ROOM WHICH INCLUDES THE**

HARDWARE, INSTALLATION, AND CONFIGURATION IN AN AMOUNT NOT TO EXCEED \$5,422.00

B. CONSIDERATION OF A MOTION APPROVING A TRANSFER FROM THE GENERAL FUND TO THE CAPITAL PROJECTS FUND IN THE AMOUNT OF \$500,000

C. CONSIDERATION OF A MOTION TO APPROVE THE RELEASE OF EXECUTIVE SESSION MINUTES THAT NO LONGER REQUIRE CONFIDENTIALITY

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, McIvor, Schauer

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

17. **NEW BUSINESS**

A. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE LEVYING TAXES FOR GENERAL AND SPECIAL CORPORATE PURPOSES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY, 2017, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2018, FOR THE CITY OF DARIEN, ILLINOIS

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

ORDINANCE NO. O-23-17

AN ORDINANCE LEVYING TAXES FOR GENERAL AND SPECIAL CORPORATE PURPOSES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY, 2017, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2018, FOR THE CITY OF DARIEN, ILLINOIS

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, McIvor, Schauer

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF MAY, 2017, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2018, IN AND FOR THE CITY OF DARIEN SPECIAL SERVICE AREA NUMBER ONE KNOWN AS TARA HILL

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

Alderman Schauer commented \$5,000 is the standard amount used every year for maintenance of Tara Hill BURN.

ORDINANCE NO. O-24-17

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF MAY, 2017, AND ENDING ON THE THIRTIETH DAY OF APRIL, 2018, IN AND FOR THE CITY OF DARIEN SPECIAL SERVICE AREA NUMBER ONE KNOWN AS TARA HILL

Roll Call: Ayes: Beilke, Belczak, Chlystek, Kenny, Marchese, McIvor, Schauer

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

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

Alderman Marchese received an email regarding Cancer Smashers fundraiser; Mayor Weaver stated event will be held at Chuck’s Southern Comforts Café on March 24, 2018.

Alderman Beilke reminded everyone that Citizen of the Year (COY) nominations can be dropped off at City Hall or submitted online (link under News and Announcements). The the deadline for submittal is January 2, 2018. The COY dinner/dance will be held on March 3, 2018.

19. **ADJOURNMENT**

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

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 8:03 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 11-20-17.
Minutes of 11-20-17 CCM

CITY OF DARIEN

 EXPENDITURE APPROVAL LIST
 FOR CITY COUNCIL MEETING ON
 December 4, 2017

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			\$83,544.55
Water Fund			\$46,462.05
Motor Fuel Tax Fund			\$3,068.07
Water Depreciation Fund			\$11,500.00
Special Service Area Tax Fund			\$0.00
Impact Fee Expenditures			\$5,138.00
Capital Improvement Fund			\$14,064.69
State Drug Forfeiture Fund			\$175.10
Federal Equitable Sharing Fund			\$0.00
		Subtotal:	<u>\$163,952.46</u>
General Fund Payroll	11/23/17	\$	287,974.99
Water Fund Payroll	11/23/17	\$	35,908.12
		Subtotal:	<u>\$ 323,883.11</u>

Total to be Approved by City Council:	<u>\$487,835.57</u>
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Approvals:

 Kathleen Moesle Weaver, Mayor

 JoAnne E. Ragona, City Clerk

 Michael J. Coren, Treasurer

 Bryon D. Vana, City Administrator

CITY OF DARIEN
Expenditure Journal
General Fund
Administration
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ABILA	ABILA SOFTWARE RENEWAL (1-15-18 thru 1-14-19)	AP120417	4225	Maintenance - Equipment	5,164.00
CALL ONE, INC.	CITY TELEPHONE BILL	AP120417	4267	Telephone	1,509.44
CHRONICLE MEDIA LLC	PUBLIC HEARING NOTICE- SOLAR ENERGY SYS /VARIATION 450 67th	AP120417	4221	Legal Notices	100.00
COMCAST CABLE	CITY HALL COMCAST 8771201210021147	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	8.41
DUPAGE COUNTY PUBLIC WORKS	CITY HALL SEWER BILL 21005549-01	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	77.98
FIRST ADVANTAGE OCCUPATIONAL IMPACT NETWORKING, LLC	DRUG TEST	AP120417	4213	Dues and Subscriptions	32.17
	KONICA CONTRACT (Nov/Dec 2017)	AP120417	4225	Maintenance - Equipment	98.00
MUNICIPAL WEB SERVICES	WEBSITE HOSTING/MAINT	AP120417	4325	Consulting/Professional	392.00
NICOR GAS	NICOR 82541110001 CITY HALL	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	102.49
OFFICE DEPOT	FLASH DRIVES, SD CARDS FOR CITY HALL	AP120417	4253	Supplies - Office	70.60
OFFICE DEPOT	MONITOR STAND -DIANE N	AP120417	4253	Supplies - Office	18.99
OFFICE DEPOT	LABEL WRITER, OTHER OFFICE SUPPLIES	AP120417	4253	Supplies - Office	138.47
OFFICE DEPOT	USB FLASH DRIVES	AP120417	4253	Supplies - Office	27.88
OFFICE DEPOT	LAMINATED WALL CALENDAR FOR CITY HALL	AP120417	4253	Supplies - Office	18.84
OFFICE DEPOT	CALENDAR FOR BUILDING DEPT	AP120417	4253	Supplies - Office	7.99
OFFICE DEPOT	DESKPAD CALENDARS FOR CITY HALL	AP120417	4253	Supplies - Office	53.22
OFFICE DEPOT	PLANNERS FOR LISA AND JULIE	AP120417	4253	Supplies - Office	30.14

CITY OF DARIEN
Expenditure Journal
General Fund
Administration
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
OFFICE DEPOT	CALENDARS FOR PUBLIC WORKS	AP120417	4253	Supplies - Office	19.49
ROSENTHAL, MURPHEY, COBLENTZ	COPIES, POSTAGE EXPENSE	AP120417	4219	Liability Insurance	2.32
UNLIMITED GRAPHIX, INC.	25 CASES OF COPY PAPER FOR CH and PD	AP120417	4253	Supplies - Office	748.75
				Total Administration	8,621.18

CITY OF DARIEN
Expenditure Journal
General Fund
City Council
From 12/4/2017 Through 12/4/2017

<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 COUNTY COMMUNITY SERV	PILOT II TAXI PROGRAM- COUPONS	AP120417	4235	Printing and Forms	1,500.00
ILLINOIS MUNICIPAL LEAGUE	IL MUNICIPAL LEAGUE -2018 MEMBERSHIP DUES	AP120417	4213	Dues and Subscriptions	1,750.00
MUNICIPAL CLERKS OF ILLINOIS	MUNICIPAL CLERKS 2018 MEMBERSHIP- JOANNE RAGONA	AP120417	4213	Dues and Subscriptions	65.00
STERLING CODIFIERS, INC.	SUPPLEMENT #49 - ORD 10 & 12	AP120417	4325	Consulting/Professional	323.00
				Total City Council	3,638.00

CITY OF DARIEN
Expenditure Journal
General Fund
Community Development
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
CHRISTOPHER B. BURKE ENG, LTD	AS BUILT SURVEY /FINAL INSPECTION 2105 COTTAGE LN	AP120417	4328	Const/Prof Reimbursable	200.00
CHRISTOPHER B. BURKE ENG, LTD	AS BUILT SURVEY /FINAL INSPECTION -2137 COTTAGE LN	AP120417	4328	Const/Prof Reimbursable	200.00
CHRISTOPHER B. BURKE ENG, LTD	AS BUILT REVIEW /FINAL INSPECTION-702 PLAINFIELD RD	AP120417	4328	Const/Prof Reimbursable	200.00
CHRISTOPHER B. BURKE ENG, LTD	FINAL PLAN REVIEW, PLAT (Evergreen Ln) CARRIAGE GREEN	AP120417	4328	Const/Prof Reimbursable	1,418.70
ELEVATOR INSPECTION SERVICE CO	RE-INSPECTION -MARK DELAY SCHOOL	AP120417	4328	Const/Prof Reimbursable	25.00
OFFICE DEPOT	FLASH DRIVES, SD CARDS FOR CITY HALL	AP120417	4253	Supplies - Office	(25.33)
OFFICE DEPOT	FLASH DRIVES, SD CARDS FOR CITY HALL	AP120417	4253	Supplies - Office	70.60
OFFICE DEPOT	DESKPAD CALENDAR FOR DAN	AP120417	4253	Supplies - Office	9.99
OFFICE DEPOT	SD CARDS FOR COMMUN DEV	AP120417	4253	Supplies - Office	26.02
ROSENTHAL, MURPHEY, COBLENTZ	ANNEXATION AND ORDINANCE REVIEWS -OCT 2017	AP120417	4219	Liability Insurance	605.00
ROSENTHAL, MURPHEY, COBLENTZ	REVIEW ZONING MATERIALS, CORRESP, PHONE CONF	AP120417	4219	Liability Insurance	715.00
ROSENTHAL, MURPHEY, COBLENTZ	UNION REP MEETING, UNION ATTNY CORRESP	AP120417	4219	Liability Insurance	715.00
ROSENTHAL, MURPHEY, COBLENTZ	COURT, TRAVEL, PHONE, EMAIL	AP120417	4219	Liability Insurance	825.00
				Total Community Development	4,984.98

CITY OF DARIEN
Expenditure Journal
General Fund
Public Works, Streets
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ALLIED GARAGE DOOR INC.	PW DOOR #8 REPAIR	AP120417	4223	Maintenance - Building	238.25
ALLIED GARAGE DOOR INC.	GARAGE DOOR REMOTES	AP120417	4223	Maintenance - Building	539.00
AMBER MECHANICAL CONTRACTORS	PD HVAC- PAYOUT #1	AP120417	4223	Maintenance - Building	22,662.00
CHRISTOPHER B. BURKE ENG, LTD	RESEARCH-Hinsbrook Sink Hole and MEETING-Sawmill Creek	AP120417	4325	Consulting/Professional	330.00
CHRISTOPHER B. BURKE ENG, LTD	NPDES STORMWATER PHASE II -DUPAGE CTY MEETING-PERMITS	AP120417	4325	Consulting/Professional	55.00
CINTAS #769	MATT RENTAL -PUBLIC WORKS	AP120417	4223	Maintenance - Building	25.00
CINTAS #769	MATT RENTAL -CITY HALL	AP120417	4223	Maintenance - Building	25.00
CINTAS #769	MATT RENTAL -POLICE DEPT	AP120417	4223	Maintenance - Building	25.00
COM ED	COM ED-0788310001	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	28.05
FACTORY CLEANING EQUIPMENT INC	FILTER FOR FLOOR CLEANER	AP120417	4225	Maintenance - Equipment	40.39
GRADE A	75TH STREET PERRENIAL CUTTING	AP120417	4223	Maintenance - Building	1,600.00
GRADE A	75TH STREET PERRENIAL CUTTING	AP120417-2	4223	Maintenance - Building	1,200.00
GRADE A	REDO-CORRECT AMOUNT GRADE A s/b 1200.00	APCREDITS12...	4223	Maintenance - Building	(1,600.00)
GREAT LAKES DISTRIBUTING INC	POWER WASHER HOSE	AP120417	4223	Maintenance - Building	160.67
HOMER TREE CARE, INC.	LIMB REMOVAL AT 1322 SLEEPY HOLLOW	AP120417	4375	Tree Trim/Removal	200.00
INTERNATIONAL SOCIETY OF ARBOR	ISA ANNUAL DUES-JOHN CARR	AP120417	4263	Training and Education	265.00
KARA COMPANY, INC.	WOOD LATHES	AP120417	4257	Supplies - Other	59.00
LAWSON PRODUCTS INCORPORATED	MAINTENANCE EQUIPMENT	AP120417	4225	Maintenance - Equipment	496.57

CITY OF DARIEN
Expenditure Journal
General Fund
Public Works, Streets
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
LINDCO EQUIPMENT SALES, INC.	ELECTRICAL JUNCTION BOX - TRUCK 109	AP120417	4229	Maintenance - Vehicles	59.63
NICOR GAS	NICOR GAS- PUBLIC WORKS 90841110001	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	253.54
OFFICE DEPOT	CALENDARS FOR PUBLIC WORKS	AP120417	4253	Supplies - Office	23.38
PATTEN INDUSTRIES, INC.	HYDRAULIC OIL	AP120417	4225	Maintenance - Equipment	241.98
PATTEN INDUSTRIES, INC.	SKID STEER	AP120417	4815	Equipment	25,346.00
RAMIRO GUZMAN LANDSCAPING INC	FALL CLEAN UP AND POLICE DEPT AND CITY HALL	AP120417	4223	Maintenance - Building	600.00
RIC MAR INDUSTRIES, INC.	CLEANING SUPPLIES FOR PW SHOP	AP120417	4223	Maintenance - Building	434.15
RIC MAR INDUSTRIES, INC.	EQUIP/SUPPLIES FOR PW SHOP	AP120417	4223	Maintenance - Building	328.15
ROSE LANDSCAPE DESIGN	PLANTINGS -DARIEN POINTE	AP120417	4223	Maintenance - Building	1,340.00
SOLAR TRAFFIC SYSTEMS	STOP SIGN BATTERY	AP120417	4257	Supplies - Other	69.99
STATE INDUSTRIAL PRODUCTS	BRAKE CLEANER, CARB CLEANER AND DEGREASER	AP120417	4225	Maintenance - Equipment	390.19
STATE INDUSTRIAL PRODUCTS	PADS, DEGREASER	AP120417	4225	Maintenance - Equipment	591.76
TRAFFIC CONTROL AND PROTECTION	SIGNS	AP120417	4257	Supplies - Other	149.70
UNIQUE PRODUCTS & SERVICE CORP	JANITORIAL SUPPLIES FOR POLICE DEPT	AP120417	4223	Maintenance - Building	171.20
UNIQUE PRODUCTS & SERVICE CORP	JANITORIAL SUPPLIES FOR POLICE DEPT	AP120417	4223	Maintenance - Building	131.33
US GAS	GASES	AP120417	4257	Supplies - Other	42.00
WESTERN IRRIGATION	IRRIGATION FOR CLOCK TOWER	AP120417	4223	Maintenance - Building	185.00
				Total Public Works, Streets	56,706.93

CITY OF DARIEN
Expenditure Journal
General Fund
Police Department
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ANTON HRUBY	HRUBY #302 - SOCKS	AP120417	4269	Uniforms	39.98
BROWNELLS, INC.	RANGE PATCHES	AP120417	4217	Investigation and Equipment	36.10
CHRISTINE CHARKEWYCZ	PROSECUTION FEES- OCTOBER 2017	AP120417	4219	Liability Insurance	1,088.00
DUPAGE COUNTY PUBLIC WORKS	SEWER BILL FOR POLICE DEPT 21005550-01	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	298.38
ELMHURST OCCUPATIONAL HEALTH	MEDICAL EXAM FOR POLICE CANDIDATE- G WILLIAMS	AP120417	4205	Boards and Commissions	1,111.00
GOLD SHIELD DETECTIVE AGENCY	BACKGROUND INVESTIGATION- RUNDO	AP120417	4205	Boards and Commissions	867.60
I.R.M.A.	SEPTEMBER 2017 DEDUCTIBLE	AP120417	4219	Liability Insurance	1,500.21
I.R.M.A.	OCTOBER 2017 DEDUCTIBLES	AP120417	4219	Liability Insurance	2,086.90
I.R.M.A.	AUGUST 2017 CREDIT	AP120417	4219	Liability Insurance	(2,167.14)
INDUSTRIAL ORG SOLUTIONS	PSYCH EXAM FOR POLICE CANDIDATE-RUNDO	AP120417	4205	Boards and Commissions	485.00
MARK A. BOZEK	DEDUCTIBLE -(DOS 10-18-17)	AP120417	4219	Liability Insurance	75.00
MARK A. BOZEK	BOZEK-DEDUCTIBLE	APCREDITS12...	4219	Liability Insurance	(75.00)
MR. TRIM	RE-UPHOLSTER SEAT D18	AP120417	4229	Maintenance - Vehicles	180.00
NORTHEAST MULTIREGIONAL TRNG	HELLMANN #331 -EVIDENCE BASED INVESTIGATION	AP120417	4263	Training and Education	375.00
NORTHERN MICHIGAN K-9 INC.	K9 RECERTIFICATION FOR NIKO	AP120417	4263	Training and Education	150.00
PEP BOYS	OIL CHANGE D5-TAHOE	AP120417	4229	Maintenance - Vehicles	26.99
PEP BOYS	OIL CHANGE D24 -EXPLORER	AP120417	4229	Maintenance - Vehicles	26.99
PEP BOYS	OIL CHANGE D34- TAURUS	AP120417	4229	Maintenance - Vehicles	26.99

CITY OF DARIEN
Expenditure Journal
General Fund
Police Department
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
PEP BOYS	OIL CHANGE D14-TAHOE	AP120417	4229	Maintenance - Vehicles	26.99
PEP BOYS	OIL CHANGE D2 -TAHOE	AP120417	4229	Maintenance - Vehicles	26.99
PEP BOYS	OIL CHANGE D6 -TAHOE	AP120417	4229	Maintenance - Vehicles	31.39
PEP BOYS	OIL CHANGE D32-TAURUS	AP120417	4229	Maintenance - Vehicles	34.19
PEP BOYS	OIL CHANGE D38-TAURUS	AP120417	4229	Maintenance - Vehicles	40.75
PEP BOYS	OIL CHANGE D16 -TAHOE	AP120417	4229	Maintenance - Vehicles	35.00
RAY O'HERRON CO. INC.	MILAZZO #311 -JACKET, ARMOR SKIN, NAMEPLATE	AP120417	4269	Uniforms	179.50
RAY O'HERRON CO. INC.	RUNDELL #305 -NAMETAPE AND ALTERATION	AP120417	4269	Uniforms	12.00
RAY O'HERRON CO. INC.	BOZEK #326 -FLASHLIGHT	AP120417	4269	Uniforms	47.99
RAY O'HERRON CO. INC.	RENNER #303 - JACKET, SHIRT, NAMEPLATE	AP120417	4269	Uniforms	137.50
RAY O'HERRON CO. INC.	RUMICK #304 -GLOCK 21	AP120417	4269	Uniforms	469.20
RAY O'HERRON CO. INC.	SKWERES #337 - SHIRT, TIE AND ARMOR SKIN	AP120417	4269	Uniforms	108.90
RAY O'HERRON CO. INC.	HELLMANN #331 -DETECTIVE BADGES	AP120417	4269	Uniforms	402.95
RAY O'HERRON CO. INC.	DOLLINS #308 -EARPIECE & MICROPHONE	AP120417	4269	Uniforms	55.97
RAY O'HERRON CO. INC.	KOSIENIAK #330 - GLOCK , SIGHTS, AMMO	AP120417	4269	Uniforms	610.40
RICK HELLMANN	HELLMANN #331 -SHIRT (FANATICS)	AP120417	4269	Uniforms	46.74
ROSENTHAL, MURPHEY, COBLENTZ	REVIEW MATERIALS FROM COUNTY	AP120417	4219	Liability Insurance	275.00

CITY OF DARIEN
Expenditure Journal
General Fund
Police Department
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
STAPLES BUSINESS ADVANTAGE	MANILA FOLDERS AND DIVIDERS	AP120417	4253	Supplies - Office	60.17
STAPLES BUSINESS ADVANTAGE	TOUCH TAPE FOR POLICE DEPT	AP120417	4253	Supplies - Office	9.83
STEVEN LISS	STEVE LISS -ANNUAL EXAM COPAY	AP120417	4219	Liability Insurance	30.00
STEVEN LISS	LISS- COPAY	APCREDITS12...	4219	Liability Insurance	(30.00)
THEODORE POLYGRAPH SERVICE	POLYGRAPH FOR POLICE CANDIDATE -GIZA	AP120417	4205	Boards and Commissions	150.00
VILLAGE OF LEMONT	RANGE FEES - June 14th thru August 30th 2017	AP120417	4243	Rent - Equipment	700.00
WILLIAM W. GREENABERG	MEDICAL EXAM COPAY	AP120417	4219	Liability Insurance	20.00
WILLIAM W. GREENABERG	GREENABERG- COPAY	APCREDITS12...	4219	Liability Insurance	<u>(20.00)</u>
				Total Police Department	9,593.46
				Total General Fund	<u>83,544.55</u>

CITY OF DARIEN
Expenditure Journal
Water Fund
Public Works, Water
From 12/4/2017 Through 12/4/2017

Vendor Name	Invoice Description	Session ID	Acct Code	Acct Title	Dept Amount
ACCURATE TANK TECHNOLOGIES	FUEL PUMP MAINTENANCE	AP120417	4223	Maintenance - Building	319.00
AMERICAN WATER WORKS ASSOC. ASSOCIATED TECHNICAL SERVICES	MEMBERSHIP RENEWAL LOCATE MAIN BREAK- 71st GRANT	AP120417 AP120417	4263 4231	Training and Education Maintenance - Water System	211.00 842.00
CENTRAL SOD FARMS	SOD	AP120417	4231	Maintenance - Water System	552.00
CENTRAL SOD FARMS	SOD	AP120417	4231	Maintenance - Water System	17.50
COM ED	COM ED-0788310001	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	28.04
COM ED	75th STREET PUMP STATION 0269155053	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	64.44
COM ED	COM ED-3118112014 75th St Pumping Station	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	208.73
CORE & MAIN	MAINT VALVES FOR WATER SYSTEM	AP120417	4231	Maintenance - Water System	5,551.00
DUPAGE COUNTY DIV OF TRANSPORT	ROAD PERMIT - 75th STREET MAIN BREAK	AP120417	4231	Maintenance - Water System	100.00
DUPAGE TOPSOIL, INC.	WATER DIG REPAIRS -71st CLARENDON HILLS RD	AP120417	4231	Maintenance - Water System	335.00
DYNEGY ENERGY SERVICES	ENERGY SERVICES-VARIOUS LOCATIONS	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	2,587.93
DYNEGY ENERGY SERVICES	ENERGY FOR WATER PLANTS	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	2,989.81
NICOR GAS	NICOR GAS- PUBLIC WORKS 90841110001	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	253.54
NICOR GAS	NICOR GAS -23644110001	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	41.23
NICOR GAS	NICOR GAS- 12344110007	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	54.62
NICOR GAS	NICOR GAS-05002110004	AP120417	4271	Utilities (Elec,Gas,Wtr,Sewer)	77.65
OFFICE DEPOT	CALENDARS FOR PUBLIC WORKS	AP120417	4253	Supplies - Office	16.80

CITY OF DARIEN
Expenditure Journal
Water Fund
Public Works, Water
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
OFFICE DEPOT	CALENDARS FOR PUBLIC WORKS	AP120417	4253	Supplies - Office	18.45
PATTEN INDUSTRIES, INC.	SKID STEER	AP120417	4815	Equipment	25,346.00
SERVICE INDUSTRIAL SUPPLY INC.	PUMP HOSES	AP120417	4225	Maintenance - Equipment	250.93
TAMELING INDUSTRIES	TOPSOIL	AP120417	4231	Maintenance - Water System	90.00
US GAS	GASES	AP120417	4231	Maintenance - Water System	42.00
VULCAN CONSTRUCTION MATERIALS	STONE	AP120417	4257	Supplies - Other	1,525.13
WILLCO GREEN LLC	WATER SPOILS	AP120417	4231	Maintenance - Water System	1,188.00
XBE CHICAGO	DUMP FEES	AP120417	4231	Maintenance - Water System	680.00
XBE CHICAGO	TRUCKING	AP120417	4231	Maintenance - Water System	1,806.25
XBE CHICAGO	WINTER SERVICES-BLIZZARD	AP120417	4231	Maintenance - Water System	765.00
ZIEBELL WATER SERVICE PRODUCTS	WATER MAIN CLAMPS	AP120417	4231	Maintenance - Water System	<u>500.00</u>
				Total Public Works, Water	<u>46,462.05</u>
				Total Water Fund	46,462.05

CITY OF DARIEN
Expenditure Journal
Motor Fuel Tax
MFT Expenses
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
K-FIVE CONSTRUCTION	COLD PATCH	AP120417	4245	Road Material	1,412.60
K-FIVE CONSTRUCTION	ROAD PATCH	AP120417	4245	Road Material	91.50
K-FIVE CONSTRUCTION	ROAD PATCH	AP120417	4245	Road Material	46.00
VULCAN CONSTRUCTION MATERIALS	BEDDING STONE	AP120417	4245	Road Material	1,517.97
				Total MFT Expenses	3,068.07
				Total Motor Fuel Tax	3,068.07

CITY OF DARIEN
Expenditure Journal
Impact Fee Agency Fund
Impact Fee Expenditures
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
CENTER CASS SCHOOL DIST #66	IMPACT FEE- 2154 COTTAGE LANE	AP120417	4215	Impact Fees Disbursed	1,775.00
DARIEN PARK DISTRICT	IMPACT FEE- 2154 COTTAGE LANE	AP120417	4215	Impact Fees Disbursed	2,735.00
DOWNERS GROVE SOUTH H.S.	IMPACT FEE- 2154 COTTAGE LANE	AP120417	4215	Impact Fees Disbursed	507.00
INDIAN PRAIRIE PUBLIC LIBRARY	IMPACT FEE- 2154 COTTAGE LANE	AP120417	4215	Impact Fees Disbursed	121.00
				Total Impact Fee Expenditures	5,138.00
				Total Impact Fee Agency Fund	5,138.00

CITY OF DARIEN
Expenditure Journal
State Drug Forfeiture Fund
Drug Forfeiture Expenditures
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
SHELL	GAS FOR POLICE DEPT	AP120417	4273	Vehicle (Gas and Oil)	175.10
				Total Drug Forfeiture Expenditures	175.10
				Total State Drug Forfeiture Fund	175.10

CITY OF DARIEN
Expenditure Journal
Water Depreciation Fund
Depreciation Expenses
From 12/4/2017 Through 12/4/2017

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
PATTEN INDUSTRIES, INC.	JACK HAMMER	AP120417	4815	Equipment	11,500.00
				Total Depreciation Expenses	11,500.00
				Total Water Depreciation Fund	11,500.00

**CITY OF DARIEN
Expenditure Journal
Capital Improvement Fund
Capital Fund Expenditures
From 12/4/2017 Through 12/4/2017**

<u>Vendor Name</u>	<u>Invoice Description</u>	<u>Session ID</u>	<u>Acct Code</u>	<u>Acct Title</u>	<u>Dept Amount</u>
CHRISTOPHER B. BURKE ENG, LTD	I55 and CASS Cloverleaf Exchange	AP120417	4390	Capital Improv-Infrastructure	3,757.19
THE BANK OF NEW YORK MELLON	GO REFUNDING 2015 INTEREST	AP120417	4945	Debt Retire - Property	10,307.50
				Total Capital Fund Expenditures	14,064.69
				Total Capital Improvement Fund	14,064.69
Report Total					163,952.46

AGENDA MEMO
CITY COUNCIL
December 4, 2017

Case

PZC 2017-05

Zoning Text Amendment

Pharmacy Use

ORDINANCE

Petition

Brent Edelcup of Telescript Pharmacy Inc. has petitioned for a zoning text amendment to allow a pharmacy use in the Office Districts. His initial location would be at 8190 Cass Avenue.

