

CITY OF DARIEN TEMPORARY AMENDMENT TO PLANNING AND ZONING COMMISSION MEETING RULES FOR COMPLIANCE WITH ILLINOIS OPEN MEETINGS ACT:

- In person attendance at Planning and Zoning Commission meetings is allowed.
- The public will be permitted to attend a Planning and Zoning Commission meeting but the meeting room will be limited to 20 members of the public at one time. The public will be required to maintain social distancing rules and are required to wear a mask while in the building.
- The public is encouraged to participate in the Planning and Zoning Commission meeting by submitting questions and comments via email to the City Planner Jordan Yanke at jyanke@darienil.gov.
- Emails providing public comment shall be submitted prior to the start of the Planning and Zoning Commission meeting.

**CITY OF DARIEN
PLANNING AND ZONING COMMISSION**

Wednesday, April 21, 2021

7:00 PM

City Hall Council Chambers
1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting
 - A. **Public Hearing – PZC2021-02 – CONTINUED FROM 04/07/2021**
2305 Sokol Court & 2345 S Frontage Road – Major PUD Amendment, Annexation Agreement Amendment, and Plat of Consolidation
Petitioner Shipper Columbus, LLC c/o Paul Swanson Associates, Inc. seeks approval for a Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation in order to construct a multi-family apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3), located at 2305 Sokol Court and 2345 S Frontage Road in Darien, Illinois. This petition includes Waiver requests to the following standards in the Planned Unit Development (PUD) District:
 1. Section 5A-3-3-4: Waiver request to increase allowed residential density.
 2. Section 5A-3-3-5: Waiver request to off-street parking requirements.
 3. Section 5A-3-3-9(B): Waiver request to minimum setback requirement.
 4. Section 5A-3-3-10: Waiver request to increase maximum building height.
- 4) Correspondence
- 5) Old Business

- 6) New Business
- 7) Approval of Minutes April 7, 2021
- 8) Next Meeting May 5, 2021
- 9) Public Comments [On Any Topic Related to Planning and Zoning]
- 10) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
April 7, 2021**

PRESENT: Lou Mallers – Chairperson, Michael Desmond, Robert Erickson, Hilda Gonzalez, Brian Liedtke, Ralph Stompanato

ABSENT: Bryan Gay, Steve Hiatt, Julie Kasprovicz

OTHERS: Jordan Yanke - City Planner, Mayor Joseph Marchese

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING:

A. Public Hearing – PZC 2021-01 7409/7417 Cass Avenue – Special Use Permit Amendment and Variations Petitioner Joey Buonavolanto (Buona Beef) seeks approval for a Special Use Permit Amendment pursuant to City Code Section 5A-8-3-4 to allow for site modifications to an existing eating establishment, including a patio cover addition and outdoor eating area, on property zoned B-2 (Community Shopping Center Business District) located at 7409 and 7417 Cass Avenue in Darien, Illinois. This case involves Variation requests to the following standards in the B-2 Zoning District: 1. Section 5A-8-3-8(A)(1)(a): Variation request to reduce the required front setback. 2. Section 5A-11-5: Variation request to reduce the minimum off-street parking requirements. 3. Section 4-3-10(B): Variation request to Business District signage regulations.

Mr. Jordan Yanke, City Planner reported that Buona Beef is located within the Jewel-Osco shopping center near the northeast corner of Cass and 75th Street. He reported that the petitioner, Joey Buonavolanto is seeking approval of a Special Use Permit Amendment and Variation requests to allow for site modifications to an existing eating establishment, including a patio cover addition and outdoor eating area. Mr. Yanke reported that the site modifications include adding an ice cream parlor as a joint business. He reported on the variations and that the petitioner's findings and engineering comments are in the packet.

Mr. Yanke reported that he received no public comment.

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

Mr. Jonathon Hague, the architect for the petitioner and Mr. Joey Buonavolanto stated that they will be renovating the restaurant and putting in Rainbow Cone. The petitioner

stated that they are trying to brand Rainbow Cone with a separate identity. He stated that they are proposing a second drive thru to better serve the public.

Commissioner Desmond expressed his concern for the closeness to Cass Ave.

The petitioner reported that they will be 30 feet from the right of way and feel that that is far enough back from the street for safety.

Commissioner Liedtke questioned if they are going to have heaters outdoors during the cooler weather.

The petitioner reported they are planning on some type of heating as well as panels to help with the wind.

Chairperson Mallers questioned when they would like to start construction.