Ordinance

An ordinance that would approve the petition is attached hereto.

Documents - attached

[Petitioner letter 10/17/17](#)

[Emails](#) with Brent Edelcup describing Business Plan

[Aerial photo](#)

[Plat of Survey](#)

[Definitions](#) of Drugstore and Pharmacy

[Darien Zoning Code provisions](#)

[Standards for Amendments](#)

Site Information

8190 Cass Avenue is the building on Lot 1 and is one of 6 office buildings in the Glen Oaks Office Plaza subdivided in 1997. Each building is 6400 square feet, single story, similar in exterior architecture, and divided into multiple office spaces most of which are occupied by general office uses. They are zoned O – Office. In 2013, the contract purchaser of 8190, Dr. Maninder Kohli through a company known as Jagat Holdings, petitioned for a special use for medical and dental clinic for the entire building and was approved by ordinance O-10-13. The building currently has 3 units. The middle unit is occupied by Darien Immediate Care. The west unit is in the process of being rented by a dentist Dr. David Weber. The east unit is not occupied and Brent Edelcup would like to rent a portion of it for his pharmacy business.

Zoning Code

The current code does not specify pharmacies as a permitted, special, or accessory use in any district. Drugstore is a permitted use in the B-1 and B-2 districts and is a special use in the B-3 district. Drugstore is not defined in the Darien Code so we refer to a common definition such as the ‘retail sale of prescription and non-prescription medicines, cosmetics, snacks, greet cards, and related convenience items’, such as Walgreens and CVS stores. ‘Medical cannabis dispensing organization’ is a special use in the I district. Accessory uses are permitted in the Darien Code but are not defined.

Analysis

There appears to be a trend in other communities of medicine-only pharmacies that are a separate business entity but are located in or near clinics, hospitals, and other areas with concentrations of doctor’s offices. Such locations have convenient access for patients and potential closer coordination between doctor and pharmacist in terms of specialized medicines, information,

records, and billing. The concept is a ‘one stop shop concept for medical care’. Brent Edelcup’s business plan emails focus on serving the patients from the Darien Immediate Care clinic in the same building and in the same Glen Oaks Office Plaza in the same O district. The petition is proposing to allow such a medicine-only pharmacy compatible with other uses in the office district without allowing a Walgreens-type drugstore to disrupt the office area. One way to do this would be to amend the Zoning Code by adding pharmacy as a permitted use in the O District. The proposed text of such an amendment is placed in the context of current code on an attachment to this memo and is worded as follows: “*Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices and no non-medical goods or services and no medicinal cannabis, in a location that is in a contiguous area that has medical and dental clinics*”.

PZC Hearing

The Planning and Zoning Commission heard the petition in public hearing on November 15, 2017. Brent Edelcup testified that he is a state certified pharmacist and he is negotiating a lease for the space at 8190 Cass and would like to open for business as early as Spring 2018. His business model is a tele-pharmacy, which provides a one-on-one consultation with customers via skype as well as in person. His hours would probably be the same as the Darien Immediate Care. He sees his proposed business as compatible with office uses and may even attract more doctors to move in nearby. Commissioners asked about the adequacy of parking and Steven Manning responded that required parking is the same for office and medical uses. Commissioners asked about quality control of dispensing drugs and Brent Edelcup described state regulations and how they are effective for quality control. PZC voted 7-0 to recommend that the proposed text amendment satisfies the zoning standards for amendments and to recommend approval of this text amendment as presented.

MSC

The Municipal Services Committee reviewed this petition on 11.27.17. Dan Gombac offered that this type of use is a growing trend in other communities. The Committee asked about the non-prescription medicines to be sold. Steve Manning responded that the state licensing regulations on pharmacies limit the types of medicines that can be dispensed and the staff is proposing that medical cannabis not be allowed by this text amendment because it is already limited to the I-1 District. The MSC voted 2-0 to recommend approval of the petition as presented.

Motion

The motion would be to approve the ordinance approving the text amendment for pharmacies in the O Office District as presented for case PZC 2017-05.

Meeting Schedule

Planning and Zoning Commission	October 18, 2017
Municipal Services Committee	November 27, 2017
City Council	December 4, 2017

October 17, 2017
City of Darien
1702 Plainfield Road
Darien, IL 60521

RE: Proposed Accessory Pharmacy - Glen Oaks Office - 8190 Cass

Dear Mr. Steve Manning,

Thank you for taking the time to help me pursue the development of my business in Darien at the Glen Oaks Office Building.

The proposed business location is in an East wing office of 8190 S Cass Ave where the property is currently being operated as an immediate care clinic (DBA: Darien Immediate Care) as well as housing several medical practices and health care professionals including physicians, dentists, nurse practitioners, etc. TeleScript Pharmacy will contribute to these practices by providing specialized healthcare pharmacy services to better serve the needs of patients treated by the building's providers. In addition, the direct access to a pharmacist and pharmacy will ensure the delivery of a higher standard of healthcare.

As an integrated amenity to the health care services offered at Darien immediate care and to other healthcare providers located in and around the Glen Oaks Offices, pharmacy services are provided by a registered pharmacist and medications are dispensed incidental to a prescription or by means of purchasing medicines that do not require a prescription. Our business does not intend to include the sale of goods other than medicines, drugs, or medical devices intended for human or veterinary use approved by the United States Food and Drug Administration.

TeleScript Pharmacy Inc. is by this letter petitioning to the Mayor and City Council of the City of Darien for a zoning text amendment. We request that the amendment will serve the purpose of allowing TeleScript Pharmacy to operate in the Glen Oaks Office Building.

Thank you for your time and consideration.

Sincerely,

Brent Edelcup, Pharm.D., R.Ph





From: Steven Manning
Sent: Friday, November 10, 2017 4:09 PM
To: Steven Manning
Subject: BRENT EDELcup DESCRIPTION OF BUSINESS PLAN

From: Brent Edelcup [mailto:bedelcup@telescriptpharmacy.com]
Sent: Tuesday, November 07, 2017 12:34 PM
To: Steven Manning
Subject: Re: PZC 2017-05 Pharmacy zoning text amendment

Steve,

I have answered your questions to the best of my ability. Please let me know if you seek any additional clarity.

- What building space are you proposing to lease?
 - The owner of the building is suggesting one of the office spaces that are currently available on the east wing. However, we have not finalized the exact office that will be utilized for housing TeleScript Pharmacy. From what I remember about the space, it was under 500 sq ft.
- Would there be any wholesaling of specialty medicines to physicians or clinics?
 - TeleScript Pharmacy may enter an agreement at the discretion of the medical practice to provide wholesaling of specialty medication. This may include: immunizations, medications that are intended to be administered by a physician or healthcare professional via Office-Use (i.e., injectables, topicals, etc.). However, this is not the focus or intention of TeleScript Pharmacy's business plan. Our attention would be to serve the patients' needs incidental to physicians/patient's request (i.e., prescription).
- Would there be any formulation, compounding, or production of medicine on site?
 - There will be no compounding or production of medicine on site.
- Would there be any nursing, delivery, or home health care component?
 - No
- Will there be a registered pharmacist on duty at all times to answer patient questions?
 - Yes, a pharmacist will be accessible at all times during hours of operations. Whether the pharmacist is available on site, or remotely via live video/audio consultations (ex., Telepharmacy), a pharmacist is required to provide medication consultation upon every prescription dispensed.
- What are the state regulations and licensing requirements pertaining to your proposed business?
 - The laws/regulations are quite extensive. Below you will find the links to the necessary information.
 - Pharmacy practice act:
<http://www.ilga.gov/commission/jcar/admincode/068/06801330sections.html>
 - Telepharmacy:
<http://www.ilga.gov/commission/jcar/admincode/068/068013300E05100R.html>
 - We will require proper signage to display the business name, hours of operation, etc. to comply with the requirements of the Pharmacy Practice Act, while complying with the City of Darien's codes/ordinances.
 - I imagine that the hours of operation will be similar to the clinic's hours (possibly excluding Sundays at the moment).

My proposed business model is to allow all my pharmacy locations to practice pharmacy as a telepharmacy. I will be onsite at the Darien pharmacy location as the pharmacist. After roughly six months, I have a pharmacist (or myself)

remotely verify prescription orders and provide patient consultations via the TelePharm software platform (telepharm.com). A Certified Pharmacy Technician (CPhT) will be physically on site to dispense medications to the patient after the patient speaks with the remote pharmacist. I have attached one of the pharmacy layout designs for a location which will be located inside an urgent care clinic.

From: Steven Manning <smanning@darieil.gov>
Date: Tuesday, November 7, 2017 at 10:58 AM
To: Brent Edelcup <bedelcup@telescriptpharmacy.com>
Subject: PZC 2017-05 Pharmacy zoning text amendment

Brent,

I think we should consider a definition of pharmacy that focuses on zoning compatibility with other uses in an office district.

Aurora does this by:

- allowing pharmacies with the typical 'accessory' standards;
 - dispensing medicine to only those same patients as the principal clinic
 - within same building as clinic
 - floor area smaller than clinic
- plus additional standards;
 - incidental storage
 - no window displays

Hinsdale does this by:

- similar 'accessory' standards as Aurora
- plus additional standards of;
 - 1,000 square feet or less
 - under the same ownership as clinic.

These examples may be too limiting for our purposes.

I think we could start by not allowing certain types of pharmacies would not be compatible with non-medical office uses, such as:

- 'community pharmacies' or 'drugstores' that sell non-medical items (Walgreens) because of their retail character, high volume traffic and parking, and extensive on-site signage
- Mail order pharmacies that do high volume storage and shipping

Relative floor area size would seem to not as critical as being available to direct sale of medicines and medical equipment to patients of nearby clinics.

Location within same building would seem to be not as critical as being near one or several clinics for customer convenience.

Ownership by the clinic would seem to be not critical as separate ownership of the pharmacy may be preferred for business, tax, profit, cost, and ease of access reasons.

Signage and advertising on the building and windows would still be a concern because such displays are not typical of offices, which usually have only the business name, and because it is meant to attract customers from outside the district.

Dispensing or sale of medical cannabis is already limited to the I zoning districts only – not Office districts.

It would help if you would share some more information on your business plan:

- What building space are you proposing to lease?
- Would there be any wholesaling of specialty medicines to physicians or clinics?
- Would there be any formulation, compounding, or production of medicine on site?

- Would there any nursing, delivery, or home health care component?
- Will there be a registered pharmacist on duty at all times to answer patient questions?
- What are the state regulations and licensing requirements pertaining to your proposed business?

Thanks again and your response by Wednesday or Thursday would be appreciated.



DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

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

DuPage County, Illinois Web Site:
www.dupageco.org



This map is for assessment purposes only.

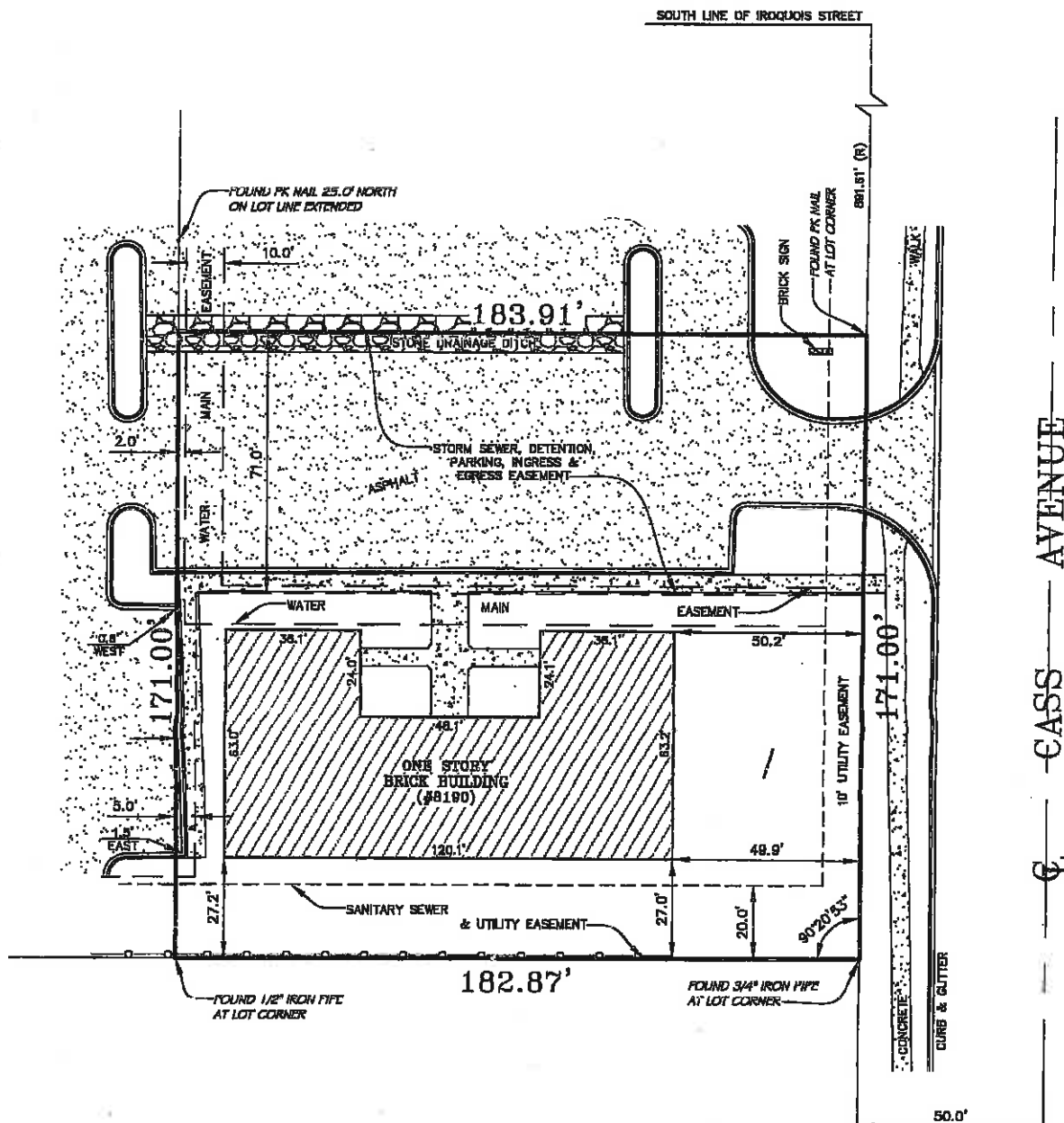
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PLAT OF SURVEY

OF

LOT 1 IN CLEN OAKS OFFICE PARK UNIT 1, BEING A SUBDIVISION OF PART OF LOTS 4, 5, 6 AND 7 IN SMART ACRES, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 32 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1997 AS DOCUMENT R97-031606, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- - IRON STAKE SET
- - IRON STAKE FOUND
- ▨ - CONCRETE
- ▩ - ASPHALT

PREPARED FOR: KATHLEEN McGOVERN
 JOB ADDRESS: 6190 S. CASS AVE., DARIEN, IL
 JOB NO.: 05-02-0183R



NEKOLA
 SIGNATURE SURVEY

A DIVISION OF MORRIS ENGINEERING
 DESIGN FIRM / PROFESSIONAL NO.: 184-001245
 400 N. SCHMIDT RD., SUITE 203
 BOLLINGBROOK, IL., 60440
 (830)789-0166 phone (830)789-0887 fax

1" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON - MONUMENTED SURVEY.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED ON THE 8TH DAY OF MARCH, 2005.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 10TH DAY OF MARCH, 2005.

Wayne W. Nekola
 APLS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2006.

Summary of Zoning, Development, and Planning Terms

Edited by

FAY DOLNICK AND
MICHAEL DAVIDSON

The Planning Advisory Service is a subscription service offered by the Research Department of the American Planning Association. Eight reports are produced each year. Subscribers also receive the *PAS Memo* each month and have use of the Inquiry Answering Service. Frank S. So, Executive Director; Sylvia Lewis, Publications Director; William Klein, Director of Research.

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■ **drug store** (*See also pharmacy*) An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies. (*King County, Wash.*)

■ **pharmacy** (*See also drugstore*) A place where drugs and medicines are prepared and dispensed. (*Valdez, Alaska*)

<https://en.wikipedia.org/wiki/Pharmacy>

10/27/2016

Types of pharmacy practice areas

Pharmacists practice in a variety of areas including community pharmacies, hospitals, clinics, extended care facilities, psychiatric hospitals, and regulatory agencies. Pharmacists can specialize in various areas of practice including but not limited to: hematology/oncology, infectious diseases, ambulatory care, nutrition support, drug information, critical care, pediatrics, etc.

Community pharmacy

A **pharmacy** (commonly the **chemist** in Australia, New Zealand and the UK; or **drugstore** in North America; **retail pharmacy** in industry terminology; or **Apothecary**, historically) is the place where most pharmacists practice the profession of pharmacy. It is the community pharmacy where the dichotomy of the profession exists—health professionals who are also retailers.

Community pharmacies usually consist of a retail storefront with a dispensary where medications are stored and dispensed. According to Sharif Kaf al-Ghazal, the opening of the first drugstores are recorded by Muslim pharmacists in Baghdad in 754.^{[9][13]}

In most countries, the dispensary is subject to pharmacy legislation; with requirements for storage conditions, compulsory texts, equipment, etc., specified in legislation. Where it was once the case that pharmacists stayed within the dispensary compounding/dispensing medications, there has been an increasing trend towards the use of trained pharmacy technicians while the pharmacist spends more time communicating with patients. Pharmacy technicians are now more dependent upon automation to assist them in their new role dealing with patients' prescriptions and patient safety issues.

Pharmacies are typically required to have a pharmacist on-duty at all times when open. It is also often a requirement that the owner of a pharmacy must be a registered pharmacist, although this is not the case in all jurisdictions, such that many retailers (including supermarkets and mass merchandisers) now include a pharmacy as a department of their store.

Likewise, many pharmacies are now rather grocery store-like in their design. In addition to medicines and prescriptions, many now sell a diverse arrangement of additional items such as cosmetics, shampoo, office supplies, confections, snack foods, durable medical equipment, greeting cards, and provide photo processing services.



The mortar and pestle, one of the internationally recognized symbols to represent the pharmacy profession



Typical American drug store with a soda fountain, about 1905



**Darien Zoning Code
(Proposed amendment in italics)**

5A-5-9-1: ESTABLISHMENT:

Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use.

5A-5-9-2: LOCATION

Accessory buildings, structures, or uses may be attached to, established within, or detached from the principal building, structure, or use of land.

5A-5-9-4: ACCESSORY BUILDINGS, STRUCTURES, AND USES:

(B) Accessory Buildings, Structures, And Uses Not Specifically Listed Or Normally Allowed: All accessory buildings, structures, and uses not specifically permitted or normally allowed shall be prohibited unless approved by the City Council after a public hearing before the Zoning Board of Appeals.

O Office District

5A-9-2-3: PERMITTED USES:

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

A. Offices, business or professional. (Ord. 0-03-00, 4-3-2000)

B. Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices and no non-medical goods or service, and no medicinal cannabis in a location that is in a contiguous area that has medical and dental clinics.

5A-9-2-4: SPECIAL USES:

Animal hospitals.

Banks and financial institutions, with or without accessory drive-through.

Civic buildings and governmental uses.

Clinics, medical and dental, to include all twenty four (24) hour outpatient healthcare facilities.

Hospitals.

Nursery schools, preschools, and daycare centers.

Public and private utility facilities.

Religious institutions, including, but not limited to, churches, rectories, seminaries, covenants, and monasteries including dormitories and other accessory uses required for operation.

Swimming, tennis, racquet and other athletic club facilities.

Undertaking establishments.

**City of Darien Zoning Code
Standards for Map and Text Amendments
Section 5A-2-2-5**

Section 5A-2-2-5 (G): STANDARDS: The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;
2. The zoning classifications of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and;
6. The policies of all current official plans or plan elements of the City.



CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 9,
SECTION 5A-9-2-3, PERMITTED USES IN THE O OFFICE DISTRICT**
(PZC 2017-05: Pharmacies)

ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN
THIS 4th DAY OF DECEMBER, 2017

**Published in pamphlet form by authority of
the Mayor and City Council of the City of
Darien, DuPage County, Illinois, this _____
day of December, 2017.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 9,
SECTION 5A-9-2-3, PERMITTED USES IN THE O OFFICE DISTRICT**

(PZC 2017-05: Pharmacies)

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 City of Darien has adopted Zoning Regulations set forth in the Darien City Code Title 5A; and

WHEREAS, the City Council has deemed it reasonable to periodically review said Darien Zoning Code and make necessary changes thereto; and

WHEREAS, pursuant to proper legal notice, a public hearing was held before the Planning and Zoning Commission on November 15, 2017, regarding this matter; and

WHEREAS, the Planning and Zoning Commission filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

WHEREAS, on November 27, 2017 the Municipal Services Committee has filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

WHEREAS, the City Council approves and adopts the findings and recommendations of the Municipal Services Committee and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

ORDINANCE NO. _____

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

SECTION 1: Title 5A, Chapter 9, “Office and Industrial Districts”, of the City Code of Darien, as amended, hereby further amends to add pharmacies to the Permitted Uses in the O Office District to read as follows.

Section 5A-9-2-4: PERMITTED USES

“(B) Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices, and no non-medical goods or services, and no medical cannabis, in a location that is in a contiguous area that has medical and dental clinics.”

SECTION 2: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

ORDINANCE NO. _____

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of December, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of December, 2017.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



AGENDA MEMO
CITY COUNCIL
December 4, 2017

Case

PZC 2017-04 Evergreen Lane (Carriage Way West Unit 6)

ORDINANCE

Petition

Brian Broderick, manager of the Carriage Greens Country Club, seeks approval to subdivide a 28 acre parcel of the golf course into three lots, two of which would become single family home lots that would front Evergreen Lane. The third lot would remain used for golf course. This subdivision would increase the density of the Planned Unit Development that was approved for this property and therefore is designated by the zoning code as a 'major PUD amendment'.

Ordinance

An ordinance that would approve the petition is attached hereto.

General Information

Petitioner / Owner:	Brian Broderick, manager of Broderick Holdings LLC
Property Location:	Northwest of Evergreen Lane in the Carriage Greens PUD development, next to the Carriage Way West Unit 3 subdivision and southwest of the house at 1524 Evergreen Lane.
Parcel Identification # (PIN):	09-33-400-011
Zoning / Land Use:	Site: R-3 / golf course Northeast; R-3 / single family houses Southeast: R-3 / single family houses Southwest; R-3 / single family houses Northwest: R-3 / golf course
Comprehensive Plan:	On site land use designated: "Parks / Open Space" Adjacent land use designated: "Low Density Residential"
Size of Property:	Lot 011 is 27.854 acres
Existing Conditions:	Lot 011 is currently used as part of the golf course. There is an elevated area in the rear of Lot 2 which was used as a tee off pad that is no longer used as such. There is an elevated area in the rear of Lot 1, which is currently used as a golf tee off pad. There were some large shade trees

recently removed and the site is now mowed turf grass. There is water main parallel to Evergreen Lane in the north parkway and a sanitary sewer main parallel to Evergreen Lane in the south parkway. There is a storm sewer with three catch basins on site and two catch basins nearby off site. There is a mapped floodplain area approximately 20' by 20' at the far north corner of Lot 2 which is drained by a catch basin. There is an isolated low area that is approximately 350 square feet and near the center of Lot 1. It is lower than the floodplain elevation and is drained by a storm sewer catch basin. The State IDNR advised there may be some Blanding's turtles and northern long-eared bats in the area which are endangered species.

Transportation: The two lots would have frontage and driveway access to Evergreen Lane, which is a low-volume local public street.

Site History: The entire Carriage Greens development was annexed in 1972 and a mixed-use PUD was approved by a series of ordinances to include single family, multi-family, golf course, recreation, and commercial.

Documents – Submitted by Petitioner

1. [Petition](#) form accepted 9.21.17
2. [Authorization letter](#) for the manager 8.9.17
3. [Final Plat of Subdivision](#) revised 10.11.17
4. [Site Improvement Plans](#) revised 10.11.17
5. [Storm water authorization letter](#) from DuPage County 6.9.17
6. [Consultation letter](#) from Illinois Department of Natural Resources 9.26.17
7. [Land Use Opinion letter](#) from Soil and Water Conservation District 9.29.17
8. [Email from attorney Pat Clancy](#) 11.17.17

Development Plan Description

Each of the two new home lots would be approximately 119 feet wide in front by 130 feet deep by 146 feet wide in back = 16,903 square feet. The proposed grading plan would add fill to the center of the two proposed lots to elevate the two building pads. There would be no fill added to the floodplain area in the north corner of Lot 2. The golf tee off pad that is now partially on Lot 1 would be relocated north of lot 1 onto the golf course on Lot 3. Fill would be added to the low area on Lot 1. The proposed utility plan would add two catch basins to Lot 1 and the newly created swales in the easements on the front, sides, and rear of both lots that would

convey storm water runoff to the storm sewer catch basins. The proposed grading plan would also excavate an area north of Lot 1 onto the golf course on Lot 3 to provide 'compensatory storage' for the fill added to Lot 1.

Documents – Submitted by Staff

1. [Development Ordinance list](#) and Development Standards Comparison
2. [Site photos](#) (2)
3. [Aerial photos](#) (2)
4. [Plat map](#) for lot sizes
5. [City Engineer letter](#) 11.17.17
6. [Email with neighbor Glen Markowski](#), 1521 Evergreen Lane 10.11.17
7. [Email with neighbor Richard Marchese](#), 1525 Evergreen Lane 10.11.17 and 11/20/17
8. [Email with neighbor Ken Kufner](#), 1529 Evergreen Lane, 10.17.17 and 11.20.17
9. [Objection from Richard Marchese](#) 10.18.17
10. [Memo from Richard Marchese](#) 11.27.17
11. [PUD Standards](#)
12. [PZC minutes](#) 10.18.17

Plan Review Comments

The size of the two new lots would be larger than the adjacent single family lots. The proposed lot sizes and setbacks would meet or exceed the standards for R-3 and the PUD ordinance for Carriage Way O-31-72. The 'cut and fill' method for compensatory storage is an accepted planning practice and storm water management plan for this proposed development has been approved by the County. The City Engineer has reviewed the plat and plans and advised they do conform to City Codes. The State IDNR recommended the area be fenced during construction and have live traps and if any endangered species or other wildlife are trapped, and then they should be relocated to a safe area. Pending approval and prior to construction an inspection will be conducted to ensure the IDNR protocols are in place. This item will be a condition.

One of the concerns that have been raised by neighbors is the compatibility of the new houses with the existing houses. The petitioner's attorney said the prospective buyer intends to build 'within the covenants'. Such HOA covenants, standards, and procedures would be separate from City regulation and beyond City control.

Another concern that has been raised by neighbors is flooding within the Evergreen Lane parkway and pavement. The City Municipal Services Department has field reviewed and verified that all adjacent storm sewer infrastructure is functioning. The staff has identified an independent public works project to address an ongoing drainage concern fronting 1521, 1525 and 1529 Evergreen Lane. The Staff has not identified any flooding concerns adjacent to the

proposed development. The proposed development is designed to accommodate expected storm water flow and not cause any flooding.

PZC Hearing

The Planning and Zoning Commission considered the petition in public hearing on October 18, 2017. The Petitioner's attorney Pat Clancy and engineer Juang Lin presented their proposed subdivision plans. Storm water flows from the north and will be conveyed through surface grading to the wetlands and creek on the golf course, to the west of the lots 1 and 2 and to the storm sewer inlets via swales on lots 1 and 2. Three neighbors expressed concerns about existing and potential future flooding. Engineer Lin said the development will not adversely affect the neighbors. One neighbor expressed a concern about density. Three neighbors expressed concerns about architectural compatibility and whether the new homes would fit in without covenants. The Petitioner Brian Broderick said he would be respectful of the covenants and would work together with neighbors. The PZC voted 6-3 to recommend the proposed development as presented.

MSC

The Municipal Services Committee reviewed this petition on 11.27.17. Petitioner and his attorney offered they had no problem complying with the covenants that currently are recorded on the surrounding single family lots. Richard Marchese was the only neighbor attending. He presented his written objection and written questions. Dan Gombac responded that the reason why land is undeveloped is unknown, the developer will move storm sewers and catch basins on the new lots, the City Engineer has reviewed and approved the stormwater submittal, and the City will inspect the construction for conformance with the approved plans. Dan Gombac also offered that there has been some ponding of water along the south curb of Evergreen Lane across from the proposed subdivision. He has reviewed and determined the storm sewer to be open and clear, that the ponding is probably due to discharge from properties on the south side of Evergreen Lane, that the proposed subdivision is designed to not contribute to this ponding, and the City will propose funding a side yard drainage improvement in next year's budget. The MSC voted 2-0 to recommend approval of the petition as presented with the condition that the covenants be reflected in the ordinance amending the PUD. The City Attorney has prepared the Ordinance as recommended.

Motion

The motion would be to approve the ordinance approving the amendment of the planned unit development for Carriage Greens as presented for PZC 2017-04.

Meeting Schedule

Planning and Zoning Commission:	October 18, 2017
Municipal Services Committee:	November 27, 2017

City Council:

December 4, 2017

CITY OF DARIEN, ILLINOIS, Community Development Department

Plat of Subdivision petition to the Mayor and City Council of the City of Darien:

Staff Use Only	
Case No:	P2C 2017-04
Date Received:	9/21/17
Fee Paid:	\$665
Check No:	1802, 1803
Posting Date:	10/18/17

PETITIONER INFORMATION

Broderick Holdings LLC
Petitioner's Name

Broderick Holdings LLC
Owner's Name

Brian Broderick
Contact Name

8700 Carriage Green Drive, Darien, IL 60561
Address, City, State, Zip Code

8700 Carriage Green Drive, Darien, IL 60561
Address, City, State, Zip Code

(630) 390-0478
Phone #

(630) 390-0478
Phone #

carriagegreen@gmail.com
Email

Fax #

carriagegreen@gmail.com
Email

PROPERTY INFORMATION

8700 Carriage Green Drive, Darien IL 60561
Property address

21.854 acres
Acreage

09-33-400-011
PIN(s)

R-3 PUD
Zoning

REQUEST

Check the following: Preliminary Plat

Final Plat

Carriage Green Subdivision
Subdivision Name

Number of Lots: 3

Minimum Lot Size: .66 acre

Average Lot Size: .66 acre

Right-of-way (in miles): 0

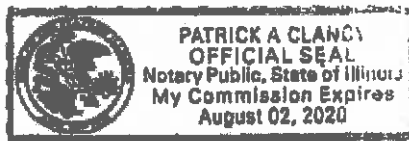
Public or other open space: 0

I, Petitioner Broderick Holdings LLC, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owner of record of the aforesaid described property) and I hereby make application as such.

[Signature]
Signature

Subscribed and sworn to before this day of August, 20 17

Notary Public



August 9, 2017

City of Darien – Planning Department
Steve Manning, City Planner
1702 Plainfield Rd.
Darien, IL 60561

RE: Carriage Greens Subdivision
8700 Carriage Green Drive
Darien, IL 60561
PIN: 09-33-400-011

Dear Mr. Manning,

Please be advised that the undersigned is an authorized representative of the Bank of Lyons Trust #2389, which holds the property located at 8700 Carriage Green Drive, Darien, DuPage County, Illinois, PIN 09-33-400-011. As such, the undersigned authorizes Brian Broderick, as Manager of Broderick Holdings, LLC to file a petition for subdivision on this property, and has the authority to act on behalf of the trust for the purposes of developing the two new lots.

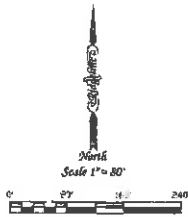
Sincerely,



Brian Broderick

**FINAL PLAT OF SUBDIVISION
CARRIAGE WAY WEST UNIT 6
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.**

PARCEL INDEX NUMBER
08-03-000-011



RANGE OF RECORD
BOUNDARIES SHOWN HEREON ARE BASED ON AN ASSUMED BEARING SYSTEM AND ARE SHOWN ONLY TO DEPICT ANGULAR RELATIONSHIPS OF PROPERTY LINES.

ABBREVIATION LEGEND

- D = DEED
- E = EASEMENT
- (M) = MEASURED DISTANCE
- N = NORTH
- NLY = NORTHERLY
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- R = RECORD DISTANCE
- S = SOUTH
- SLY = SOUTHERLY
- W = WEST
- WLY = WESTERLY

LEGEND

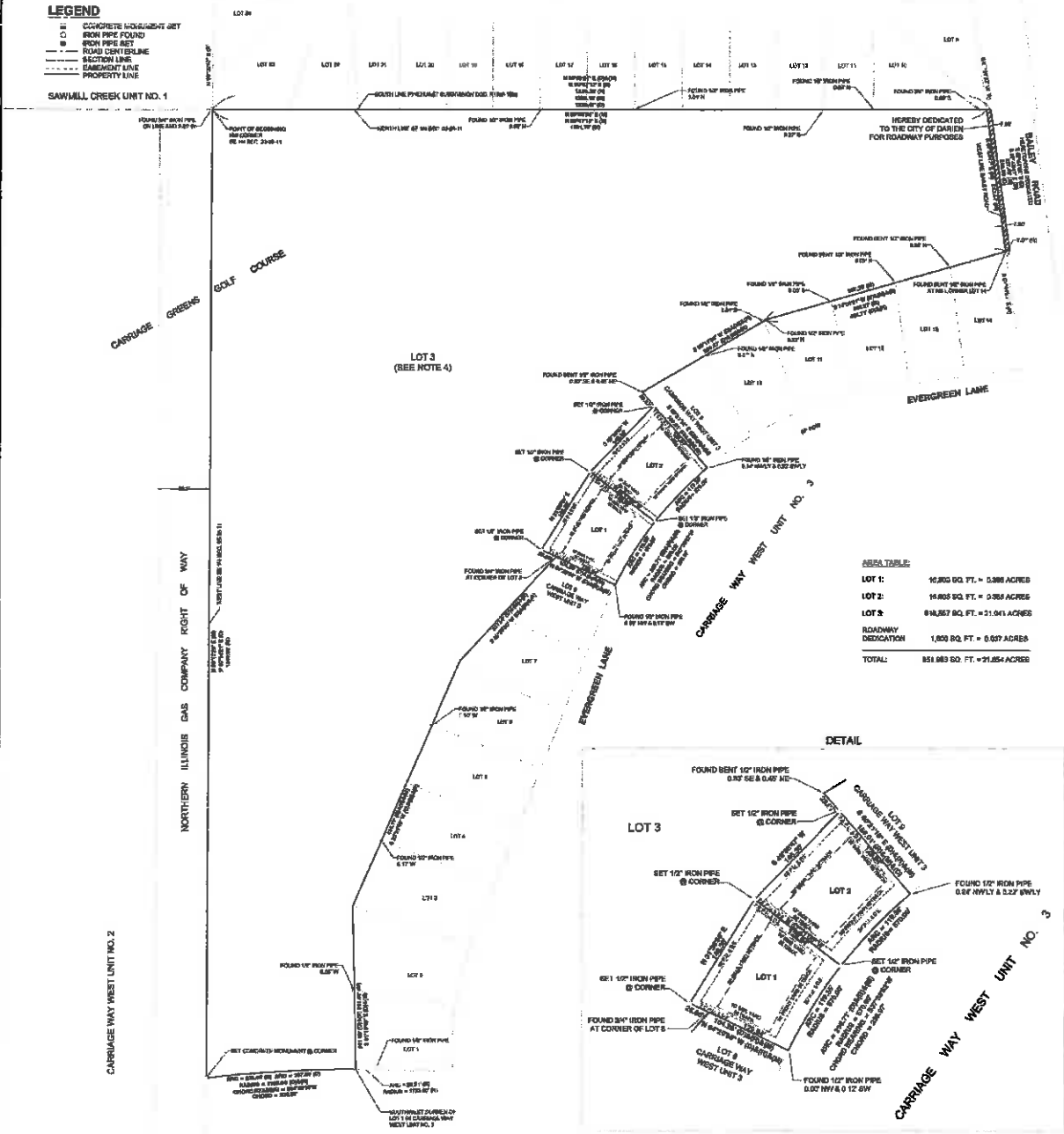
- = CONCRETE HOUSING JET
- = IRON PIPE FOUND
- = IRON PIPE SET
- = ROAD CENTERLINE
- = SECTION LINE
- = EASEMENT LINE
- = PROPERTY LINE

SAWHILL CREEK UNIT NO. 1

City of Darien
Received
OCT 11 2017
Community Development

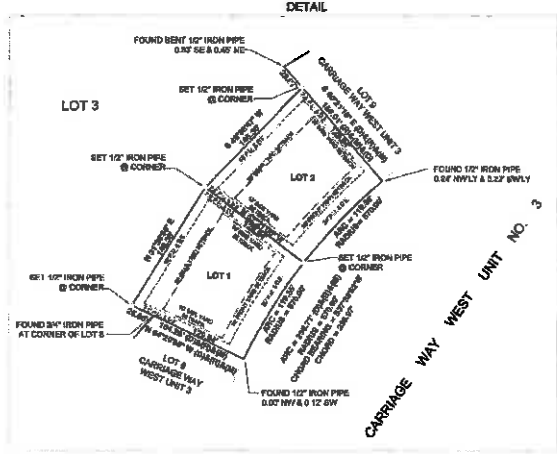
NOTES:

1. IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. ALL EASEMENTS ARE HEREBY GRANTED UNLESS NOTED OTHERWISE.
4. LOT 3 CONTAINS REGULATORY FLOODPLAIN AND WETLANDS. ANY LAND DISTURBANCE ACTIVITY ON LOT 3 WILL REQUIRE PERMITS FROM THE APPROPRIATE REGULATORY AGENCIES.



AREA TABLE:

LOT 1:	10,800 SQ. FT. = 0.245 ACRES
LOT 2:	16,800 SQ. FT. = 0.384 ACRES
LOT 3:	818,267 SQ. FT. = 18.811 ACRES
ROADWAY DEDICATION	1,800 SQ. FT. = 0.041 ACRES
TOTAL:	837,667 SQ. FT. = 19.161 ACRES



BERNARD H. BRILLIANT P.L.L.C. 200-800-0000
EDWARD A. HERBE P.L.L.C. 200-800-0000
PROFESSIONAL DESIGN FIRM NO. 124-00-0790

Page 1 of 2

DATE	2016-07-28
BY	BERNARD H. BRILLIANT
CHECKED BY	EDWARD A. HERBE
DATE	2016-07-28
PROJECT NO.	2016-0185-SUB

**FINAL PLAT OF SUBDIVISION
CARRIAGE WAY WEST UNIT 6
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.**

City of Danlen
Received
OCT 11 2017
Community Development

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS DAUGHTED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ACCEPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC BUILDINGS, AND HEREBY ALSO RESERVED AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS REFERRED TO AS WORK AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DANLEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY OF ILLINOIS, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH Edison COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR AFFILIATES AND SUCCESSORS FOR THE INSTALLATION, MAINTENANCE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, RESPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SYSTEMS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TIES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, BRIDGES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DANLEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DANLEN.

ADDRESS _____
DATED THIS _____ DAY OF _____, 20____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, CITY CLERK OF THE CITY OF DANLEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED NOTICE OF OTHER QUARTERS HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DANLEN, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY CLERK

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE MAYOR OF THE CITY OF DANLEN, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____

MAYOR

(ORD. 042-71, 11-15-1971, AS AMENDED 1-25-1975)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

DATED AT DANLEN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY TREASURER

PLAN COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSIONER OF THE CITY OF DANLEN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

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

STATE LETTER REQUIREMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

DATED THIS _____ DAY OF _____, 20____

ENGINEER OR OWNER OR ATTORNEY

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, CITY ENGINEER OF THE CITY OF DANLEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC UTILITIES HAVING JURISDICTION THEREON.

DATED AT DANLEN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY ENGINEER

BARITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, EDWARD A. HEDGE, REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3008, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR 1256.47 FEET TO THE WESTERLY LINE OF BAILEY ROAD, THENCE SOUTH 89 DEGREES 44 MINUTES 52 SECONDS EAST, ALONG SAID WESTERLY LINE, FOR 236.50 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 01 SECONDS WEST FOR 447.11 FEET; THENCE SOUTH 50 DEGREES 17 MINUTES 38 SECONDS WEST FOR 241.07 FEET; THENCE SOUTH 49 DEGREES 23 MINUTES 52 SECONDS EAST RADIALLY FOR 189.81 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, FOR AN ARC AND OUTSIDE OF 231.11 FEET; THENCE NORTH 54 DEGREES 20 MINUTES 35 SECONDS WEST, RADIALLY, FOR 154.38 FEET; THENCE SOUTH 42 DEGREES 58 MINUTES 30 SECONDS WEST FOR 222.88 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES 48 SECONDS WEST FOR 428.17 FEET; THENCE SOUTH 19 DEGREES 10 MINUTES 45 SECONDS EAST FOR 351.84 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1783.30 FEET, A TANGENT TO WHICH THE LAST DESCRIBED POINT FORMS AN ANGLE OF 89 DEGREES 47 MINUTES 48 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR AN ARC AND OUTSIDE OF 236.98 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 80 DEGREES 54 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 1780 NORTH AND WEST OF CARRIAGE WAY WEST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NO. RSP-023084 AND NORTH OF THE WESTERLY EXTENSION OF THE 170.00 FOOT RADIUS CURVE ALONG THE SOUTH LINE OF LOT 1 IN SAID CARRIAGE WAY WEST UNIT NO. 3 AND LYING WEST OF BAILEY ROAD, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DANLEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DANLEN OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF DANLEN WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND HAS IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 42 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE 40 AMBESL. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 800 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSES OF DETERMINING, FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEERS.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____



File No.	18-0158
Map No.	18-0158
Page No.	2 of 2
Recorded	10/11/2017
Index	10/11/2017
City of Danlen	10/11/2017
County of DuPage	10/11/2017
State of Illinois	10/11/2017
Notary Public	10/11/2017

Site Improvements Plans

CARRIAGE WAY WEST UNIT 6

DARIEN, ILLINOIS

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	SPECIFICATIONS
3	TOPOGRAPHIC EXHIBIT
4	UTILITY AND SITE PLAN
5	GRADING AND EROSION CONTROL PLAN
6	CONSTRUCTION DETAILS
7	CUT AND FILL CALCULATION-1
8	CUT AND FILL CALCULATION-2

SYMBOL LEGEND

- BRICK
- CATCH BASIN
- CONCRETE
- HYDRANT
- SANITARY MANHOLE
- SQUARE CURB DRAIN

LINE TYPE LEGEND

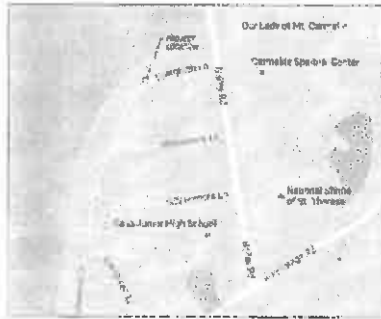
- SANITARY SEWER
- STORM SEWER
- WATER LINE

BENCHMARK

SOURCE BENCHMARK: DUPAGE COUNTY 2008 BENCHMARK SURVEY CONTROL MONUMENT P10 1584, MONUMENT NAME: FRANKMADALE VILLAGE, BEING AN 800 30 SURVEY CONTROL MONUMENT LOCATED SOUTH OF 87TH STREET AND WEST OF LEWIST ROAD ON THE DAREN WATER TOWER PROPERTY. ELEVATION = 724.30 (DAVD 08)

SOURCE BENCHMARK: DUPAGE COUNTY 2008 BENCHMARK SURVEY CONTROL MONUMENT P10 1588A, MONUMENT NAME: DOMESDAG, BEING AN 800 30 SURVEY CONTROL MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND 88TH STREET. ELEVATION = 722.85 (DAVD 08)

SITE BENCHMARK: NORTHWEST FLANGE BOLT ON THE FIRE HYDRANT AT THE SOUTHWEST CORNER OF LOVE & CARRIAGE WAY WEST UNIT 3, AS SHOWN HEREON. ELEVATION = 721.16 (DAVD 08)



LOCATION MAP

N.T.S.

STATE OF ILLINOIS

COUNTY OF DUPAGE

48

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of all the work herein as set forth hereon, nor that if such surface water drainage will be changed, our professional engineers have been consulted and their consent and approval of such surface waters will be obtained for it, and in case of any general or special order of the public works to be authorized, we will be notified of any change in the drainage of surface waters by the construction of the public works.