The petitioner stated that they would like to begin Phase I on April 12th for approximately 4-5 weeks, followed by Phase II for 4-5 weeks and open the week before the 4th of July.

Commissioner Erickson questioned if there will be a retaining wall.

The petitioner stated that they will have aluminum fence if needed and wants the area to be safe.

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

At 7:16 p.m. Chairperson Mallers closed the public hearing

Commissioner Desmond stated that he was concerned for safety and would like to see some type of fence or retaining wall.

Commissioner Liedtke made a motion, and it was seconded by Commissioner Gonzalez approval of – PZC 2021-01 7409/7417 Cass Avenue as presented.

Upon voice vote, THE MOTION CARRIED 6-0.

Mr. Yanke reported that this will be forwarded to the Municipal Services Committee on Monday, April 26th at 7:00 p.m.

B. Public Hearing – PZC 2021-02 2305 Sokol Court & 2345 S Frontage Road – Major PUD Amendment, Annexation Agreement Amendment, and Plat of Consolidation Petitioner Shipper Columbus, LLC c/o Paul Swanson Associates, Inc. seeks approval for a Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation in order to construct a multi-family apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3), located at 2305 Sokol Court and 2345 S Frontage Road in

Darien, Illinois. This petition includes Waiver requests to the following standards in the Planned Unit Development (PUD) District: 1. Section 5A-3-3-4: Waiver request to increase allowed residential density. 2. Section 5A-3-3-5: Waiver request to off-street parking requirements. 3. Section 5A-3-3-9(B): Waiver request to minimum setback requirement. 4. Section 5A-3-3-10: Waiver request to increase maximum building height.

Mr. Jordan Yanke, City Planner reported that the subject property is located at the southeast corner of S Frontage Road and Sokoi Court. He reported that the City Council approved a final Planned Unit Development and Final Plat for the property allowing the construction of a 66-unit condominium development of 2 buildings.

Mr. Yanke reported that the development was never constructed, and the petition site is currently vacant. He reported that the petitioner, Paul Swanson Associates, Inc. proposes to construct a 68-unit multi-family apartment complex comprised of 1 building. He reported that City Staff with the City Attorney that a Major Planned Unit Development (PUD) Amendment and Annexation Agreement Amendment would need to be filed. He reported that the petitioner has submitted the filings and discussed the waiver requests as noted in the staff agenda memo.

Mr. Yanke reported that staff finds the proposal compatible with the existing adjacent uses and recommends the proposal with conditions and subject to Fire Department comments and further action.

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

Mr. Paul Swanson, petitioner stated that he has built many developments and has history in and around Darien. He stated that he has built similar buildings to this proposal and that the building has the overall character of the townhomes and condos.

Mr. Swanson provided an overview of the amenities and presented the material boards and stated that apartment living is taking off and that the suburban market is doing well. He stated that he was not in favor of building condos and that securing a loan would be difficult.

Mr. Chris Marino, Darien resident for 46 years stated that the apartment complex will devalue the homes in the area. He stated that condos are selling fast and that more condos are needed. He further stated that the development is up against the property line and that it is not the footprint from 2005.

Mr. Marino stated that they fought the development in 2005 and would be opposed to this proposal because of the variances.

Mr. George Nassis, Darien resident for 11 years stated that he opposes the 68-unit apartment complex and is a negative impact to Darien. He stated that it will be viewed from the highway and poor placement for Darien. Mr. Nassis also stated that the petitioner was asking for 4 variances. He also noted that Mr. Swanson referenced small children living in apartments and he did not believe this to be true.

Ms. Annie Shea, Darien stated that she has been corresponding with staff and that this development will drive down the property value and that the community is very nervous for this development.

Mr. Tim Tomlin, Darien stated that he did not want this next to his home and that it is a monstrosity and will change the quality of the area.

Ms. Cathy Roginella, Darien stated that she would look down on the development and is afraid that the apartments will bring in trouble.

A resident questioned why the community should suffer because the developer cannot get financing for a condo building.

At 8:56 p.m. Chairperson Mallers closed the public comment.

Commissioner Liedtke questioned the traffic study.

Mr. Swanson stated that he would send the study to staff but based on the data that there would 11 more cars. He also referenced the children in apartments statement and explained that he said there are less school aged children in apartments or condos because they move when they get older.

Mr. Yanke reported that he City consultant reported that the traffic study was calculated correctly and that he did not see any issues.

A resident questioned if Mr. Swanson owns the apartments he builds.

Mr. Swanson stated that he does not, and the last development sold 10 years after it was built. He stated that there is no guarantee that he would not sell.