Dated this 11th day of October, 2017

Brian Broderick

Chief of City



PROJECT CONTACT

OWN YOUR CONTACT:
 BRIAN B. BRODERICK
 PROFESSIONAL ENGINEER
 1130 CARRIAGE GREENS DRIVE
 DARIEN, IL 60115
 PHONE: (708) 895-3400

CONTACT JULIE AT 811 OR 800-882-0123

With the following:

K&L Engineering
 City/Township: CITY OF DARIEN
 State & 4th Sec No. ILLINOIS, DUPAGE CO
 @HOURS (2 working days) BEFORE YOU DIG

City of Darien
 Received
OCT 11 2017
 Community Development

PLANS PREPARED FOR:
 BRIAN BRODERICK
 CARRIAGE GREENS COUNTRY CLUB
 5700 CARRIAGE GREENS DRIVE
 DARIEN, ILLINOIS 60581

RIDGELINE CONSULTANTS, LLC

1888 HANCOCK DRIVE #100-1000
 PHONE (630) 801-7827 Fax (630) 701-1385
 1891 ALCUTT ROAD, MONTGOMERY, IL 60938
 ILLINOIS PROFESSIONAL DESIGN FIRM: 104-004788

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	08/15/17
2	FINAL DESIGN	10/11/17
3	CONSTRUCTION	

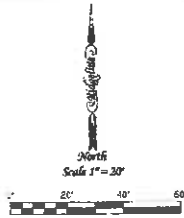
CARRIAGE WAY WEST UNIT 6
 EVERGREEN LANE, DARIEN, ILLINOIS

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	08/15/17
2	FINAL DESIGN	10/11/17
3	CONSTRUCTION	

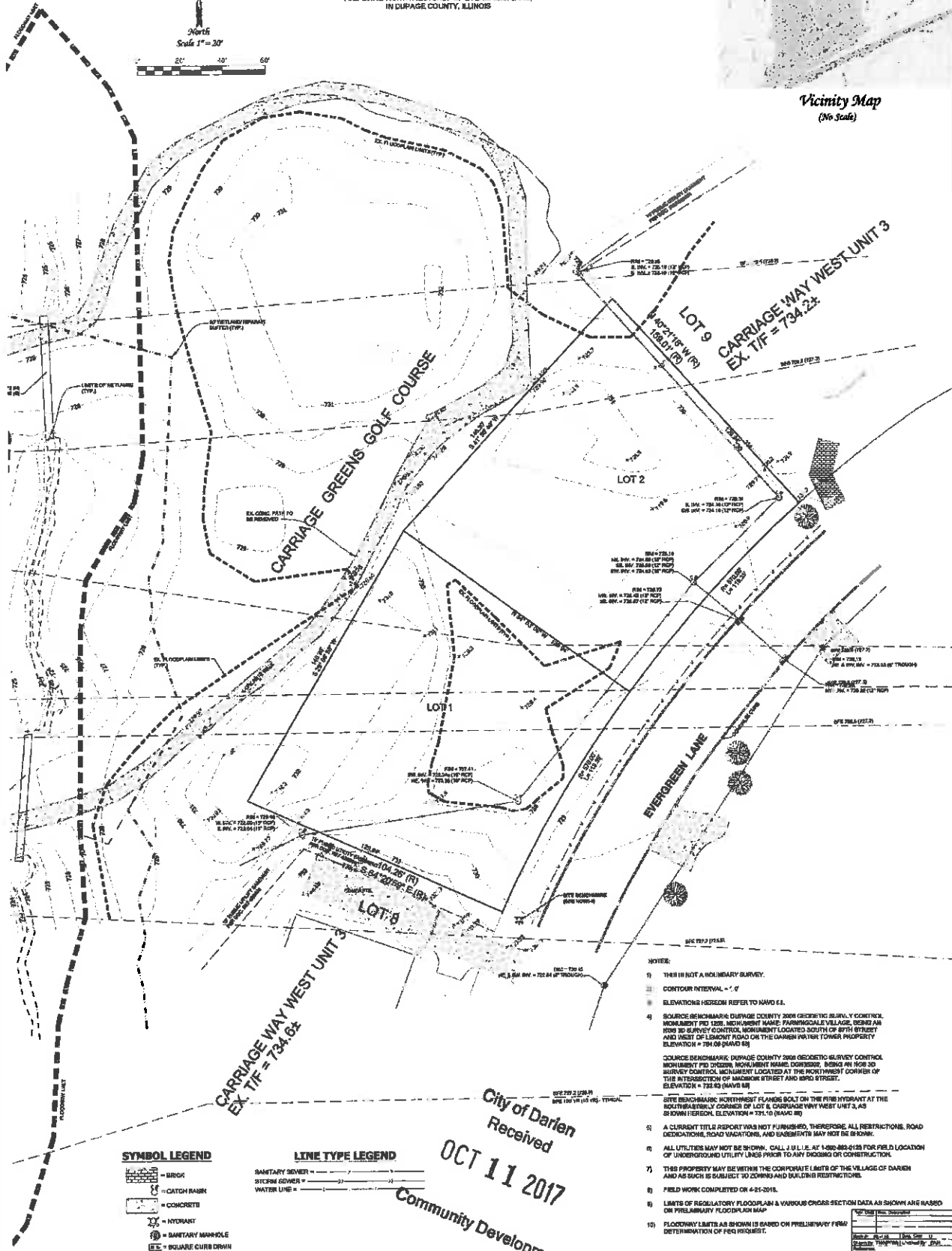
1 of 8

Topographic Exhibit

OF
PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP
38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING BETWEEN LOTS 8 AND 9 IN
CARRIAGE WAY WEST UNIT 3 PER DOC. 897-025804
AND LYING NORTHWESTERLY OF EVERGREEN LANE,
IN DUPAGE COUNTY, ILLINOIS



Vicinity Map
(No Scale)



SYMBOL LEGEND

- BRICK
- CATCH BASIN
- CONCRETE
- HYDRANT
- SANITARY MANHOLE
- SQUARE CURB DRAIN

LINE TYPE LEGEND

- SANITARY SEWER
- WATER LINE

NOTES:

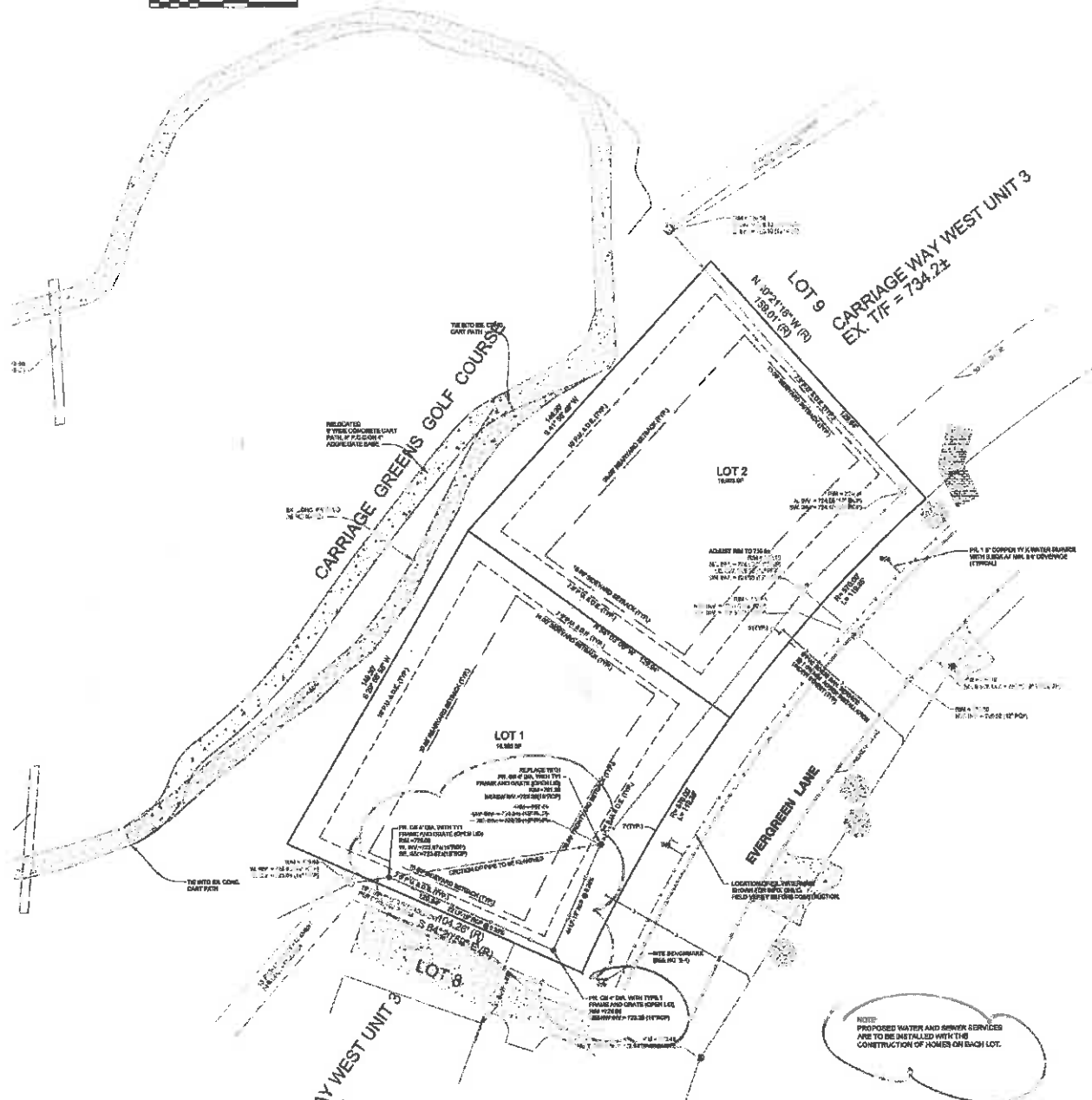
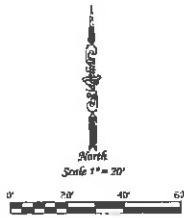
- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) CONTOUR INTERVAL = 1' 0"
- 3) ELEVATIONS HEREON REFER TO NAVD 83.
- 4) SOURCE BENCHMARK: DUPAGE COUNTY 2008 GEOMETRIC SURVEY CONTROL MONUMENT PID 1258, MONUMENT NAME: PARKMILLS VILLAGE DESIGNED AS 1905 3D SURVEY CONTROL MONUMENT LOCATED SOUTH OF 87TH STREET AND WEST OF LEAHNT ROAD ON THE DARREN WATER TOWER PROPERTY. ELEVATION = 728.08 (NAVD 83).
- 5) SOURCE BENCHMARK: DUPAGE COUNTY 2008 GEOMETRIC SURVEY CONTROL MONUMENT PID 1259, MONUMENT NAME: DORRIDGE, BORN AS 1905 3D SURVEY CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MADISON STREET AND 87TH STREET. ELEVATION = 728.43 (NAVD 83).
- 6) SITE BENCHMARK: NORTHWEST PLAINS BOULDER ON THE PERKYVANT AT THE SOUTHWEST CORNER OF LOT 8, CARRIAGE WAY WEST UNIT 3, AS SHOWN HEREON. ELEVATION = 721.10 (NAVD 83).
- 7) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 8) ALL UTILITIES MAY NOT BE SHOWN. CALL 811 U.S.E. AT 1-800-852-6128 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 9) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DARIEN AND AS SUCH IS SUBJECT TO COVENANT AND BUILDING RESTRICTIONS.
- 10) FIELD WORK COMPLETED ON 4-25-2016.
- 11) LIMITS OF REGULATORY FLOODPLAIN & VARIOUS OTHER SECTION DATA AS SHOWN ARE BASED ON PRELIMINARY FLOODPLAIN MAP.
- 12) FLOODPLAIN LIMITS AS SHOWN IS BASED ON PRELIMINARY FIRM DETERMINATION OF FIRM REQUIREMENT.

City of Darien
Received
OCT 11 2017
Community Development

TOPOGRAPHIC SURVEY	
CARRIAGE WAY WEST UNIT 6	
CITY OF DARIEN, ILLINOIS	

DATE	DESCRIPTION
02/27/16	FIELD WORK
03/02/16	FIELD WORK
03/09/16	FIELD WORK
03/16/16	FIELD WORK
03/23/16	FIELD WORK
03/30/16	FIELD WORK
04/06/16	FIELD WORK
04/13/16	FIELD WORK
04/20/16	FIELD WORK
04/27/16	FIELD WORK
05/04/16	FIELD WORK
05/11/16	FIELD WORK
05/18/16	FIELD WORK
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06/08/16	FIELD WORK
06/15/16	FIELD WORK
06/22/16	FIELD WORK
06/29/16	FIELD WORK
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12/15/18	FIELD WORK
12/22/18	FIELD WORK
12/29/18	FIELD WORK
01/05/19	FIELD WORK

RIDGELINE CONSULTANTS, LLC
ILLINOIS PROFESSIONAL DESIGN FIRM 184.004756
1664 AUSTIN ROAD, MONTGOMERY, IL 60538
Phone (630) 801-7927 • Fax (630) 701-1385



City of Darien
 Received
OCT 11 2017
 Community Development

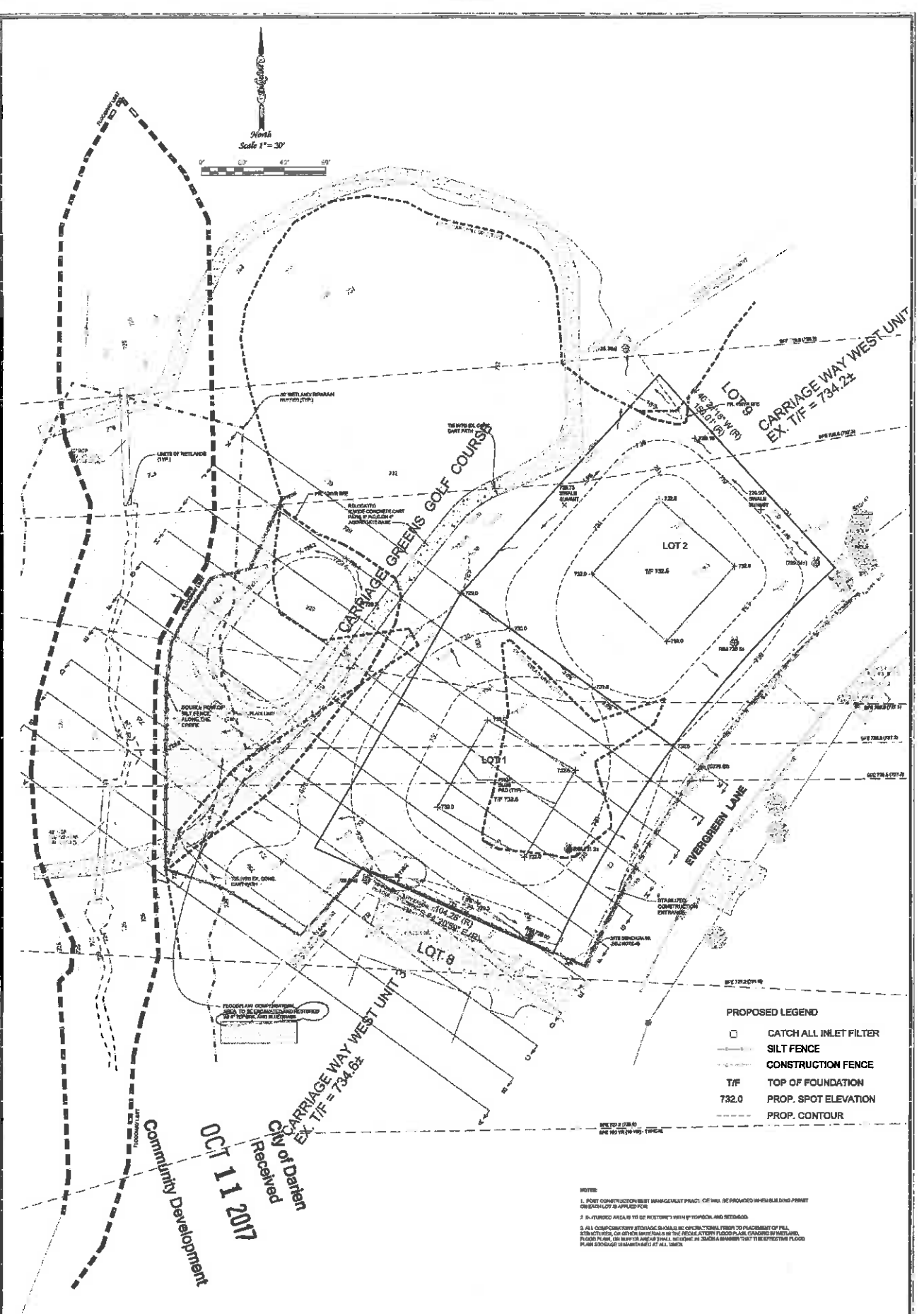
CARRIAGE WAY WEST UNIT 3
 EX. TIF = 734.6±

NOTE:
 PROPOSED WATER AND SEWER SERVICES
 ARE TO BE INSTALLED WITH THE
 CONSTRUCTION OF PAVES ON EACH LOT.

4-8	SITE AND UTILITY PLAN CARRIAGE WAY WEST UNIT 3 CITY OF DARIEN, ILLINOIS	RIDGELINE CONSULTANTS, LLC <small>ILLINOIS PROFESSIONAL ENGINEER FIRM 184-004796</small> <small>1064 ALDERTY ROAD, SKOTCHDOPOPE, IL 60598</small> <small>Phone (830) 621-7627 Fax (830) 701-1380</small>
------------	--	--

North

Scale 1" = 20'



PROPOSED LEGEND

- CATCH ALL INLET FILTER
- SILT FENCE
- CONSTRUCTION FENCE
- T/F TOP OF FOUNDATION
- 732.0 PROP. SPOT ELEVATION
- PROP. CONTOUR

NOTES:

1. PORT CONSTRUCTION MUST BE IMMEDIATELY PRACTICED TO BE PROTECTED WHEN BUILDING PERMIT OR EXACT LOT IS APPLIED FOR.
2. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF PERMIT AND SETBACKS.
3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF PERMIT AND SETBACKS.

OCT 11 2017
 Received
 City of Darien
 Carriage Way West Unit 6
 EX. TIF = 734.62

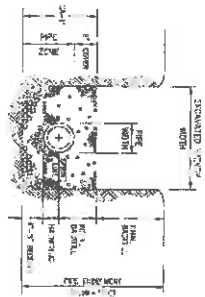
Community Development

5-8

GRADING AND EROSION PLAN
 CARRIAGE WAY WEST UNIT 6
 CITY OF DARIEN, ILLINOIS

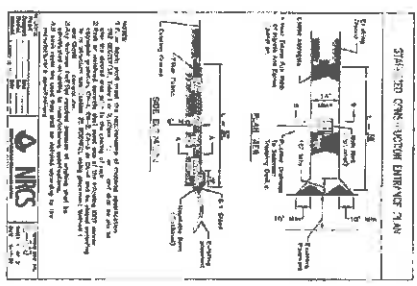
DATE	DESCRIPTION

RIDGELINE CONSULTANTS, LLC
 ILLINOIS PROFESSIONAL DESIGN FIRM: 044-014788
 1501 AUSTIN ROAD, MONTGOMERY, IL 60538
 PH: (630) 901-7367, Fax: (630) 701-1365

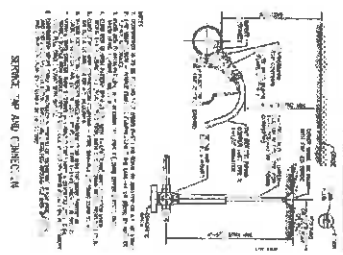


PVC Trench Detail

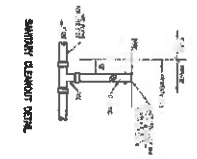
1. THE MANHOLE SHALL BE 48" DIA. WITH A 36" DIA. COVER. THE COVER SHALL BE 1" THICK. THE MANHOLE SHALL BE 48" DIA. WITH A 36" DIA. COVER. THE COVER SHALL BE 1" THICK. THE MANHOLE SHALL BE 48" DIA. WITH A 36" DIA. COVER. THE COVER SHALL BE 1" THICK.



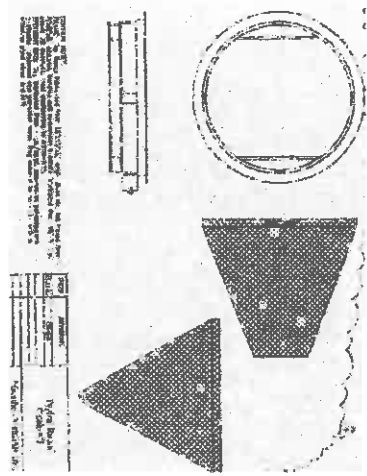
SHEET 200 - VEHICLE ENTRANCE PLAN



SECTION 200 AND CROSS SECTION



SHOULDER DRAINAGE DETAIL



SECTION 200 AND CROSS SECTION

Additional Notes

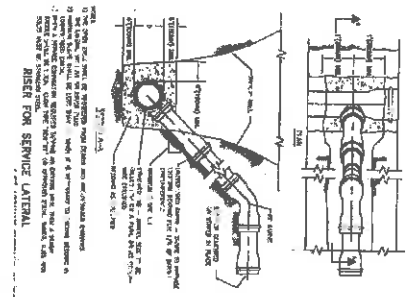
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DARIEN SPECIFICATIONS AND THE ILLINOIS CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DARIEN.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DARIEN.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

UTILIZATION	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
CONCRETE												
STEEL												
WOOD												
MECHANICAL												
ELECTRICAL												
PAINTING												
LANDSCAPE												
FINISH												
INSULATION												
GLASS												
ROOFING												
MECHANICAL												
ELECTRICAL												
PAINTING												
LANDSCAPE												
FINISH												
INSULATION												
GLASS												
ROOFING												

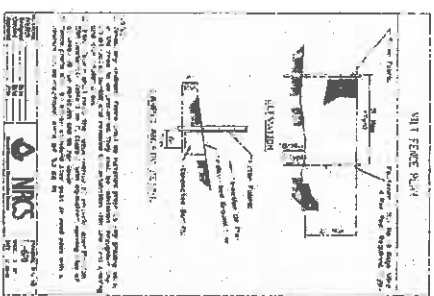
SOIL PROTECTION CHART AND APPLICATION GUIDELINES

1. IDENTIFY ALL AREAS OF SOIL EXPOSURE.
2. DETERMINE THE TYPE OF SOIL EXPOSURE.
3. IDENTIFY ALL AREAS OF SOIL EXPOSURE.
4. DETERMINE THE TYPE OF SOIL EXPOSURE.
5. IDENTIFY ALL AREAS OF SOIL EXPOSURE.
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8. DETERMINE THE TYPE OF SOIL EXPOSURE.
9. IDENTIFY ALL AREAS OF SOIL EXPOSURE.
10. DETERMINE THE TYPE OF SOIL EXPOSURE.

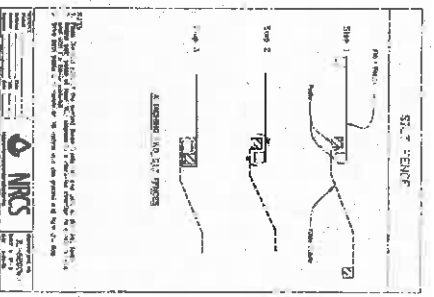
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CONCRETE												
STEEL												
WOOD												
MECHANICAL												
ELECTRICAL												
PAINTING												
LANDSCAPE												
FINISH												
INSULATION												
GLASS												
ROOFING												



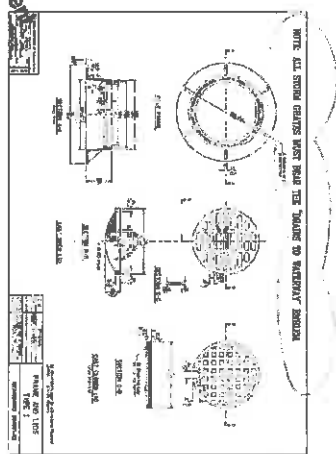
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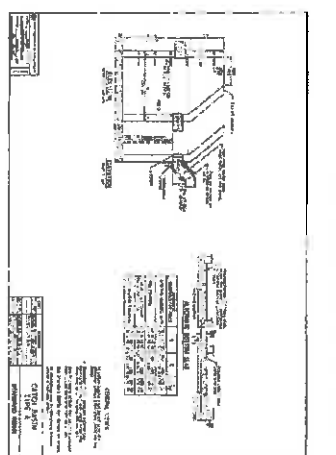
SECTION 200 AND CROSS SECTION



SECTION 200 AND CROSS SECTION

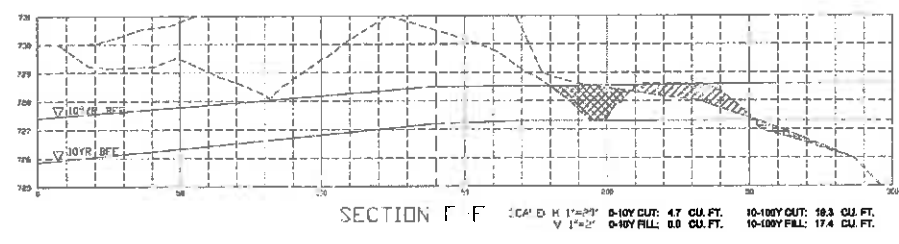
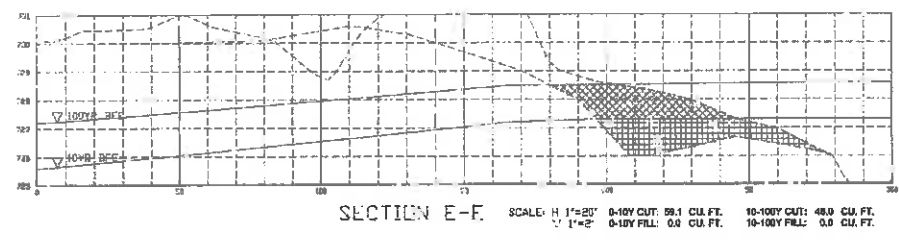
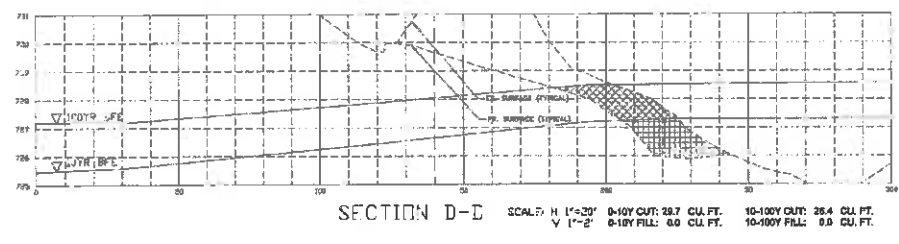
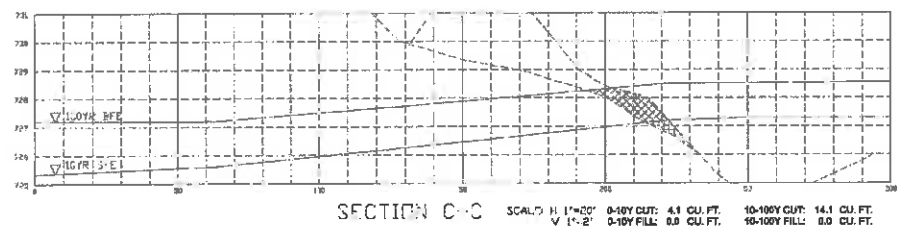
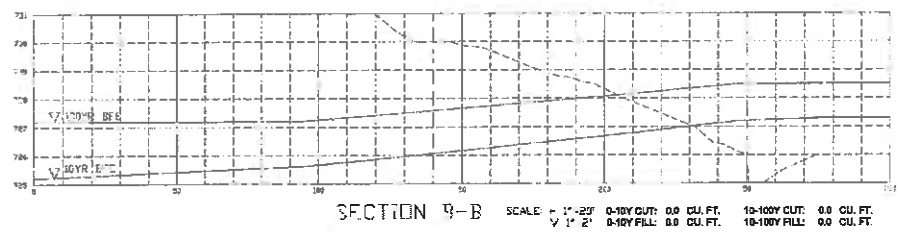
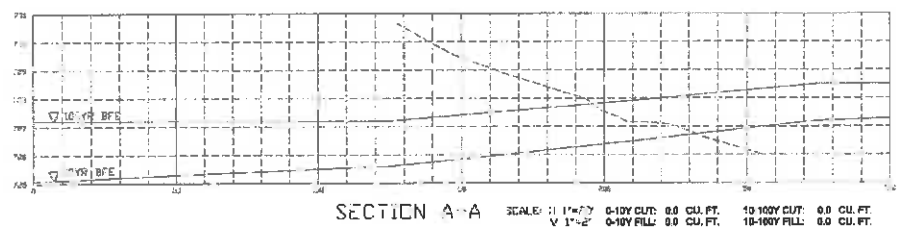
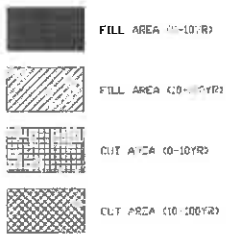


SECTION 200 AND CROSS SECTION



SECTION 200 AND CROSS SECTION

City of Darien
Received
OCT 11 2017
Community Development



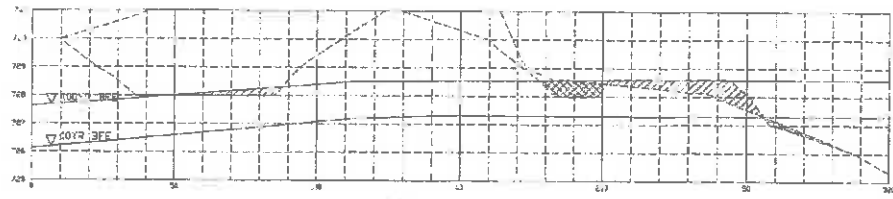
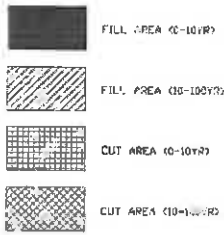
Community Development
 OCT 11 2017
 City of Darien
 Received

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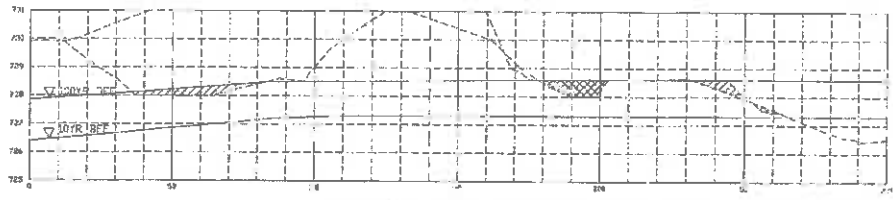
CUT AND FILL CALCULATIONS - 1
CARRIAGE WAY WEST UNIT 8
CITY OF DARIEN, ILLINOIS

NO.	DESCRIPTION	DATE	BY	CHKD
1	DESIGN	08/14/17	J. J. J.	
2	CHECK	08/14/17	J. J. J.	
3	APPROVED	08/14/17	J. J. J.	