Commissioner Stompanato questioned if the petitioner could provide data on filling the apartment vacancies.

Mr. Swanson stated that there is a demand and a 2% vacancy rate. He stated that the time is to build apartments and financing is impossible.

Commissioner Gonzalez stated that she is opposed to rentals and asked if the petitioner would consider a redesign.

Mr. Swanson stated that condo versus rental is tough. He stated that he met with the homeowners in the area, and he did everything he could to communicate with them about his proposal. He stated that he would like to postpone and speak more to the residents.

Commissioner Gay was not present but emailed staff his comments. Mr. Yanke read Commissioner Gay's comments which stated that he was in favor of the development but that he was not in favor of the stucco on the facade.

Commissioner Liedtke stated that he liked Mr. Swanson and his integrity and honesty. He stated that the proposal is beautiful but that the building does not match and does not fit and does not believe that apartments fit in the area.

Mr. Yanke noted that the City does not request a market study but that the Commission can direct the applicant to ask for impact studies.

Commissioner Liedtke made a motion, and it was seconded by Commissioner Desmond to postpone PZC 2021-02 2305 Sokol Court & 2345 S Frontage Road until the petitioner has an opportunity to speak with the residents and reconcept.

Upon voice vote, THE MOTION CARRIED 5-1. Commissioner Erickson voted Nay

C. Public Hearing – PZC 2021-03 2019 75TH Street – Zoning Text Amendment (City-Initiated) Petition involves a Zoning Text Amendment submitted by the City of Darien. The petition is for a Zoning Text Amendment to City Code Section 5A-9A-5(A) to add an additional property/address to the List of Permitted Locations for a Cannabis Dispensing Organization. Petition site is located at 2019 75TH Street and is within the B-2 Community Shopping Center Business District.

Mr. Jordan Yanke, City Planner reported that the City of Darien initiated proposed zoning for approval of a text amendment of the Zoning Code regarding Title 5A, Chapter 9A: Cannabis Establishments, Section 5(A): Permitted locations for Cannabis Dispensing Organizations. He reported that this amendment adds an additional property/address to the former Steak n' Shake building located at 2019 75th Street to the list of permitted locations for a Cannabis Dispensing Organization. He reported that there are 8 locations noted in the agenda member. He further reported that a two thirds vote is needed to pass at the City Council level at a future date.

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

Ms. Joanne Levitas, Darien expressed her concern for another location and the close proximately to homes, schools, and churches. She prepared a written presentation for the record.

Mr. Tom Glenn, Darien stated that this development is 500 feet from his door and that this location is unacceptable. He stated that cannabis stores bring crime and property value down. He further stated his concern for the proximity to the school and playground and that there are 8 locations which is enough.

Ms. Lenora Reedy, Darien stated that she is a 50-year Darien resident, and that this proposal will ruin the City. She stated that Darien will be a nice place to live and nice place for weed.

Mr. Brad Wrangler, Darien stated that he works in the mental health field and that his children attend Marquette Manor. He stated that Darien has already designated locations. He mentioned cannabis and health risks and stated that Darien is creating tremendous risk with proximity to schools.

Mr. Yousuf Shikari, Darien stated that he strongly opposes and that his driveway is less than 100 feet from his home.

Ms. Nancy Hill, Woodridge stated that her children attend Marquette Manor, and this will be terrible for small children and that she strongly opposes.

Mr. John Pastorie, Darien stated that he relocated to Darien from Bolingbrook and questioned why Darien wants to do this when it is close to schools and to an already busy intersection. He stated that there is constant traffic, and he strongly opposes.

Mr. Tom McFurry, Darien stated that the other locations are not near a church, school, or residents.

Mr. John Baranick, Darien stated that he is disappointed that the City Council wants this so close to young families to "sell drugs" just for tax dollars. He stated that he hopes that common sense pays in the Committee's decision.

Ms. Joellen Baranick, Darien stated that the money from the dispensary is the City's answer to help fund the police pension fund. She stated that the schools are too close, and she strongly opposes.

Mr. Rafal Rogninela, Darien stated that the Steak n' Shake made a lot of noise and safety is a concern. He stated that he sent a letter to staff.

There was no one else wishing to present public comment and at 7:47 p.m., Chairperson Mallers closed the public hearing.

Commissioner Liedtke reported on the misunderstandings and that there is more risk from bars. He explained that marijuana is legal and there is no wall to keep it out of Darien. Commissioner Liedtke stated that the site is not the best use for the location and that a restaurant in Darien is a better fit. He explained that the PZC worked very hard to approve the locations and that he would vote no.