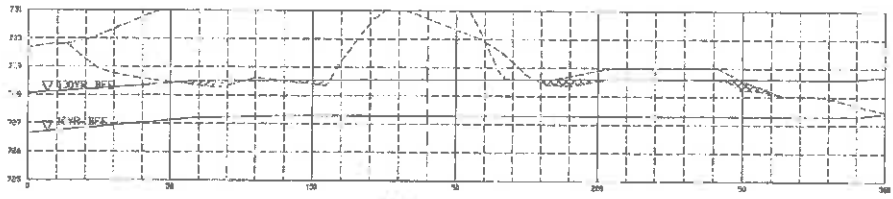
RIDGELINE CONSULTANTS, LLC
 ILLINOIS PROFESSIONAL DESIGN FIRM: 184-044786
 1081 ACCUTE ROAD, MONTGOMERY, IL 60568
 Phone: (630) 701-7527 Fax: (630) 701-1284



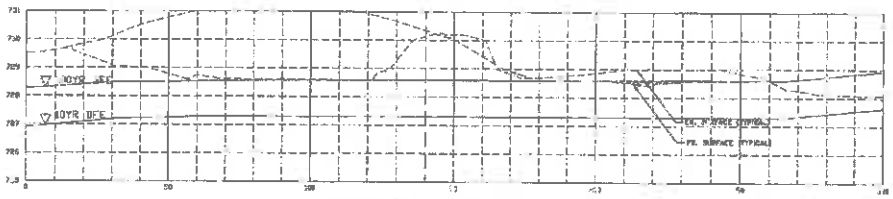
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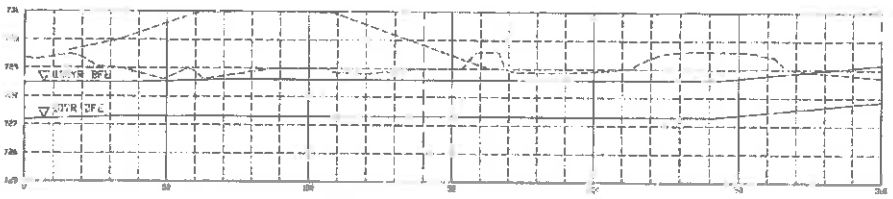
SECTION H-H SCALE: H 1"=8' V 1"=2' 0-10YR CUT: 0.0 CU. FT. 10-100YR CUT: 11.0 CU. FT. 0-10YR FILL: 0.0 CU. FT. 10-100YR FILL: 13.5 CU. FT.



SECTION I-I SCALE: H 1"=8' V 1"=2' 0-10YR CUT: 0.0 CU. FT. 10-100YR CUT: 7.0 CU. FT. 0-10YR FILL: 0.0 CU. FT. 10-100YR FILL: 4.7 CU. FT.



SECTION J-J SCALE: H 1"=8' V 1"=2' 0-10YR CUT: 0.0 CU. FT. 10-100YR CUT: 2.7 CU. FT. 0-10YR FILL: 0.0 CU. FT. 10-100YR FILL: 0.0 CU. FT.



SECTION K-K SCALE: H 1"=8' V 1"=2' 0-10YR CUT: 0.0 CU. FT. 10-100YR CUT: 0.0 CU. FT. 0-10YR FILL: 0.0 CU. FT. 10-100YR FILL: 0.0 CU. FT.

City of Darien
 Received
 OCT 11 2017
 Community Development

FLOODPLAIN CALCULATIONS 0-10YR

FLOODPLAIN FILL CALCULATION

SECTION	STATION (FEET)	FILL AREA (SQ. FEET)	FILL AREA (NATURAL SCALE)	FILL VOLUME (CF)	ACCUMULATED VOLUME (CF)
J-A	0	0.00	0.00	0.00	0.00
J-B	20	0.00	0.00	0.00	0.00
J-C	40	0.00	0.00	0.00	0.00
J-D	60	0.00	0.00	0.00	0.00
J-E	80	0.00	0.00	0.00	0.00
J-F	100	0.00	0.00	0.00	0.00
J-G	120	0.00	0.00	0.00	0.00
J-H	140	0.00	0.00	0.00	0.00
J-I	160	0.00	0.00	0.00	0.00
J-J	180	0.00	0.00	0.00	0.00
J-K	200	0.00	0.00	0.00	0.00

FLOODPLAIN COMBINATION CALCULATION

SECTION	STATION (FEET)	CUT AREA (SQ. FEET)	CUT AREA (NATURAL SCALE)	CUT VOLUME (CF)	ACCUMULATED VOLUME (CF)
J-A	0	0.00	0.00	0.00	0.00
J-B	20	0.00	0.00	0.00	0.00
J-C	40	41.38	4.14	41.38	41.38
J-D	60	285.39	28.54	285.39	326.77
J-E	80	880.57	88.06	880.57	1266.34
J-F	100	48.53	4.85	48.53	1314.87
J-G	120	27.47	2.75	27.47	1342.34
J-H	140	0.00	0.00	0.00	1342.34
J-I	160	0.00	0.00	0.00	1342.34
J-J	180	0.00	0.00	0.00	1342.34
J-K	200	0.00	0.00	0.00	1342.34

FLOODPLAIN CALCULATIONS 10-100YR

FLOODPLAIN FILL CALCULATION

SECTION	STATION (FEET)	FILL AREA (SQ. FEET)	FILL AREA (NATURAL SCALE)	FILL VOLUME (CF)	ACCUMULATED VOLUME (CF)
J-A	0	0.00	0.00	0.00	0.00
J-B	20	0.00	0.00	0.00	0.00
J-C	40	0.00	0.00	0.00	0.00
J-D	60	0.00	0.00	0.00	0.00
J-E	80	0.00	0.00	0.00	0.00
J-F	100	174.89	17.49	174.89	174.89
J-G	120	388.28	38.83	388.28	563.17
J-H	140	134.02	13.40	134.02	697.19
J-I	160	88.94	8.89	88.94	786.13
J-J	180	0.00	0.00	0.00	786.13
J-K	200	0.00	0.00	0.00	786.13

FLOODPLAIN COMBINATION CALCULATION

SECTION	STATION (FEET)	CUT AREA (SQ. FEET)	CUT AREA (NATURAL SCALE)	CUT VOLUME (CF)	ACCUMULATED VOLUME (CF)
J-A	0	0.00	0.00	0.00	0.00
J-B	20	0.00	0.00	0.00	0.00
J-C	40	349.93	34.99	349.93	349.93
J-D	60	363.65	36.37	363.65	713.58
J-E	80	459.81	45.98	459.81	1173.39
J-F	100	182.81	18.28	182.81	1356.20
J-G	120	180.28	18.03	180.28	1536.48
J-H	140	188.43	18.84	188.43	1724.91
J-I	160	0.00	0.00	0.00	1724.91
J-J	180	0.00	0.00	0.00	1724.91
J-K	200	0.00	0.00	0.00	1724.91

Watershed
ManagementWater
QualityFloodplain
MappingRegulatory
ServicesFlood Operations
& Maintenance

STORMWATER MANAGEMENT

630-407-6700
stormwatermgmt@dupageco.orgwww.dupageco.org/swm

June 9, 2017

Mr. Steve Manning and Mr. Dan Gombac
City of Darien
1702 Plainfield Road
Darien, IL 60561

RE: Authorization for Stormwater Management Certification Application No. 17-12-0001
DuPage County Tracking No. T52705
Carriage Greens Country Club – Two Lot Subdivision
Incorporated Darien, DuPage County, Illinois

PPN: 09-33-400-011

Dear Mr. Manning and Mr. Gombac:

DuPage County Stormwater Management (DCSM) received a stormwater certification application/submittal from Ridgeline Consultants, LLC for the construction of a two lot subdivision in an area currently used as a golf course at Carriage Greens Country Club, located north of Interstate I-55, south of Plainfield Road, east of Kearney Road, and west of Cass Avenue within the corporate limits of the City of Darien, DuPage County, Illinois. Work includes the placement of fill in the regulatory flood plain in order to construct residential housing in the future, compensatory storage, sediment and erosion control measures, and all associated grading and restoration.

Staff has completed its review of this application and hereby Authorizes the following documents for compliance with the DuPage County Countywide Stormwater and Flood Plain Ordinance (CSFPO) for a development within a flood plain, wetland, or buffer:

1. Stormwater Management Certification Application, as assigned number 17-12-0001 (DuPage County Tracking No. T52705).
2. Stormwater report entitled "Stormwater Management Permit Application for Broderick Subdivision, Evergreen Lane, Darien, IL" as prepared by Ridgeline Consultants, LLC, dated February 2017.
3. Plan set entitled "Site Improvements Plans, Broderick Subdivision, Darien, Illinois," as prepared by Ridgeline Consultants, LLC, dated August 3, 2016, with latest revision dated May 10, 2017, consisting of eight (8) sheets.

June 9, 2017

RE: SW # 17-12-0001/T52705, Carriage Greens Golf Club – Two Lot Subdivision
Incorporated Darien, DuPage County, Illinois
Page 2 of 3

Be advised the City of Darien holds a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Flood Plain Ordinance. As such, the City of Darien is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, our office has only reviewed and provided Authorization relating to the floodway, flood plain, wetland, or buffer. All approvals pertaining to the stormwater management facilities and post construction best management practices shall be done by the City of Darien, unless requested otherwise

Based upon our Authorization of the above referenced documents, the City of Darien may commence issuance of Certifications for the above referenced development. As a reminder, it is the City of Darien's responsibility to enforce the provisions of the CSFPO, including, but not limited to, the following conditions:

GENERAL CONDITIONS:

1. Per Section 15-58.B of the CSFPO, temporary erosion and sediment control measures shall be functional and consistent with Article VII of the CSFPO and the NPDES Stormwater Permit in effect prior to land disturbance activities. Therefore, the developer shall notify the City of Darien and request/receive a site inspection of all required sediment and erosion control devices, prior to the commencement of construction activities.
2. Per Section 15-47.C of the CSFPO, an informational note acknowledging the presence of on-site wetlands, buffers, flood plains, or PCBMPs with drainage areas 1 acre or greater, shall be recorded against the title to alert all future owners and shall reference the Stormwater Management Certification number. This note shall be carried forward to titles on all affected properties in the event that the original property is subdivided.
3. Per Section 15-54.A.5, the developer shall grant the County, or Waiver Community, a temporary easement which authorizes, but does not obligate, the County, or Waiver Community, to access the development site to perform or complete any act or work the developer is required to do by the Stormwater Certification.
4. Per Section 15-27.C.3, site runoff storage and compensatory storage facilities shall be either constructed before or concurrently with general construction. The facilities shall be functional prior to or concurrent with any building construction that increases a site's total impervious area.
5. Per Section 15-40.A of the CSFPO, the requirement for Record Drawings (Section 15-47.B) applies to all developments that construct stormwater facilities, or include wetland, buffer or flood plain onsite. Therefore, upon construction of the development, as-built drawings of the site must be submitted to the City of Darien for review and approval. The as-built drawings must be prepared, signed and sealed by an Illinois registered land surveyor or professional engineer.

June 9, 2017

RE: SW # 17-12-0001/T52705, Carriage Greens Golf Club – Two Lot Subdivision

Incorporated Darien, DuPage County, Illinois

Page 3 of 3

6. Per Article VI “Performance Security and Easements”, Section 15-54.A “General Security Requirements” of the CSFPO, the developer shall, prior to the issuance of a Stormwater Management Certification and in accordance with Section 15-40.D, post performance security. It is our understanding that the City of Darien will collect and maintain appropriate development securities as required by ordinance for the subject development.

Two (2) copies of the stormwater report and one copy of the plan set, as authorized by our office, are enclosed for your use. Please forward one copy onto the developer at time of permit issuance.

Respectfully,



Clayton Heffter

Stormwater Permitting Manager

CCH:lc

cc: Brian Broderick, Carriage Greens Country Club, 8700 Carriage Greens Dr,
Darien, IL 60561
Jiun-Guang Lin, Ridgeline Consultants, LLC, 1661 Aucutt Rd, Montgomery, IL 60538
Clayton Heffter, Stormwater Permitting Manager, DCSM
Jenna Fahey, Wetland Supervisor, DCSM
Angela Levernier, Wetland Specialist, DCSM
Jessica Spurlock, P.E., Project Engineer, DCSM
Kathy Huth-Nicholl, Division Assistant II, DCSM
File SWP #17-12-0001 (DCSM Tracking No. T52705)



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

September 26, 2017

Mr. Patrick Clancy
8700 Carriage Greens Drive
Darien, IL 60561-5313

**RE: Carriage Way West Unit 6, DuPage County
Endangered Species Consultation Program
EcoCAT Review #1802456**

Dear Mr. Clancy:

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code* Part 1075. Additionally, the Department may offer advice and recommendations for species covered under the *Fish & Aquatic Life Code* [515 ILCS 5, *et seq.*]; the *Illinois Wildlife Code* [520 ILCS 5, *et seq.*]; and the *Herptiles-Herps Act* [510 ILCS 69].

The proposed action consists of a petition for a finish plat of subdivision involving Carriage Greens Golf Course subdividing its property so that two additional residential lots will be created. EcoCAT indicates the project is near known Blanding's Turtle and Northern Long-eared Bat populations. If the two additional lots will be developed, potential exists to adversely affect each species.

Records of the state-endangered **Blanding's turtle**, *Emydoidea blandingii*, are known in the project vicinity. The Department recommends any work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season, all on-site personnel should be educated about this species and be instructed to contact the Department immediately if they are encountered in the project area. Fliers with photos of adult and juvenile Blanding's turtles, and life-history information, should be distributed to personnel. The flier should also contain contact information for the Department (Dan Kirk, Natural Heritage Division, 630-553-1372). State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act. Exclusionary fencing should be installed around the work area, trenched into the ground, and inspected daily for Blanding's turtles. Excavations should be inspected daily for trapped wildlife and safely covered overnight. Soil or other potential turtle nesting medium stockpiles should also have exclusionary fencing installed around the perimeter to discourage turtle nesting and potential harm.

If tree removal is necessary, the Department recommends no trees be felled from April 1 through October 14 to avoid potential impacts to the state and federally-threatened **northern long-eared bat**, *Myotis septentrionalis*. If these dates cannot be accommodated, a bat habitat assessment

should be conducted and results submitted to the Department and USFWS (as necessary) for review and further guidance.

Given the above recommendations are adopted, the Department has determined that impacts to Blanding's turtle and Northern Long-eared bat are unlikely. **Please notify the Department if the project will be modified to include these recommendations.**

Consultation on the part of the Department is closed, unless you desire additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

Please contact me with any questions about this review.

Sincerely,



Adam Rawe
Resource Planner
Impact Assessment Section
Department of Natural Resources
(217)785-4984
adam.rawe@illinois.gov

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
17-078**



September 29, 2017

**Prepared for:
City of Darien**

**Petitioner:
Broderick Holdings, LLC
8700 Carriage Green Drive
Darien, IL 60561**

Petitioner: Broderick Holdings LLC, 8700 Carriage Green Drive, Darien, IL 60561

Contact Person: Patrick Clancey, 312-494-1000

Unit of Government Responsible for Permits: City of Darien

Acreage: 0.82

Location of Parcel: Section 33, Township 38 N, Range 11 E

Property Address/PIN#: Two vacant lots on Evergreen Drive between Bailey Rd and Winterberry Lane

Existing Land Use: Golf Course

Surrounding Land Use: Residential/Golf Course

Proposed Land Use: Residential

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie (See page 2 for more information.)

Wetlands: The DuPage County Wetland map does not identify wetland areas on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 3 for more wetland information.)

Floodplain: There are floodplain areas identified on this site. (See page 4)



Streams: A stream has been identified near this site. There are no streams on this site. (See page 5)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 6 for regulation information.

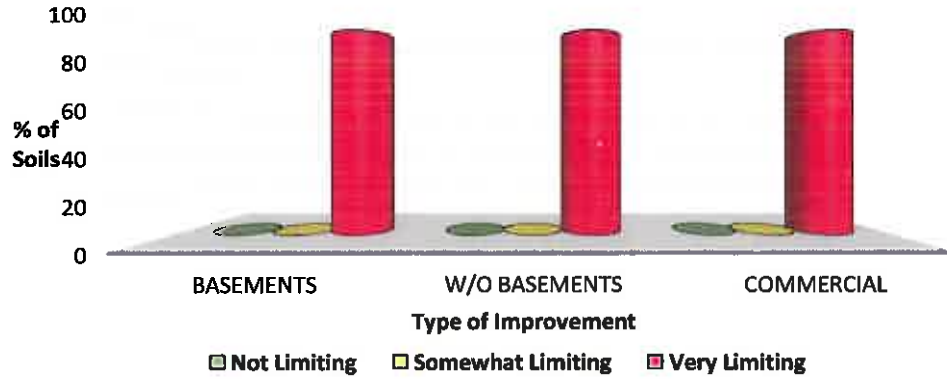
Aquifer Sensitivity: This site is classified as having very limited potential for aquifer contamination. (See page 7)

Topography and Drainage: Please refer to page 8 for information regarding site topography and drainage.

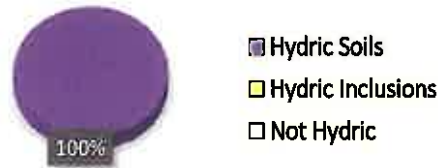
Stormwater: See page 9 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 9)

Building Limitations: Soils at this site do contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 12 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of DuPage County, Illinois.



Hydric Soils: There are hydric soils identified on this site. (See page 13)



LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Floodplain, Soil Limitations, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on September 26, 2017. The following photos were taken during this inspection and reflect the site conditions at that time.



**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
17-078**



September 29, 2017

Prepared for:
City of Darien

Petitioner:
Broderick Holdings, LLC
8700 Carriage Green Drive
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Unit of Government Responsible for Permits: City of Darien
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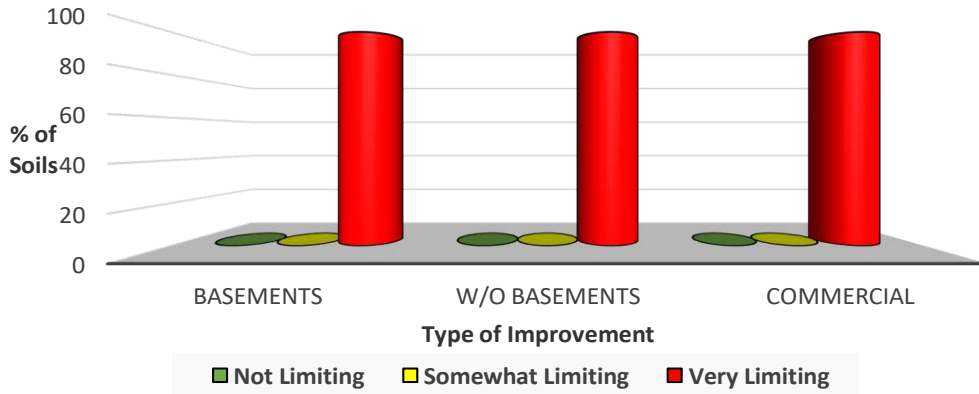
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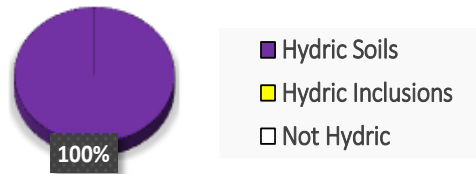
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Manning

From: Steven Manning
Sent: Monday, November 20, 2017 4:08 PM
To: Steven Manning
Subject: Covenants - Carriage Way West Unit 6

From: Patrick Clancy [<mailto:pclancy@rfclaw.com>]
Sent: Friday, November 17, 2017 11:06 AM
To: Steven Manning
Cc: Dan Gombac
Subject: RE: Carriage way West Unit 6

Steve, I apologize about my late response. We discussed with a prospective buyer the covenants on types of homes and what they want to do all fits within the covenants. I will be letting the neighbors know this and keep you updated with a response.

Carriage Greens / Carriage Way

Development Ordinances

O-29-72	Pre-Annexation Agreement
O-30-72	Annexing Property
O-31-72	Zoning Property R-3 PUD
O-28-77	Extend Pre-Annexation Agreement
O-41-78	Repeal O-28-77
O-03-86	Plat for Unit 3 single family
O-30-86	Plat for Unit 4
O-04-87	Plat for Unit 3 multi-family
O-28-88	Plat for Unit 1A
O-12-15	Special Use for practice facility

Development Standards Comparison

	<u>PUD</u>	<u>R-3</u>	<u>Proposed</u>
Lot size	12,000 sq.ft.	10,000 sq.ft.	16,903 sq. ft.
Lot width	85'	90'	119.35'
Lot depth	125'	100'	129.94'
Front yard		30'	30'
Side yard	10% of lot width = 8.5'	10'	10'
Rear yard	20% of lot depth = 25'	30'	30'



10/04/2017 04:00



10/04/2017 03:55



DuPage County
 Information Technology Department
 GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187
 Ph# (630)407-6000
 Email: gis@dupageco.org

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

DuPage County, Illinois Web Site:
www.dupageco.org



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Information Technology Department
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421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-6000
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<http://dupage.maps.arcgis.com/home>

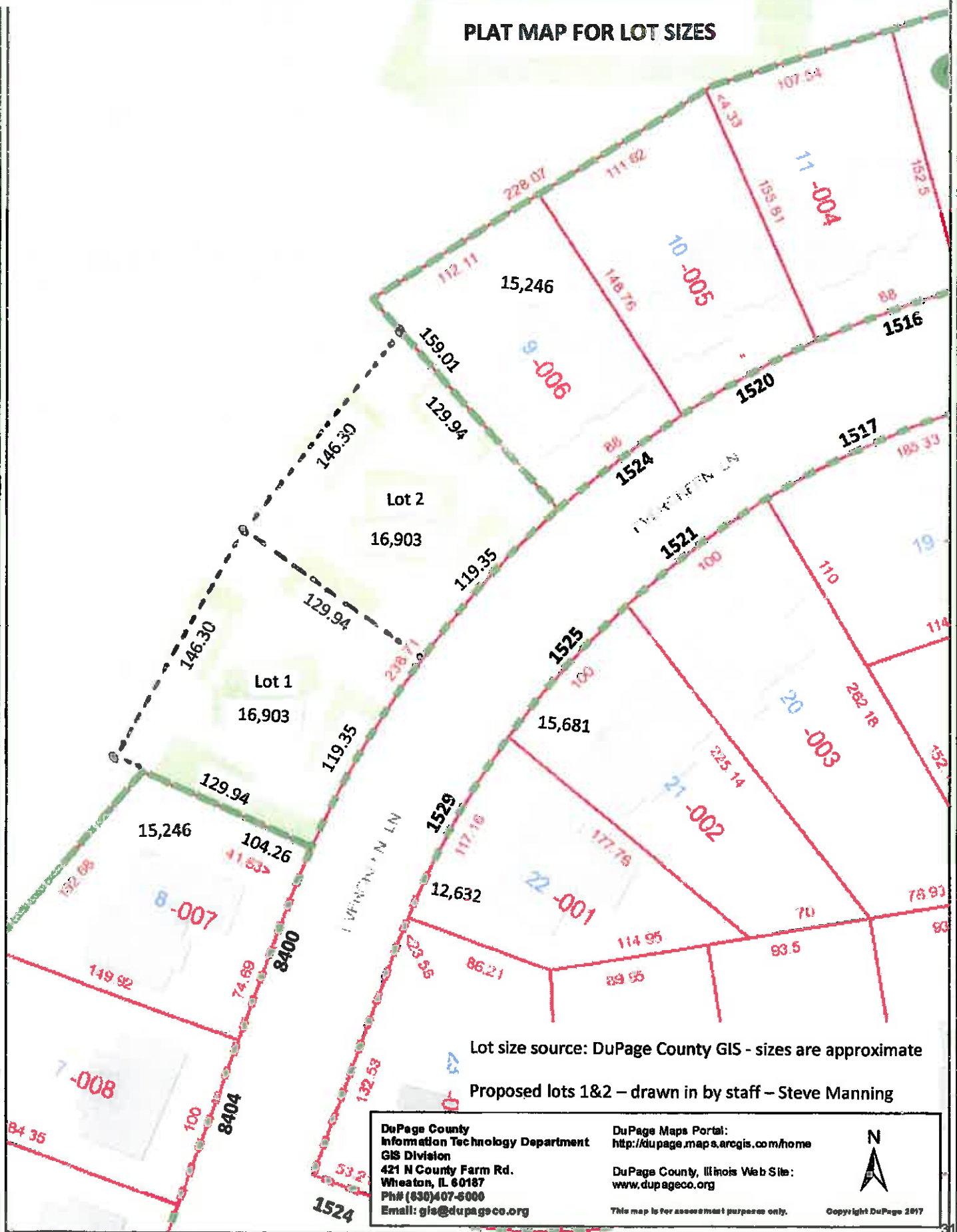
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PLAT MAP FOR LOT SIZES





CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

November 17, 2017

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Steve Manning

Subject: Carriage Greens – Carriage Way Unit 6
(CBBEL Project No. 950323 H182)

Dear Steve:

As requested, we have reviewed the revised plans and stormwater submittal for the aforementioned development prepared by Ridgeline Consultants, LLC. The plans are dated October 17, 2017 and the stormwater submittal is dated February 2017. The Plat of Subdivision is dated October 11, 2017. In our opinion, the plans, plat, and stormwater submittal are in compliance with City Code.

Prior to recording the plat, the following must be obtained:

1. A letter of credit as required by City Code in the amount of \$67,445.00, which is 110% of the Engineer's Estimate must be posted. A copy of the estimate is attached.
2. Payment of school and park impact fees as required by City Code.

If you have any questions, please feel free to contact me.

Sincerely,

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

Attachment

Cc: Dan Gombac – City of Darien

From: Dan Gombac
Sent: Wednesday, October 11, 2017 9:34 AM
To: Glen M
Cc: Steven Manning; John Murphey (JMurphey@rmcj.com); Joe Marchese; Bryon Vana; Kathy Weaver (Kathy_Weaver@AJG.com)
Subject: RE: Case 2017-04-Evergreen Resub

Good morning Glen,

While we appreciate you forwarding the covenants for the Carriage Way West Subdivision, the City will not review them. We would suggest that the covenants be forwarded to the developer's attorney and owner of the proposed development. We would also request that you engage in a conversation with them regarding being part of the HOA. Again, the City will not enforce any HOA covenants.

Steve, share this correspondence with the PZC Members.

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Steven Manning
Sent: Wednesday, October 11, 2017 9:25 AM
To: Glen M <glenalan29@gmail.com>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: RE: Case 2017-04

Glen,
My supervisor has some questions for you. See attached. Please contact him. Thanks.

Steve Manning
City Planner, AICP
630-353-8113, smanning@darienil.gov



City of Darien, 1702 Plainfield Road, 60561, www.darienil.us, 630-852-5000

See our electronic newsletter ***DARIEN DIRECT CONNECT*** at <http://www.darien.il.us/Reference-Desk/DirectConnect.aspx>

From: Glen M [<mailto:glenalan29@gmail.com>]
Sent: Wednesday, October 11, 2017 9:11 AM
To: Steven Manning
Subject: Re: Case 2017-04

Hi Steven. I am putting together a PDF file for you of the restrictive covenants and will send this afternoon.
Glen

Sent from my iPhone

On Oct 10, 2017, at 9:32 AM, Steven Manning <smanning@darienil.gov> wrote:

Glen,

Thanks for your letter. I have to make copies for the Planning and Zoning Commission. We will try to answer all questions at the hearing. I hope you can attend. In the meantime, would you send me a copy of the HOA covenants? Also, do you know if the covenants are recorded with the subject property title? Let me know how I can help.

Steve Manning

City Planner, AICP

630-353-8113, smanning@darienil.gov

<image001.png>

City of Darien, 1702 Plainfield Road, 60561, www.darienil.us, 630-852-5000

See our electronic newsletter ***DARIEN DIRECT CONNECT*** at <http://www.darien.il.us/Reference-Desk/DirectConnect.aspx>

From: Glen M [<mailto:glenalan29@gmail.com>]
Sent: Tuesday, October 10, 2017 9:16 AM
To: Steven Manning; Richard Marchese
Subject: Case 2017-04

Attached are my concerns and questions concerning the subdivision of pin 09-33-400-011 Case 2017-04 Hearing scheduled October 18.

PLease confirm receipt of this document.

Regards Glen Markowski

To Darien Planning and Zoning Commission

Subject Comments and Questions with regards to Case 2017-04

My name is Glen Markowski owner of property at 1521Evergreen Lane

My property is located adjacent to parcel 09-33-400-011. The parcel requesting subdivision in this case.

I would to register the following thoughts and questions with regards to this requested subdivisions

First and foremost I object to the approval of this for the following reasons :

1. The current vacant parcel has two major sewer drains which would have to relocated or removed. That would to add an already bad water drainage problem we have in front of that parcel.

Please call me regarding the perceived water problem at 630-353-8106 or email at dgombac@darienil.gov

The City is not aware of any bad water drainage problem.

2. Should the approval be granted what assurances to we have that the residences built would be of the same quality and statue of the existing homes. Anything less would result in a decrease to our home values.

While the City does not have architectural standards, the inquiry is a question for the developer.

3. Does the real estate agent and seller know there is an active association with rules and covenants in place.

The proposed subdivision is not part of your subdivision or association.

4. Does the real estate agent and seller know they have to give those guidelines to any potential buyer before the sale.

No Further comments

5. If for some reason those rules and guidelines do not apply here we could have a serious with people parking anything and everything in there driveways again lowering the value of our property.

Please clarify your comments regarding "anything".

6. We as buyers of our property were not informed and ended up in a major lawsuit with the real estate agency, agent and the title company. After six months of fighting I won all the cases and in fact had the agents license suspended for six months.

No Further comments

My concern is the lack of detail about what might happen after any sale should approval be granted. Those plans and details including the home owners association as well as the type of homes to be built should be detailed out and agreed to before the subdivision is approved.

The City is requesting the developer to provide detail regarding the aesthetics of the proposed homes directly to your attention.

Thank You Glen Markowsli 630 841 2933

Steven Manning

From: Dan Gombac
Sent: Wednesday, October 11, 2017 11:04 AM
To: Richard Marchese
Cc: Joe Marchese; glenalan29@gmail.com; kufmeister@comcast.net; Steven Manning; Kris Throm; Daniel Lynch; Bryon Vana
Subject: RE: Evergreen Ln Resub-Research

Good morning Richard,

As an update and follow up to our telephone conversation yesterday, the department is reviewing the following,

1. Existing sump pumps that are causing water to run in the curb line. Please note, there has been no signs of water running in the curb line for the last two days prior to the rain.
2. To clarify our recent conversation, you stated that the roadway floods temporarily at the existing storm sewer structures that front your home, 1525 Evergreen. The existing sewer is tied into the storm sewer that fronts the proposed lots on Evergreen. The storm sewer intercepts the three existing inlets on the proposed lots. The storm sewer then flows back to the south, adjacent to the golf course. This storm sewer does not tie into the Bailey Road. The department will be inspecting the existing storm sewer from Evergreen to the outfall location and review for blockages or any other deficient issues that may be related to the street flooding. During the rain event yesterday at approximately 7:00pm there was no water ponding at the structures. Please forward us any pictures regarding the past flooding.

We will keep all posted to our findings.

Sincerely,

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Dan Gombac
Sent: Tuesday, October 10, 2017 2:59 PM
To: 'Richard Marchese' <rmarc7828@aol.com>; 'Daniel Lynch' <dlynch@cbbel.com>
Cc: Joe Marchese <jmarchese@darienil.gov>; glenalan29@gmail.com; kufmeister@comcast.net; Steven Manning

<smanning@darienil.gov>; Kris Throm <kthrom@darienil.gov>

Subject: RE: Evergreen Ln Resub-Research

Richard,

Please see my comment below, Dan please confirm my statement below regarding detention.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106

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From: Richard Marchese [mailto:rmarc7828@aol.com]

Sent: Tuesday, October 10, 2017 2:00 PM

To: Steven Manning <smanning@darienil.gov>; Dan Gombac <dgombac@darienil.gov>

Cc: Joe Marchese <jmarchese@darienil.gov>; Maria Gonzalez <mgonzalez@darienil.gov>; glenalan29@gmail.com; kufmeister@comcast.net

Subject: Re: Evergreen Ln Resub-Research

Hello Steve,

Regarding case #2017-04 what exactly is be rezoned. Your notification letter say split one lot into two lots. Is that what is meant by rezoning?

Can you explain why lot having PIN# 09-33-400-011 was left vacant for 30 years while homes were built all around it?

The property is currently part of the golf course, thus the rezoning consideration.

As near as I can tell there are remaining flooding issues and that land was designated for retention.

The City has no records on file that the two lots were designed as detention. The existing three storm sewers on the property collect storm water from the depressions and flows to Evergreen and to Bailey.

I would appreciate your insight.

Thank you,

Rich

Richard Marchese

Steven Manning

From: Dan Gombac
Sent: Monday, November 20, 2017 2:08 PM
To: Richard Marchese; Steven Manning
Cc: glenalan29@gmail.com; kufmeister@comcast.net; Mojo82952@aol.com; kathy.abbate1@gmail.com; Joe Marchese; Bryon Vana; Kathy Weaver (Kathy_Weaver@AJG.com); Kris Throm
Subject: RE: Evergreen Lane Flooding and Ice Condition
Attachments: RE: Follow up Storm Sewer

Good afternoon Richard,

We are in receipt of your e-mail dated November 11, 2017. Regarding your statement about flooding is unfounded. The City Staff does agree there is a safety concern regarding the icing and residual flow of storm water from upstream side yards. Attached is an email that was forwarded on October 17, 2017 regarding the concern.

Regarding your statement of relationship between the City Engineer and the sellers engineer is unclear. Please expound and Staff will review further.

Steve, please include the below email with the upcoming Evergreen Sub agenda memo.

Sincerely,

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Richard Marchese [<mailto:rmarc7828@aol.com>]
Sent: Saturday, November 11, 2017 12:04 PM
To: Steven Manning <smanning@darienil.gov>; Dan Gombac <dgombac@darienil.gov>; Joe Marchese <jmarchese@darienil.gov>
Cc: glenalan29@gmail.com; kufmeister@comcast.net; Mojo82952@aol.com; kathy.abbate1@gmail.com
Subject: Evergreen Lane Flooding and Ice Condition

Hello All,

Yesterday was the first hard freeze and these pictures show what happens on our street during the winter. I don't think we should have to straddle ice ponds to retrieve our mail, nor slide into the street when backing out of our driveway. This morning the ice was even wider. This is not what I expected for \$12,000 in taxes.

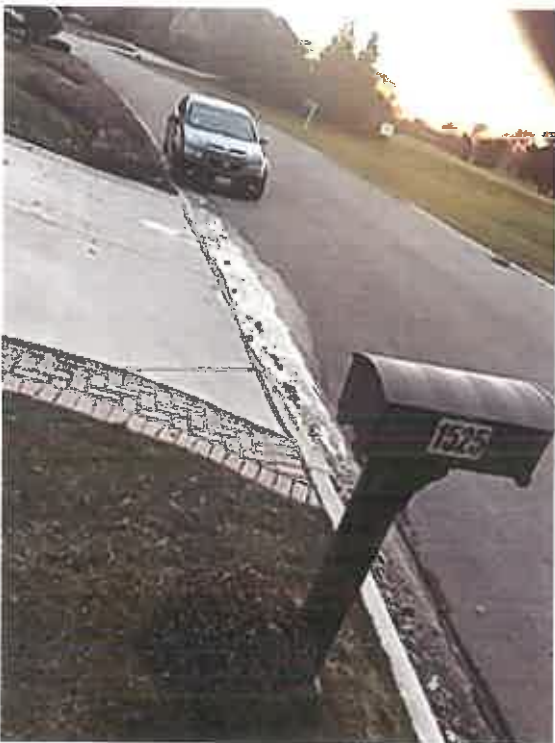
Since the building commission approved (6-3) the re-zoning over our objections to the constant flooding and the potential for more when the 4 catch basins on the newly zoned lots are moved, I must insist that this problem be solved before new construction is started.

Further, I am calling for a moratorium on the further development on the newly re-zoned lots until the flooding implications are further studied. I also suggest that an unbiased engineer be used for the analysis. The engineer who designed the new flood plan was hired by the seller and is too close to the city engineer and managers. I, and others, sensed this closeness when he was prodded several times by the city engineer to highlight benefits of the flood design to the committee. The committee was leaning toward waiting for more flood impact study until this prodding worked. Still for ten minutes none on the committee would present the proposal for a vote. It was clear based on the questions that several on the committee questioned the design.

There is a reason that land was left undeveloped for 30+ years and the Du Page County flood map shows how the area to be developed is in a flood plain. All I am asking for is to correct the current flooding condition and to further study the impact further development will have on our community.

Thank you,

Rich Marchese





Richard Marchese
marc7828@aol.com
708-638-7647 cell

Steven Manning

From: Dan Gombac
Sent: Tuesday, October 17, 2017 3:23 PM
To: KENNETH L KUFNER
Cc: Richard Marchese; glenalan29@gmail.com; KENNETH L KUFNER; Joe Marchese; Bryon Vana; Steven Manning; Kris Throm; Regina Kokkinis
Subject: RE: Follow up Storm Sewer
Attachments: Message from KMBT_654

Good afternoon Ken,

During our recent review of the ongoing residual storm water flow that exits to the curb and gutter onto Evergreen, it has been determined that the flow originates from the side yards of 1521 and 1529 Evergreen. Storm water from the south east of the subdivision and flows towards said side yards. Based on our recent conversations, it has been brought to our attention that ice conditions develop fronting the driveways between 1521 and 1529. The staff will be requesting maintenance funding to address the icing hazard. The proposed project would be targeted for May of 2018. Please forward any pixs that you may have for the icing problem as previously stated. The proposed project would include the installation of storm sewer inlets and piping adjacent to the curb lines as per the proposed aerial view.

Please let me know if there are any additional comments or questions regarding this matter.

Sincerely,

Regina, please add to Budget file.

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: KENNETH L KUFNER [mailto:kufmeister@comcast.net]
Sent: Sunday, October 15, 2017 9:21 PM
To: Dan Gombac <dgombac@darienil.gov>
Subject: puddles

tomorrow take a ride during your morning coffee break to my house at 1529 evergreen lane - bring your gulashes for a giant step over the water in reaching my mail box.

Steven Manning

From: Dan Gombac
Sent: Monday, November 20, 2017 10:21 AM
To: KENNETH L KUFNER; Steven Manning
Cc: Richard Marchese; glenalan29@gmail.com; KENNETH J KUFNER; kathy.abbate1@gmail.com; Joe Marchese; Kathy Weaver (Kathy_Weaver@AJG.com); Bryon Vana
Subject: RE: oct 18 meeting-FEED BACK FROM MR KUFNER

Good morning Ken,

We are in receipt of your below e-mail and will include the correspondence to be within the agenda memo for the proposed subdivision.

Sincerely,

Steve,
Please include the e-mail as addition info.

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: KENNETH L KUFNER [<mailto:kufmeister@comcast.net>]
Sent: Tuesday, November 07, 2017 11:36 AM
To: Dan Gombac <dgombac@darienil.gov>
Cc: Richard Marchese <rmarc7828@aol.com>; glenalan29@gmail.com; KENNETH J KUFNER <kkufnerk@aol.com>; kathy.abbate1@gmail.com
Subject: RE: oct 18 meeting

good morning mr gombac. we're back home and i thought i might reply to your email of the 1st. for starters i am a tad surprised by the apparent upset of some of our city employees given my use of the simple 4-letter word "bias" bias - which may be further defined as a slant, bent, leaning, proclivity - i love that word, et alia is simply a frailty of human nature which we usually receive in childhood from our parents and continue to accumulate as we wend our way through life. i realize that all biases are not bad; love of family, friends, country are all splendid virtues. i hope that explanation satisfies your question. now as regards the hearing of the 18th: i was not in attendance and i believe you were not

there either. therefore my reading of the events of the session are based on conversations with and emails from those neighbors who were. 1.) the gentleman who presented the scheme of changing the topography of the golf course using dump trucks filled with dirt and driving all over the place was not a professional engineer - education received from? 2.) he apparently had limited use of the english language - very difficult to understand, a recent immigrant from asia? 3.) mr manning, and although i am told he had the courtesy of allowing concerned neighbors to have a say, seemed to be in a hurry to get things over and done with. and 4.) regarding the 6 "aye-rs" - i presume they are members of the city of darien and that they are not members at the golf course nor members of the broderick familie. that's all for now. wishing you a happy dad. ken kufner

On November 1, 2017 at 9:19 AM Dan Gombac <dgombac@darienil.gov> wrote:

Good morning Ken,

Steve has forwarded your e-mail regarding the proposed subdivision on Evergreen. Please elaborate on your e-mail regarding the following statement:

“he provided additional detail suggesting we home-owners should have won the day based on the info provided by you and he but i guess where bias is concerned results are usually pre-judged.”

Feel free to give me a call to further discuss any items that may need further discussion, clarification or you would like to review the public hearing tape.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106

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n/CityNews.html](http://www.darien.il.us/Departments/Administratio
n/CityNews.html)

From: Steven Manning
Sent: Wednesday, November 01, 2017 9:09 AM
To: Dan Gombac <dgombac@darienil.gov>
Subject: FW: oct 18 meeting

fyi

From: KENNETH L KUFNER [<mailto:kufmeister@comcast.net>]
Sent: Monday, October 30, 2017 4:35 PM
To: Richard Marchese; kathy.abbate1@gmail.com
Cc: Steven Manning
Subject: oct 18 meeting

hi neighbors we're back home and if i understand this correctly - per my son's version of the session - a motion was passed, 6 for and 3 against, for the proposed re-zoning of the golf course adjacent to evergreen lane. he provided additional detail suggesting we home-owners should have won the day based on the info provided by you and he but i guess where bias is concerned results are usually pre-judged. if i'm missing something please let me know. thanks

October 18, 2017

To: City of Darien Planning and Zoning Commission

From: Richard and Maureen Marchese -- 1525 Evergreen Lane

Subject: Objection to proposed amendment to the Carriage Greens Planned Unit Development – Case: PZC 2017-04

Summary:

Maureen and I, along with our neighbors, have concerns regarding this amendment. While we are relative newcomers to this neighborhood (May 2015), we have enjoyed the open view of the golf course from our front window. In fact, the view helped us make the decision to purchase our property. The proposed development will adversely impact the value of our property. Notice I say value, not the monetary price. We have no quarrel with the golf course and understand that the additional tax revenue will certainly help the city, but not at the expense of us and our neighbors. We wish to not create any enemies nor cast dispersion on city management. The purpose of this report is simply to voice our objections to this proposal.

We are most concerned regarding current and future flooding. Our property foundation wall seepage and external water pressure has had to be mitigated with additional footing drainage and installation of internal wall screening to divert seepage to footing drainage. Evergreen Lane 1521-1529 has a lower elevation than property to the south. We have constant water flow between our houses during and following a rain event.

Water drainage and flooding is the major concern. During a rain event, the south Evergreen Lane curb has a constant flow of water and street contours cause significant puddling to the point where we and our neighbors have to stand or straddle water to retrieve our mail. During the winter these puddles freeze and expand into skating rinks.

Objections:

- The subdivision will increase the density of the Planned Unit Development (PUD) that was previously approved for this property, Fig 1. The area around the site is designated "Low Density Residential". Per zoning code, this is a "major PUD amendment".

"Low density residential zones" are locations intended for housing that include a lot of open space. These zones are meant for a small number of residential homes, and exclude large industries, apartment complexes, and other large structures.

The proposed lots have been left unimproved for 30+ years and should be left remain unimproved because open space would be lost forever for those that invested in that open space by building where the most open space was available.

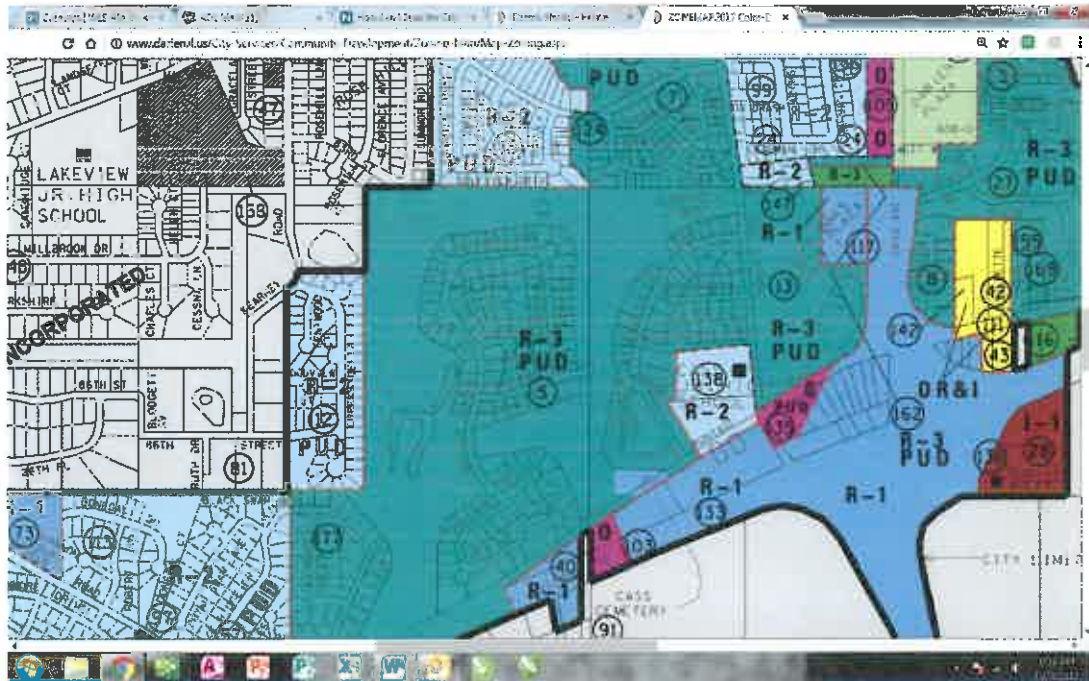


Fig.1

- The area of the proposed additional lots has been open space since the area was developed in the 1980's. No one polled can answer why that particular space was left undeveloped. A review of the DuPage County parcel viewer shows that the 2014 Contour Elevations show that the section of Evergreen Lane being considered for development contains significant contour elevation changes as shown in Fig. 2 as the irregular shaped orange outlines. Fig. 2 also shows the Flood Zones RFM in as blue. The writer presents these items as possible reasons why the subject land was left undeveloped. Why else would the owner/developer leave prime real estate undeveloped for 30+ years? Why does the area of the proposed two lots have three storm sewer catch basins? What are we missing? What ramifications will the proposed development present?

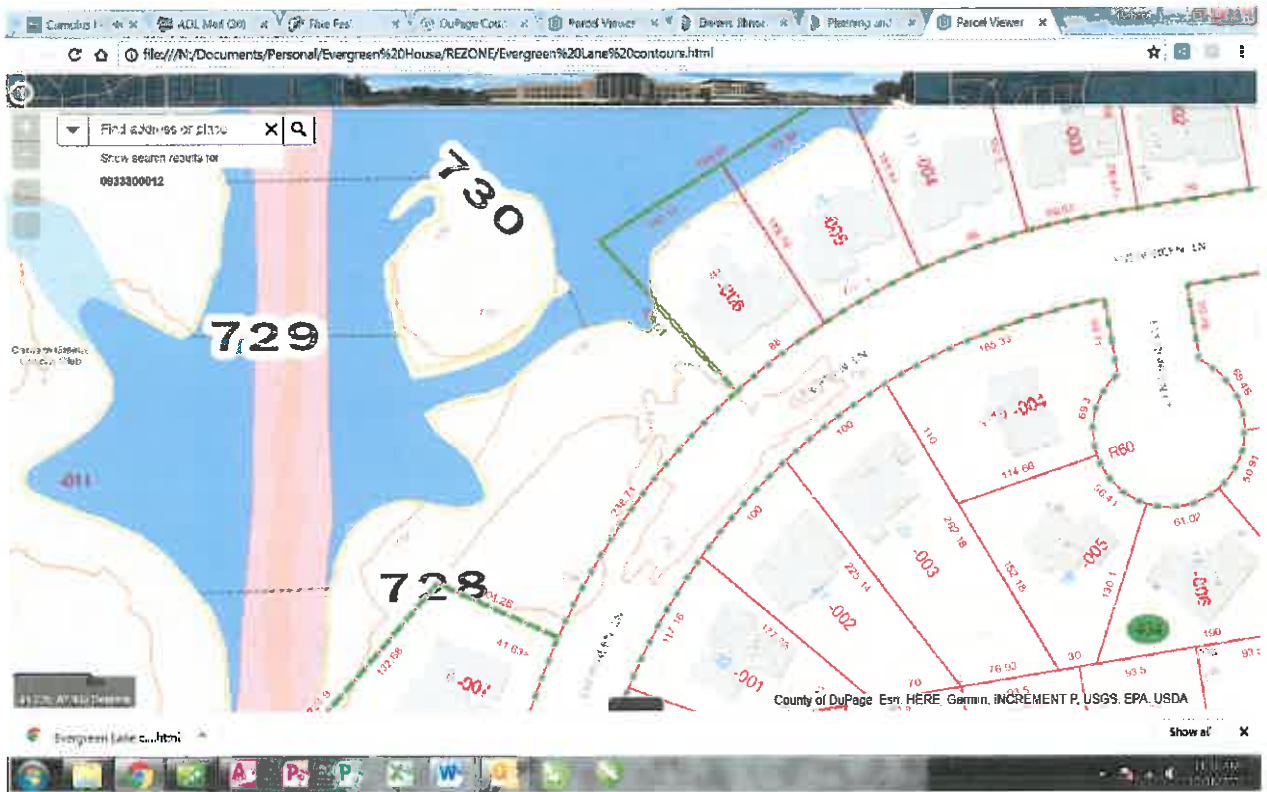


Fig.2 – Contour and Flood Zones

- 1521, 1525, 1529 Evergreen Lane wet land and water flow. With just about any rain event our properties are inundated with water flow. Just retrieving the mail is sometimes a challenge. We are concerned for our property and predict that developing the open area will exacerbate the problem. We see nothing in the planning studies that addresses our water/ice problems. In the Documents – Submitted by the Petitioner of the Zoning Commission Agenda there is a storm water authorization letter from DuPage County. This sounds pretty official and one would think that DuPage did an extensive review of the land and maybe they did. They are however clear with the following:

***“Be advised the City of Darien holds a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Flood Plain Ordinance. As such, the City of Darien is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, our office has only reviewed and provided Authorization relating to the floodway, flood plain, wetland, or buffer. All approvals pertaining to the stormwater management facilities and post construction best management practices shall be done by the City of Darien, unless requested otherwise.*”**

Based upon our Authorization of the above referenced documents, the City of Darien may commence issuance of Certifications for the above referenced development. As a reminder, it is the City of Darien’s responsibility to enforce the provisions of the CSFPO, including, but not limited to, the following conditions:

(General Conditions not listed here)

To the writer the above seems to indicate that Darien is responsible for making sure that the development does not cause flooding. Has Darien reviewed and approved the stormwater application, because the photos (Figs 3-7) below show what we have to deal with when it rains. And this is after Darien installed engineering fixes to alleviate the problem adjacent to the east of 1521.

Are we sure that we understand flood control for the area because to date it has not worked and further development could cause further flooding.



Fig 3 – South side of Evergreen Lane (1521-1529) – 10/2017



Fig 4 – South side of Evergreen Lane (1521-1529) – 10/2017



Fig 5 – South side of Evergreen Lane (1521-1529) – 10/2017



Fig 6 – East Side of 1521



Fig 7 – East Side of 1521

- The Development Plan Description presented in the Agenda contains some confusing plan descriptions. The plan involves adding fill to both lots to elevate the two building pads and more fill to low areas of Lot 1. It states that golf tee pad now partially on Lot 1 would be relocated to the northwest of Lot 1. The description goes on to state that the proposed

grading plan would also excavate an area northwest of Lot 1 to provide 'compensatory storage' for the fill added to Lot 1.

This land was left vacant to control flooding, that's why the city installed storm sewers and catch basins (3) on the vacant land. Now the proposal is to fill in low areas, relocate catch basins, and build "swales" in the easements on the front, sides, and rear of both lots to control storm water runoff. The current storm water runoff plan is not working, why trust that more building will alleviate the problem.

- In the Plan Review Comments it states that "The stormwater management plan with BMP for each lot has been prepared and the City Engineers review and approval is expected by the hearing on October 18." What is the stormwater management plan and has it been approved?

Additionally, the Plan Review Comments highlight but do not address the concerns of residents as to the compatibility of the new houses with the existing houses. This concern has not been addressed.

Also stated in the Plan Review Comments is another concern by the neighbors regarding flooding. The Plan Review Comments response is that "Previous flooding may have been caused by irregular functioning of sump pumps. The City is now working with neighbors to help them correct sump pump functionality."

All of our sump pumps are functioning normally. As shown in the photos above and the contour mapping shown in Fig. 2, our section of Evergreen Lane has an irregular contour. Water from the south flows through our land, and on to Evergreen Lane. Building on and filling an existing known flood zone will only add to the problem.

- Motion Objections. Why this amendment should not be approved:
 - Increases housing density. Currently there are 28 single family homes adjacent to a roughly 27 acre golf course parcel. Slightly less than 1 acre per home. Adding two lots for homes decreases the 27 acre golf course to 26 acres and adds two additional homes for 30 homes on 26 acres further increasing density in a designated "Low Density Residential" zone.
 - Compatibility – Per the city planner "single family land use not detrimental to surrounding neighborhood". We object to this statement, building on land designed to be left unimproved is detrimental to all of the neighbors and severely impacts the value of our property.
 - Open space – Any reduction of open space is detrimental and why does the city planner get to decide that "sufficient open space remains".
 - In the Motion *Utilities* section, the city planner states "appropriate provision is made for storm water management". How is this known when current stormwater management still creates problems on Evergreen Lane?

- A final objection is refers to the Kane-DuPage Soil and Water Conservation District – Land Use Opinion report included in the documents package submitted by the Petitioner. This report was prepared for the City of Darien.

In this report on page 2 is a pie chart that shows that 8 percent of the .82 acres to be subdivided are in a flood plain. The report also states that a stream is nearby the proposed site. Under the Building Limitations heading the report states that “Soils at this site do contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings.”

The report summarizes the land use opinion as follows (highlighted as it appears in the report):

“**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Floodplain, Soil Limitations, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is not suited** for the proposed use **unless** the previously mentioned concerns are addressed.”

Thank you for considering our objections to the proposed amendment.

Richard and Maureen Marchese

November 27, 2017

From: Richard Marchese

Subject: Carriage Green Sub-division Impacting Evergreen Lane

- The area of the proposed additional lots has been open space since the area was developed in the 1980's. Two original owners have written letters and gone on record stating that when they bought their lots they were told the open space would be there for "perpetuity", by the developer. **The question that remains unanswered, why was prime real estate left undeveloped for 30+ years?**

The area of the proposed lots has three large storm sewer catch basins? Now the proposal is to fill in low areas, relocate catch basins, and build "swales" in the easements on the front, sides, and rear of both lots to control storm water runoff. **Who is responsible for moving the catch basins and storm sewers?**

A review of the DuPage County parcel viewer shows that the 2014 Contour Elevations show that the section of Evergreen Lane being considered for development contains significant contour elevation changes as shown in Fig. 1 as the irregular shaped red outlines. Fig. 1 also shows the Flood Zones RFM in blue.

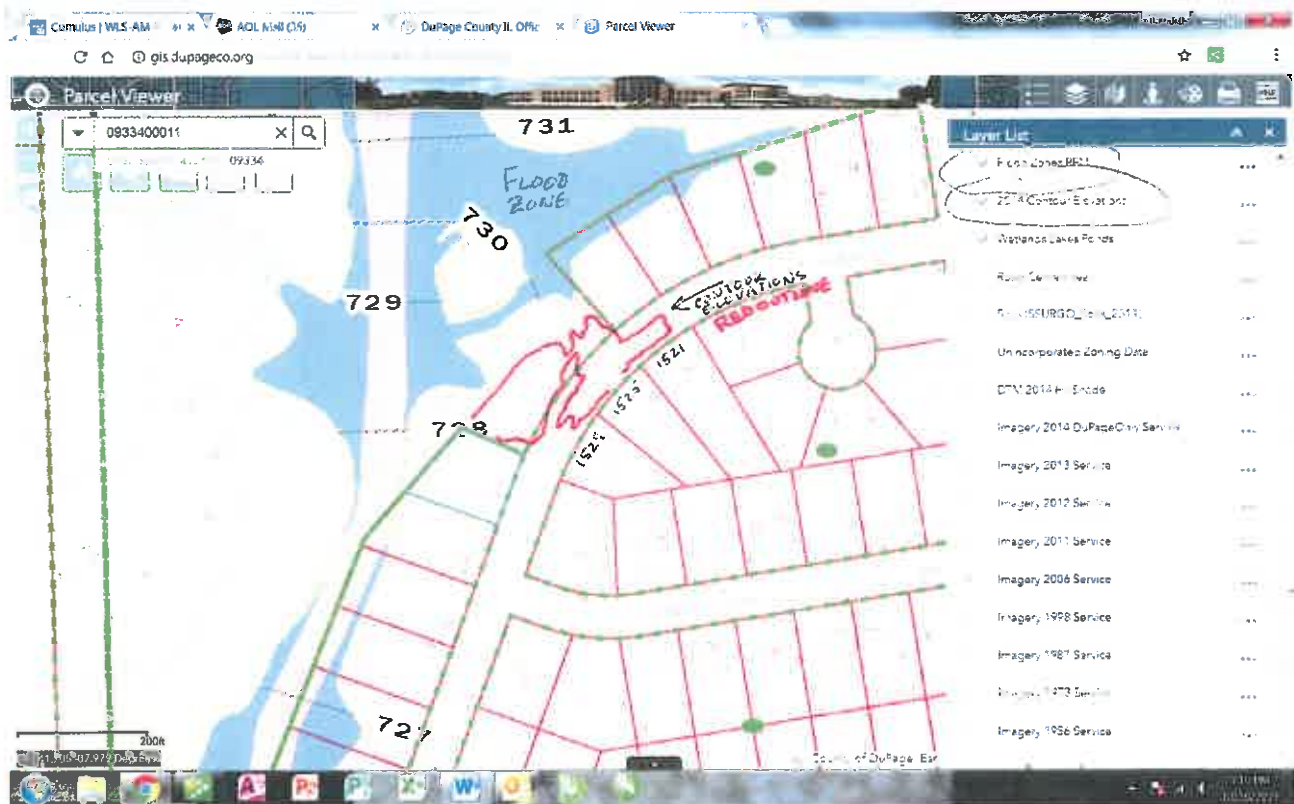


Fig. 1 – Contour and Flood Zones

- In the Documents – Submitted by the Petitioner, there is a storm water authorization letter from DuPage County. The wording sounds pretty official and one would think that DuPage did an extensive review of the land and maybe they did. They are however clear with the following:

***“Be advised the City of Darien holds a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Flood Plain Ordinance. As such, the City of Darien is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, our office has only reviewed and provided Authorization relating to the floodway, flood plain, wetland, or buffer. All approvals pertaining to the stormwater management facilities and post construction best management practices shall be done by the City of Darien, unless requested otherwise.*”**

Based upon our Authorization of the above referenced documents, the City of Darien may commence issuance of Certifications for the above referenced development. As a reminder, it is the City of Darien’s responsibility to enforce the provisions of the CSFPO, including, but not limited to, the following conditions: conditions not listed in this report

- The above seems to indicate that Darien is responsible for making sure that the development does not cause flooding. The site drawings containing flood control ideas submitted by the petitioners engineer are very complex. Per the statement above, Darien is responsible to review and approve applications for stormwater management issues. In the Plan Review Comments it states that “The stormwater management plan with BMP for each lot has been prepared and the City Engineers review and approval is expected by the hearing on October 18.”

Have the Darien engineers reviewed these drawings and approved the stormwater application?

Who is responsible if the storm water plan does not work?

CITY OF DARIEN PUD STANDARDS

(Abstracted from Section 5A-3-3 of the City Code)

1: SIZE

Unless unusual conditions are present which allow effective planning upon a smaller site or as otherwise provided in this Section or in the zoning districts of the Zoning Title, all planned unit developments shall be required to contain a minimum of three (3) acres, except; B-1: 40,000 square feet, B-2: 2 acres, B-3: 6 acres.

2: COMPATIBILITY:

The uses permitted in such development are compatible with the uses immediately adjacent to the site and are not of such a nature, of such density or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

3: UNIQUE FEATURES:

The site plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, flood plain areas, and similar physical features.

4: RESIDENTIAL DENSITY:

- (A) Residential Densities Within PUD: Residential densities within planned unit developments shall not exceed the following maximum numbers per gross residential acre within each zoning district: R-1:2.5, R-2 4.5: 4.5, R-3: 7.0.
- (B) Calculation Of Gross Residential Density: The gross residential density shall be the ratio between the total number of dwelling units and the gross land area:
 - 1. The gross land area shall include the following:
 - (a) Any proposed right of way within the planned unit development;
 - (b) Any land to be contributed for governmental uses;
 - (c) All storm water management, regulatory wetlands, and flood plain areas; and
 - (d) All land to be used for recreational uses.
 - 2. The gross land area shall not include the following:
 - (a) Any right of way or easements for roadways, on the perimeter of the planned unit development, existing prior to the development of the planned unit development; and
 - (b) All land to be used for nonresidential uses.

5: PARKING REQUIREMENTS:

Adequate parking shall be provided as required by Chapter 11 of this Title unless specifically varied.

6: SUBDIVISION CONTROLS:

The provisions of the Darien Subdivision Ordinance shall be adhered to, unless a specifically varied.

7: TRAFFIC CONTROL; PUBLIC AND PRIVATE STREETS:

- (A) Traffic: Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The site will be accessible from public roads which are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the uses located in the proposed development. Traffic-control signals will be provided without expense to the City when the City Council determines that such signals are required to prevent traffic hazards or congestion in adjacent streets.
- (B) Streets, Public And Private: Private streets may be permitted in R-3 planned unit developments where unique design concepts, site topography, site dimensions, site area,

and/or flood plain areas warrant their use. Public or private streets in residential planned unit developments shall also be in accordance with the following:

1. Areas less than five (5) acres, private streets not permitted.
2. Reduced width rights of way and/or pavement widths may be permitted for public streets where site conditions warrant their use.
3. Private streets' pavements shall have a minimum width of thirty feet (30') back-to-back and shall be constructed to City specifications for Class C construction standard for minor streets including curb and gutter.
4. Private streets may not be used for any street other than a minor street.
5. Where common driveways are used to provide access to multiple-dwelling units, there shall be at least one driveway access to a public or private street for every forty (40) dwelling units.

8: OPEN SPACE:

A minimum of twenty five percent (25%) of the total gross area of a residential planned unit development shall consist of common open space; no area within thirty feet (30') of any building or structure, except one used for recreational purposes, shall be included in the computation of the open space requirement. This requirement may be partially or totally waived by the City Council whenever a substantial amount of the land of the planned unit development is proposed for development as single-family residential units.

9: YARDS AND SPACES BETWEEN BUILDINGS:

- (A) The required yards or setbacks within the interior of the planned unit development, but not along the periphery of the planned unit development, may be modified within the ordinance granting the planned unit development. The required yards or setback as aforesaid may receive modifications of up to fifty percent (50%) of the standards set forth in the underlying zoning districts and may be used for parking or other purposes.
- (B) Buildings of more than twenty four feet (24') in height shall provide a setback from any property line of not less than equal to the height of such buildings.
- (C) No minimum horizontal distance between buildings is established; provided, however, that good planning standards are followed and that there is sufficient space between buildings to provide for adequate fire protection.

10: EXCEPTIONS FROM ZONING DISTRICT STANDARDS:

The planned unit development may depart from strict conformance with the required density, dimension, area, zoning district size, height, bulk, use, and other regulations of the underlying zoning district to the extent specified in the preliminary and final plans and documents authorizing the development, so long as the development will not be detrimental to or endanger the public health, safety, and welfare of the residents of the City.

11: SIGNS:

All signs in the planned development shall comply with the Darien Sign Ordinance.

12: PERFORMANCE STANDARDS:

All planned business and office and industrial developments shall comply with the performance standards specified by Chapter 12 of this Title.

13: LANDSCAPE STANDARDS:

All planned unit developments shall comply with the landscaping standards in Chapter 10 of this Title.

14: UTILITIES:

All of the planned unit developments shall provide for underground installation of utilities (including electricity, telephone and cable) in both public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutters, piping, and treatment of turf to handle storm waters.

15: OWNERSHIP:

The site of the planned unit development must be under single ownership or unified control.



**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 18, 2017**

PRESENT: Chairperson Lou Mallers, Robert Cortez, Robert Erickson, Bryan Gay, Andrew Kelly, John Laratta, Brian Liedtke, Ray Mielkus, Mary Sullivan, Steven Manning - City Planner, Elizabeth Lahey, Secretary

ABSENT: None

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He swore in the audience members wishing to present public testimony.

- A. Public Hearing Case: PZC 2017-04 Evergreen Lane (Carriage Way Unit 6) Petitioner Brian Broderick seeks approval of an amendment to the Carriage Greens Planned Unit Development that would include a subdivision of a 28 acre parcel to create 2 new single family lots that would front Evergreen Lane southwest of the house at 1524 Evergreen Lane.**

Mr. Steven Manning, City Planner reported that the petitioner, Mr. Brian Broderick, owner of the Carriage Greens Country Club is seeking approval to subdivide a 28 acre parcel of the golf course into three lots, two of which would become single family homes that would front Evergreen Lane and that the third lot would remain used for the golf course.

Mr. Manning reported that the subdivision would increase the density of the PUD that was approved for this property. He reported that he received correspondence regarding the public hearing from Richard Marchese and Kenneth Kufner which was provided in the agenda packet. He further reported that the petitioner, his attorney and the engineer are present.

Mr. Pat Clancey, Attorney for the petitioner provided a brief overview of the request to subdivide the proposed property into two lots. He stated that the development will benefit the City as well as the neighborhood.

Mr. Juang Lin, Project Engineer provided drawings of the proposed plan and stated that the sanitary and water main are available. He stated that they followed the strict storm water management and provided water drains to the low point of the property to a catch basin to carry water to a storm sewer. Mr. Lin stated that more than half of the lot will flow to the street and the other half to the creek. He stated that the development will help the storm water and that it was designed to meet the storm water management ordinance. Mr. Lin stated that he is working very closely with Mr. Manning and Dan Lynch, City Engineer.

Commissioner Laratta questioned how long it takes for the rain to gather.

Mr. Lin reported that there is ten minutes to flow before it drains into the open grid. He stated that half will sheet drain to the creek which takes approximately thirty minutes. Mr. Lin stated that the longer it drains it allows for more time to soak into the grass.

Commissioner Laratta questioned who reviewed the wetland area.

Mr. Lin reported that a wetland consultant was hired to see if the development would be impacted. He reported that the City of Darien as well as the DuPage County review the plans and that the Army Corp of Engineers do not review the plan.

Mr. Manning stated that currently there are five catch basins with three on the property site and two on the corners. He reported that the petitioner is providing two additional catch basins which will improve the property.

Mr. Manning asked the petitioner to explain the compensatory storage system.

Mr. Lin reported that they will fill in the area and will excavate the existing creek to compensate.

Mr. Manning stated that there will be a catch basin below and an inlet above with two inlets along Evergreen Lane fronting Lot 2 and connecting to the storm sewer. He stated that the two lots will have three catch basins and four on the outside.

Commissioner Laratta questioned if there was anything in the compensatory area that is detrimental to the area.

Mr. Lin reported that there are no existing utilities. He reported that the property will also have a swale along the side yard with a 2% slope based on City Code which will flow to the curb to street and picked up by the two current structures.

Commissioner Liedtke questioned the endangered species and who determined the report.

Mr. Lin reported that they hired a wetland consultant determined that there are no endangered species nearby.

Chairperson Mallers opened the meeting to anyone wishing to present public comment.

Mr. Rich Marchese stated that the property has been left vacant for 35 years and that the swale on the south side of Evergreen Lane has significant issues. He stated that the lots were left undeveloped because of the open area. He provided the PZC with a report showing photos of the flooding. He stated that he is not in favor of the proposal.

Chairperson Mallers questioned if the City is aware of the flooding and if anything is being done to alleviate the concerns.

Mr. Manning reported that the City is proposing to install more catch basins on Evergreen Lane. He reported that the City tested the drain tiles and found blockage. He further reported that the City is making every effort to research and provide potential solutions. He stated that the two lots are not flowing onto the street.

Ms. Kathy Abate stated that she has owned her home for 30 years and that the flooding was there since day one. She stated that this was always a problem and that she was told by the builder at the time that they would never build there because of the water. She further stated that she did not see why two homes needed to be built there.

Mr. Marchese stated that he also provided photos of the area that was repaved and continues to flood. He questioned when the property was purchased.

Mr. Brian Broderick, petitioner stated that he believed that his family purchased Carriage Greens in 1980.

Ms. Michelle Markowski stated that there is flooding in her back yard after her neighbor put in an in ground pool. She stated that she is concerned with the two lots and that they will not be part of the same covenants.

There was much discussion from the homeowners and the covenant and if the developer was aware of the covenants. Ms. Markowski stated that she would like to work with the developer to keep the covenants the same.

Chairperson Mallers stated that the covenants are not a City issue but suggested that there be discussion between the home owners and the developer.

Mr. Manning stated that the City does not have standards for architecture. He did however state that the City has Code for compatibility, lot size and building area. He reported that the lot sizes are larger and the building pad larger.

Mr. Clancey stated that the petitioner will be working with the buildings and that there is no plan for stick buildings. He stated that they believe that the new development will increase values and that they do not have any plans to allow structures that the will diminish property value. Mr. Clancey stated that they can discuss with the builders to join the covenants.

Ms. Abate stated that there are only covenants and not a home owners association. She stated that the covenants are reported to the County with specified items which are stricter than City Code.

Commissioner Erickson questioned if anyone has shared the covenants with Mr. Broderick.

Mr. Manning reported that the Mr. Broderick was provided a report including the covenants.

Commissioner Gay questioned who monitors the covenants.

Mr. Abate stated that the homeowners police the covenants.

Commissioner Kelly questioned if the Engineer has specific expertise with flood plains and storm water. He asked if the Engineer could say that the homes will not flood.

Mr. Lin stated that he has been an Engineer since 2004 and is a Certified Flood Plain Manager. He stated that he provided the process of how the water will drain but it is complicated. He stated that they will provide pipes which will flow downstream and that their plan will be fair to the homeowners. Mr. Lin stated that the development will follow the storm water ordinances and that it will not adversely affect the neighbors. He reported that two thirds of the water will not be directed to the storm sewer.

Mr. Kelly questioned if Mr. Lin was sure.

Mr. Lin stated that he was sure and that he gave his word.

Ms. Maryanne Yates stated that she was one home away from the development and that she moved into the area eleven years ago. She stated that the covenants are orderly and well-kept

and that the proposed lots do not look like they will fit with the neighborhood. She questioned how a decision can be made without the builders.

Ms. Markowski stated that there are four or five homes behind the creek along the south and if they will be affected.

Mr. Lin stated that the closest home to the creek is at least 100 feet away and that the water that travels to the creek will not impact the area.

Commissioner Kelly stated that he would like further analysis of the effect on the neighbors.

Chairperson Mallers stated that there are a lot of questions and that there needs to be additional conversation between the two groups.

Mr. Ken Kufner stated that he and his family moved into their home in 1988 and flooding is always a problem. He stated that curbs and streets were redone and that the water issues still exist. Mr. Kufner stated that flooding is so bad that you have to leap over a stream to get to the mailbox. He stated that the roads are not as flat as they should be and that the sewers cannot keep up. Mr. Kufner stated that building the two lots is a huge mistake because there are a lot of unknowns. He questioned if the meeting was videotaped because the audience could not see the easel.

Mr. Mallers stated that the meetings are not videotaped and that there is secretary to take the minutes.

Mr. Kufner read his email which was provided to the City staff stating that he is concerned about the flood plain, congestion and increased noise. He noted that the City is not enforcing dog laws.

Chairperson Mallers stated that the dog laws are not reflective for the discussion regarding this proposal.

Mr. Mike Wallrick stated that he was concerned with density.

Mr. Manning reported that the proposal meets Darien Code and that the area is zoned R-3 and is called for in the Comprehensive Plan.

Mr. Brian Broderick stated that he would be more than respectful to the home owner covenants and that he and his attorney are willing to work together with the neighbors.

Mr. Clancey stated that his contact information can be obtained from the City staff.

Commissioner Kelly stated that there is a lack of clarity on flooding and he would like to continue the hearing after the two groups have talked. He stated that he was concerned if the plan will adversely affect the area and that the Engineer could not support his storm water plan.

It was agreed that Mr. Lin supported his plan.

At 8:10 p.m. Chairperson Mallers closed the public hearing.

Commissioner Gay stated that the petitioner provided the best management practices. He stated that he is confident that there is less than a 3% overall change. He further stated that it does change the character of the area because it has been open space.

Commissioner Erickson stated that Mr. Broderick is open for discussion and Mr. Lin cannot correct the 30 year problem but that this is valid plan for two lots.

Commissioner Liedtke stated that he did not believe that any other information was needed. He stated that the covenants are a separate issue and not a City issue.

Commissioner Liedtke made a motion and it was seconded by Commissioner Gay recommending approval of PZC 2017 -04 an amendment to the Carriage Greens Planned Unit Development that would include a subdivision of a 28 acre parcel to create 2 new single family lots that would front Evergreen Lane southwest of the house at 1524 Evergreen Lane including:

- 1. Size-total PUD remains over 3 acres**
- 2. Compatibility – single family land use not detrimental to surrounding neighborhood**
- 3. Natural features appropriate provision is made for floodplain and other features**
- 4. Density – not exceeding density standards set for this PUD**
- 5. Parking-adequate provision is made for the single family units**
- 6. Subdivision – conforms to code standards for plan and plans**
- 7. Traffic –potential congestion is minimized**
- 8. Open Space-sufficient open space remains in the total PUD**
- 9. Yards-proposed setbacks conform to the standards set this PUD**
- 10. Exceptions-no variations are proposed**
- 11. Signs-no signs are proposed**
- 12. Performance standards –no business uses are proposed**
- 13. Landscaping – no landscaping variations are proposed**
- 14. Utilities-appropriate provision is made for storm water management**
- 15. Ownership-the site is under single ownership or unified control**

Upon roll call vote, **THE MOTION CARRIED 6-3.**

AYES: Cortez, Gay, Laratta, Liedtke, Mielkus, Mallers

NAYS: Erickson, Kelly, Sullivan

Mr. Manning reported that this would be forwarded to the Municipal Services Committee.

CORRESPONDENCE

None.

OLD BUSINESS

Mr. Manning provided an update on the Workshop on September 20th.

Commissioner Cortez stated that the Workshop was very informative and that a case study would have been helpful.

NEW BUSINESS

None.

APPROVAL OF MINUTES

Commissioner Gay made a motion and it was seconded by Commissioner Laratta to approve the June 7, 2017 Regular Meeting Minutes.

Upon roll call vote, **THE MOTION CARRIED UNANIMOUSLY 9-0.**

NEXT MEETING

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, November 1, 2017 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Erickson made a motion and it was seconded by Commissioner Cortez. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 8:41 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairman



CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE AMENDING A
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT**

(PZC 2017-04 Evergreen Lane, Carriage Way West Unit 6)

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS 4th DAY OF DECEMBER, 2017

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
_____ day of December, 2017.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING A
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT**

(PZC 2017-04 Evergreen Lane, Carriage Way West Unit 6)

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

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

WHEREAS, the property legally described in Section 1 (the “Subject Property”), is zoned R-3 Multi-Family Residence pursuant to the Darien Zoning Ordinance; and

WHEREAS, heretofore, the City adopted Ordinance No. O-31-72 on September 18, 1972, “An Ordinance Amending the Zoning Ordinance of the City of Darien, DuPage County, Illinois”, approving a special use for a planned unit development including residential, golf course, recreational, and commercial uses; and

WHEREAS, a petition has been filed to amend the existing special use in order to subdivide part of the golf course land creating two new single family residence lots; and

WHEREAS, pursuant to proper legal notice, a public hearing on said petition was held before the Planning and Zoning Commission on October 18, 2017; and

WHEREAS, the Planning and Zoning Commission at its regular meeting of October 18, 2017, has forwarded its findings and recommendation of approval of said petition to the City Council; and

WHEREAS, on November 27, 2015, the Municipal Services Committee of the City Council reviewed the petition and has forwarded its recommendation of approval of said petition to the City Council; and

ORDINANCE NO. _____

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

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

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

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR 1236.47 FEET TO THE WESTERLY LINE OF BAILEY ROAD; THENCE SOUTH 07 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG SAID WESTERLY LINE, FOR 226.00 FEET; THENCE SOUTH 74 DEGREES 01 MINUTES 01 SECONDS WEST FOR 404.71 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 58 SECONDS WEST FOR 228.07 FEET; THENCE SOUTH 40 DEGREES 21 MINUTES 18 SECONDS EAST RADially FOR 159.01 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, FOR AN ARC DISTANCE OF 238.71 FEET; THENCE NORTH 64 DEGREES 20 MINUTES 59 SECONDS WEST, RADially, FOR 104.26 FEET; THENCE SOUTH 42 DEGREES 25 MINUTES 30 SECONDS WEST FOR 227.90 FEET; THENCE SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST FOR 426.17 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 45 SECONDS EAST FOR 261.88 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1783.00 FEET, A TANGENT TO WHICH THE LAST DESCRIBED POINT FORMS AN ANGLE OF 91 DEGREES 17 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR AN ARC DISTANCE OF 235.98 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF CARRIAGE WAY WEST

ORDINANCE NO. _____

UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24 1987 AS DOCUMENT NO. R87-025604 AND NORTH OF THE WESTERLY EXTENSION OF THE 1783.00 FOOT RADIUS CURVE ALONG THE SOUTH LINE OF LOT 1 IN SAID CARRIAGE WAY WEST UNIT NO. 3 AND LYING WEST OF BAILEY ROAD IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-33-400-011

SECTION 2: Special Use Amended. The special use planned unit development heretofore granted by Ordinance No. O-31-72 is hereby amended to approve the subdivision of the Subject Site in to three lots – Lots 1 and 2 are to be used for the construction of two single family houses and Lot 3 to continue to be used for golf course.

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

- A. Final Plat of Subdivision, Carriage Way West Unit 6, containing 2 sheets, prepared by Ridgeline Consultants, date stamp received by City of Darien Oct 11, 2017.
- B. Site Improvement Plans, Carriage Way West Unit 6, containing 8 sheets, prepared by Ridgeline Consultants, date stamp received by City of Darien Oct 11, 2017.

SECTION 4: Conditions of Approval: The Subject Property shall be developed in substantial compliance with the following conditions:

- A. The developer shall incorporate Article 3, Protective Covenants, of the Declaration of Covenants for the Carriage Green Estates Protective Covenants and as recorded with the County of DuPage Recorder's Office, Document No R2000-135068 and dated August 20, 2000 and hereto attached as [Exhibit A](#). The Document shall be recorded as part of the Plat of Subdivision. The City of Darien will not enforce said covenants.

SECTION 5: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the

ORDINANCE NO. _____

intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of December, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of December, 2017.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORD

DOCUMENT PREPARED BY
AND AFTER RECORDING
MAIL TO:

William J. Cotter
 O'BRIEN, O'ROURKE & HOGAN
 10 South LaSalle Street
 Suite 2900
 Chicago, Illinois 60603

J.P. "RICK" CARNEY
 DUPAGE COUNTY RECORDER
 AUG. 30, 2000 1:00 PM
 OTHER 00-83-404-001
 043 PAGES R2000-135068

CARRIAGE GREEN ESTATES
RESTATEMENT OF AND AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS

THIS RESTATEMENT OF AND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS (the "*Restatement*") is hereby adopted by the undersigned Owners of real property in Darien, Illinois (described in more detail herein). The signatories hereto, together with the Owners of Lots within the Subdivision described herein who have not executed this instrument are collectively called the "*Declarant*."

RECITALS:

A. BANK OF LYONS, an Illinois corporation, not individually but as Trustee under Trust established November 19, 1979 and known as trust number 2389, did execute that certain written "Declaration of Protective Covenants" dated April 27, 1987, and caused same to be recorded with the DuPage County Recorder of Deeds Office as document number R87-60639. That Declaration of Protective Covenants is sometimes called the "*Declaration*."

B. The Declaration was designed to ensure a uniform high quality development of the single family residential subdivision in Darien, DuPage County, Illinois, then commonly known as "*The Homes of Carriage Green Country Club*."

C. The Declaration provided (at Section 1.01 thereof) that the covenants contained therein could be changed or modified by the affirmative vote of at least three-quarters (3/4) of the Owners of Lots affected thereby.

D. The subdivision, now commonly known as "*Carriage Greens Estates*" is fully developed, and the Owners of at least three-quarters (3/4) of the Lots therein desire to amend the Declaration to continue to maintain the quality of the subdivision and the improvements therein.

NOW, THEREFORE, the undersigned Lot Owners hereby amend the Declaration by deleting it in its entirety, and replacing the terms and provisions therein with the following:

ARTICLE 1
DEFINITIONS

The following words when used in this Restatement (unless the context shall prohibit or clearly indicate a contrary meaning) shall have the following meanings:

Section 1.01. *City* – the City of Darien, Illinois, an Illinois municipal corporation, and its successors.

Section 1.02. *Covenants* – the covenants, conditions and restrictions described in this Restatement and those which may reasonably be inferred therefrom.

Section 1.03. *Declaration* – the written "Declaration of Protective Covenants" dated April 27, 1987, and caused same to be recorded with the DuPage County Recorder of Deeds Office as document number R87-60639.

Section 1.04. *Improvement or Improvements* – all houses or other improvement to a Lot of any kind whatsoever whether above or below grade, including, but not limited to, buildings, utility installations, walkways, driveways, landscaping, and any changes or alterations thereto.

Section 1.05. *Lot* – each part of the Subdivision, the size and dimension of which shall be established by the Plat of Subdivision for the Subdivision or in the legal description in the deed conveying such Lot to an Owner.

Section 1.06. *Owner* -- the record Owner, of fee simple title in and to any Lot or Lots.

Section 1.07. *Restatement* – this CARRIAGE GREEN ESTATES RESTATEMENT OF AND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, as same may be further amended and/or supplemented from time to time.

Section 1.08. *Subdivision* – the aggregate of the Lots legally described on Exhibit A attached hereto and made a part hereof, and any and all easements appurtenant thereto commonly known as CARRIAGE GREEN ESTATES.

ARTICLE 2
PROPERTY AFFECTED

The real property which is and shall be held pursuant to the terms of this Restatement, and which shall be conveyed, transferred and sold subject to the Covenants set forth herein, is located in the County of DuPage and State of Illinois, and is legally described on Exhibit A attached hereto and made a part hereof.

ARTICLE 3
PROTECTIVE COVENANTS

Section 3.01. General Nature of Covenants. The Subdivision is subjected to the Covenants set forth herein to insure the most appropriate development and improvement of

each Lot; to protect the Owners of the Improvements on the Lots against such improper use of surrounding Lots which may depreciate the value of their property; to guard against the construction thereon of poorly designed or proportioned houses; to insure the highest and best development of the Subdivision; to prevent haphazard and inharmonious improvements on Lots; to secure and maintain proper setbacks from streets, and adequate free space between houses; and in general to provide for the maintenance of a high quality of improvement in the Subdivision and thereby to enhance the values of investments made by purchasers of Lots therein and Improvements erected thereon.

Section 3.02. Residential Purposes Only. No Lot shall be used for any purposes except for single family residential purposes. No residence shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single family dwelling not to exceed two (2) stories or more than thirty (30) feet in height and a private attached garage for not less than two (2) cars, nor for more than four (4) cars.

Section 3.03. Improvement Size and Location. All one-story or bi-level single family residences shall have a minimum foundation area of not less than 2,000 square feet, exclusive of any garage, porch or breezeway areas, it being the intention and purpose of the Covenants to assure that all dwellings shall be of a quality or workmanship and minimum area substantially the same or larger. All one and one-half or two story single family residences shall have foundations of not less than 1,200 square feet area. All dimensions as measured from the outside.

No building shall be located on any Lot nearer the front lot line or nearer the side street line than the minimum building set-back lines shown on the Plat of Subdivision recorded as document number R87-25604. No building shall be located nearer to the side lot line than ten percent (10%) of the Lot width. For purposes of these Covenants, eaves and steps shall not be considered as part of the building; provided that nothing herein shall be construed to permit anything on a Lot to encroach onto another Lot.

Section 3.04. Outbuildings. The only buildings to be permitted on a Lot other than a single family residence are gazebos.

Section 3.05. Nuisance. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 3.06. Temporary Structures. No structure of a temporary character, such as a trailer, shed, garage, barn or other similar type of outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently. No laundry shall be hung on lines outside to dry.

Section 3.07. Signage. No signs of any kind shall be displayed to the public view on any Lot, except two (2) professional signs of not more than three square feet advertising the property for sale. Notwithstanding such sign restriction (designed to prohibit signage of a commercial nature), a Lot Owner shall be allowed to maintain from time to time signage of a temporary nature in connection with the Lot Owner's support of (or opposition to) political candidates, issues, and related matters.

Section 3.08. Pets; Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. No kennel areas will be permitted; provided however, that a Lot Owner shall be entitled to maintain not more than one (1) fenced-in "dog run" area located in the back yard of a Lot, not to exceed in size ten percent (10%) of the area of the back yard, and the closest point of which shall be not more than ten (10) feet from the principal residence constructed on the Lot.

Section 3.09. Waste Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All refuse receptacles or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition and appropriately screened.

Section 3.10. Sight Lines. No hedges or shrub plantings which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways, shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 3.11. Pools. No swimming pools shall be allowed on any Lot in the Subdivision, except for in-ground ("built-in") pools. This restriction shall not be interpreted to exclude the use of small portable infant wading pools, or small pools or fountain/pool combinations used in connection with a Lot Owner's landscaping scheme.

Section 3.12. Fences. No fences or walls shall be constructed or maintained by any Lot Owner or Owners, unless such fence or wall is required by any State, County or local ordinance in connection with a permitted in-ground swimming pool.

Section 3.14. Television Receptors. No television satellite dishes or similar television or radio signal reception devices shall be maintained on any Lot or Improvement, except for satellite dishes not to exceed twenty-four (24) inches in diameter, which a Lot Owner shall endeavor to maintain in an inconspicuous manner.

Section 3.15. Driveways; Parking of Vehicles. A driveway may be installed and constructed of concrete, brick or asphalt, shall be solid and not ribbon type, and shall conform to the grade of the existing ground. Any driveway so constructed may not extend closer than eighteen (18) inches to the side Lot line. No vehicles are to be parked on any part of the Lots except that part designated for driveways and/or garages. No boats, and no motor homes, campers or recreational vehicles in excess of twenty (20) feet in length shall be parked on a driveway or other part of a Lot for any extended period of time (in excess of three days).

Section 3.16. Grading of Lots. No Lot Owner shall change the grade of any portion of his or her Lot without the prior consent of the City after review of the impact of such change in grade on surrounding Lots.

ARTICLE 4
EXISTING NON-CONFORMING USES

In adopting this Restatement, the undersigned Lot Owners acknowledge that there are certain existing conditions on Lots which may not conform with one or more of the Covenants set forth herein. Notwithstanding the terms herein, the undersigned do acknowledge and agree that such non-conforming uses shall not be deemed to be a violation of this Restatement, and no party shall have a cause of action against any such Lot Owner for a violation hereof existing as of the Effective Date of this Restatement.

ARTICLE 5
MISCELLANEOUS MATTERS

Section 5.01. Effective Date. This Restatement shall be effective as of the date that it is recorded in the Office of the Recorder of Deeds for DuPage County, Illinois.

Section 5.02. Term. This Restatement, as amended and restated herein, shall run for a term of fifty (50) years from the Effective Date, after which time it shall be automatically extended for successive periods of twenty (20) years, unless an instrument has been recorded, agreeing to amend or terminate this Restatement in whole or in part, executed as provided in Section 5.03.

Section 5.03. Amendment. This Restatement may be amended by an instrument executed by the Owners of not less than sixty-seven percent (67%) of the Lots, provided no amendment shall adversely affect the rights of a holder of a security interest on any Lot within the Subdivision without such security holder's consent. All amendments shall become effective when recorded in the Office of the Recorder of Deeds for DuPage County, Illinois. If at any time a formal association of Lot Owners is formed under Illinois law, such association is hereby empowered to make minor modifications to the terms of these Covenants in order to conform with City codes or public policy.

Section 5.04. Enforcement. The Covenants contained in this Restatement shall run with the land and be binding upon and inure to the benefit of each Lot Owner in the Subdivision or any part thereof, their respective heirs, representatives, successors and assigns. A breach of any of the provisions of this Restatement shall give to any Lot Owner entitled to enforce such provision the right to bring a proceeding in law or in equity against the party or parties breaching or attempting to breach the Restatement and to enjoin such party or parties from so doing, or to cause such breach to be remedied, or to recover damages resulting from such breach. A breach of this Restatement by an Owner relating to the use or maintenance of a Lot or part thereof is hereby declared to be and constitute a nuisance and every public or private remedy allowed by law or equity for the abatement of a public or private nuisance shall be available to the enforcing party under this Section to remedy such breach.

In any legal or equitable proceedings for the enforcement of this Restatement or to restrain a breach thereof, the party or parties against whom a judgment or a decree is entered shall pay the attorney fees and costs of the party or parties in whose favor a judgment or decree is entered in such amount as may be fixed by the Court in such proceedings. All remedies provided

under this Restatement including those at law or in equity shall be cumulative and not exclusive. The failure of a party having a right to enforce this Restatement to so do shall not be deemed a waiver of the right nor the waiver on behalf of any other party having such right, nor a waiver to seek enforcement for a subsequent breach, nor a waiver of the right to enforce any other provision of this Restatement. No party having the right to enforce this Restatement shall be liable for failure to enforce this Restatement.

Section 5.04. Responsibility of Owner. Each Owner shall be responsible for any breach of this Restatement which is a result of his, her, their or its own acts or omissions or the acts or omissions of any occupant of their Lot(s) or their respective, agents or employees.

Section 5.05. Compliance with Law. Each Owner shall at all times comply with all applicable federal, state, county and municipal laws, ordinances, rules and regulations and with the applicable regulations of the local fire insurance rating organization having jurisdiction or any other organization or board exercising a similar function with respect to the construction, maintenance, operation and use of such Owner's Lot or Improvements thereon.

Section 5.07. Severability. If any of the Covenants contained in this Restatement shall be found void or unenforceable for whatever reason by any court of law or of equity, then every other Covenant herein set forth shall remain valid and binding, provided that in such event all of the then Owners of the Subdivision shall, to the fullest extent possible, modify such Covenant to the extent required to carry out the general intention of this Restatement and to impart validity to such Covenant.

Section 5.11 Binding Effect. Each grantee of an Owner, by acceptance of a deed of conveyance, or each purchaser under any contract for such deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, and the jurisdiction, rights and powers created or reserved by this Restatement, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in the Subdivision or any part thereof and shall inure to the benefit of such grantee in like manner as though the provisions of this Restatement were recited and stipulated at length in each and every deed or instrument of conveyance.

Section 5.12. Captions - Singular, Plural, Gender. The Article and Section headings herein are intended for convenience only and shall not be construed with any substantive effect in this Restatement. Words used herein shall be deemed to include singular and plural, and any gender as the context requires.

**CARRIAGE GREEN ESTATES
RESTATEMENT OF AND AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS**

Legal Description

LOTS 1 TO 46 IN CARRIAGE WAY WEST, UNIT NO. 3, BEING, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987, AS DOCUMENT R87-25604 IN THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS.

See attached sheet for Addresses and Property Index Numbers.

**CARRIAGE GREEN ESTATES
 RESTATEMENT OF AND AMENDMENT TO
 DECLARATION OF PROTECTIVE COVENANTS**

All addresses in Darien, Illinois

Lot # 1	~ 8428 Evergreen Lane	Parcel # 09-33-408-014
Lot # 2	8424 Evergreen Lane	Parcel # 09-33-408-013
Lot # 3	8420 Evergreen Lane	Parcel # 09-33-408-012
Lot # 4	8416 Evergreen Lane	Parcel # 09-33-408-011
Lot # 5	8412 Evergreen Lane	Parcel # 09-33-408-010
Lot # 6	8408 Evergreen Lane	Parcel # 09-33-408-009
Lot # 7	8404 Evergreen Lane	Parcel # 09-33-408-008
Lot # 8	8400 Evergreen Lane	Parcel # 09-33-408-007
Lot # 9	1524 Evergreen Lane	Parcel # 09-33-406-008
Lot # 10	1520 Evergreen Lane	Parcel # 09-33-406-005
Lot # 11	1518 Evergreen Lane	Parcel # 09-33-406-004
Lot # 12	1512 Evergreen Lane	Parcel # 09-33-406-003
Lot # 13	1504 Evergreen Lane	Parcel # 09-33-406-002
Lot # 14	~1500 Evergreen Lane	Parcel # 09-33-406-001-
Lot # 15	1501 Evergreen Court	Parcel # 09-33-404-008
Lot # 16	1505 Evergreen Court	Parcel # 09-33-404-007
Lot # 17	1509 Evergreen Court	Parcel # 09-33-404-006
Lot # 18	1513 Evergreen Court	Parcel # 09-33-404-005
Lot # 19	1517 Evergreen Court	Parcel # 09-33-404-004
Lot # 20	1521 Evergreen Lane	Parcel # 09-33-404-003
Lot # 21	1525 Evergreen Lane	Parcel # 09-33-404-002
Lot # 22	~1529 Evergreen Lane	Parcel # 09-33-404-001
Lot # 23	1524 Winterberry Lane	Parcel # 09-33-404-009
Lot # 24	1520 Winterberry Lane	Parcel # 09-33-404-010
Lot # 25	1516 Winterberry Lane	Parcel # 09-33-404-011
Lot # 26	1512 Winterberry Lane	Parcel # 09-33-404-012
Lot # 27	1508 Winterberry Lane	Parcel # 09-33-404-013
Lot # 28	1504 Winterberry Lane	Parcel # 09-33-404-014
Lot # 29	1500 Winterberry Lane	Parcel # 09-33-404-015
Lot # 30	1501 Winterberry Lane	Parcel # 09-33-405-008
Lot # 31	1505 Winterberry Lane	Parcel # 09-33-405-007
Lot # 32	1509 Winterberry Lane	Parcel # 09-33-405-006
Lot # 33	1513 Winterberry Lane	Parcel # 09-33-405-005
Lot # 34	1517 Winterberry Lane	Parcel # 09-33-405-004
Lot # 35	1521 Winterberry Lane	Parcel # 09-33-405-003
Lot # 36	1525 Winterberry Lane	Parcel # 09-33-405-002
Lot # 37	~1529 Winterberry Lane	Parcel # 09-33-405-001
Lot # 38	1532 Willow Creek Lane	Parcel # 09-33-405-009
Lot # 39	1528 Willow Creek Lane	Parcel # 09-33-405-010
Lot # 40	1524 Willow Creek Lane	Parcel # 09-33-405-011
Lot # 41	1520 Willow Creek Lane	Parcel # 09-33-405-012
Lot # 42	1516 Willow Creek Lane	Parcel # 09-33-405-013
Lot # 43	1512 Willow Creek Lane	Parcel # 09-33-405-014
Lot # 44	1508 Willow Creek Lane	Parcel # 09-33-405-015
Lot # 45	1504 Willow Creek Lane	Parcel # 09-33-405-016
Lot # 46	~1500 Willow Creek Lane	Parcel # 09-33-405-017

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DONALD V. O'BRIEN (1922 - 1989)

October 30, 2000

Ms. Cynthia Schomig
1509 Evergreen Court
Darien, IL 60561

Re: Homes of Carriage Green Estates Homeowners Association
Restatement And Amendment To Declaration Of Protective Covenants

Dear Cynthia,

I am enclosing the signed copy of the Restatement Of And Amendment To Declaration Of Protective Covenants for your subdivision. It was recorded with the DuPage County Recorder's Office on August 30, 2000. I've also enclosed another photocopy for your records. If you have any questions, please feel free to give me a call.

Best regards,



William J. Cotter

/wjc
Enclosure

The Revised COVENANTS of Carriage Greens Estates have been APPROVED!

Recently, we reached the 75% quorum needed for passage. The covenants, formally known as the Declaration of Protective Covenants, have been notarized and recorded with DuPage County as of August 30, 2000 with a record #R2000-135068. They are now the official subdivision covenants, replacing the old pre-construction covenants dated 4-27-87 with a record of #R87-60639. Please note that even if you did not approve the covenants, you are bound to comply. For your convenience, we have attached a copy for your personal records.

As of the end of the year, we will be resigning our positions as co-presidents and new representatives will be required at that time. If you are interested in representing our subdivision, please contact either one of us. Thank you for allowing us the opportunity to serve our community, Carriage Greens Estates.

Sincerely,

Cynthia Schomig
Kathy Abbate
Co-Presidents

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