Commissioner Desmond questioned why Alderman Gustafson was not present.

Chairperson Mallers stated that there are 8 other locations and that he is not in favor of anything within the residential area, church, or school. He reported that this location came up and the PZC was not in favor.

Commissioner Gonzalez stated that she is opposed to anything close to a church or school and in the middle of Darien. She encouraged the residents to talk to their Aldermen.

Mr. Yanke reported that this was proposed by Alderman Gustafson and is a text amendment and not rezone. He reported that the City has not been approached by any one for this site.

Commissioner Desmond made a motion, and it was seconded by Commissioner Erickson to not recommend PZC 2021-03 2019 75TH Street – Zoning Text Amendment (City-Initiated) City Code Section 5A-9A-5(A) to add an additional property/address to the List of Permitted Locations for a Cannabis Dispensing Organization.

Upon voice vote, THE MOTION CARRIED 6-0.

Mayor Joseph Marchese reported that there is no entity coming to Darien. He stated that they are aware of the police pension funding issue and that they do not need a cannabis site to fund the pension. Mayor Marchese reported that he is working very hard to get a restaurant to the site and that they will address the pension fund issue separately.

Mr. Yanke reported that this will be forwarded to the Municipal Services Committee on Monday, April 26th at 7:00 p.m.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business

APPROVAL OF MINUTES

Commissioner Gonzalez made a motion, and it was seconded by Commissioner Stompanato to approve the November 4, 2020 Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for April 21, 2021.

PUBLIC COMMENTS (On any topic related to planning and zoning)

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

ADJOURNMENT

With no further business before the Commission, Commissioner Liedtke made a motion, and it was seconded by Commissioner Stompanato. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 9:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
APRIL 21, 2021

CASE

PZC2021-02

Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation. This petition includes waiver requests that are described in this memo.

ISSUE STATEMENT – UPDATE FROM PLANNING/ZONING MEETING ON 04/07/2021

Petitioner is seeking approval for a Major Planned Unit Development (PUD) Amendment, Annexation Agreement Amendment, and Plat of Consolidation. Approval would allow the construction of a 68-unit apartment complex on property zoned Planned Unit Development (PUD)/Multi-Family Residence District (R-3). Petition site comprises a total of 2.81 acres.

This petition was heard by the Planning and Zoning Commission during its April 7, 2021 meeting and public hearing. The case was continued by the Planning and Zoning Commission, meaning no recommendation was given. During the April 7, 2021 hearing and at the direction of the Planning and Zoning Commission, the petitioner agreed to meet with surrounding Homeowners' Association (HOA) residents to further discuss the development proposal and obtain feedback from HOA residents. During the same hearing, the petitioner agreed to submit an economic/market study in regards to the proposed apartment complex as well.

Given the above-mentioned, the petitioner has scheduled a meeting with surrounding HOA residents. The meeting is slated for April 15, 2021. The petitioner has also submitted the requested economic/market study and it is included as an attachment to this memo.

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

GENERAL INFORMATION

Petitioner: Shipper Columbus, LLC c/o Paul Swanson Associates, Inc.
Property Owner: Shipper Columbus, LLC
Property Location: 2305 Sokol Court; 2345 S Frontage Road
PIN Number(s): 10-05-404-002; 10-05-404-024
Existing Zoning: Planned Unit Development (PUD)/
 Multi-Family Residence District (R-3)
Proposed Zoning: Planned Unit Development (PUD)/
 Multi-Family Residence District (R-3)
Existing Land Use: Vacant
Proposed Land Use: 68-Unit Apartment Complex
Comprehensive Plan: High Density Residential (Existing); Parks/Open Space (Future)
Surrounding Zoning & Uses
 North: R-1 Single Family Residence District (North of I-55 Expressway);
 Single Family Residential

East: Planned Unit Development (PUD)/Multi-Family Residence District (R-3); Multi-Family Residential
South: Planned Unit Development (PUD)/Multi-Family Residence District (R-3); Multi-Family Residential
West: Planned Unit Development (PUD)/Multi-Family Residence District (R-3); Hotel

History: The petition site is part of the Burnside/Lemont Road Mixed Use Planned Unit Development (PUD), originally approved under an Annexation/Development Agreement (Ordinance No. O-32-96). The Sokol Organization submitted plans for a gymnasium on the site but the plans were withdrawn in 2002 after the City Council requested changes to the proposed building's façade. Subsequently, in 2005 the City Council adopted an amendment to the existing Planned Unit Development (PUD) and Annexation/Development Agreement allowing for a 66-unit condominium development. The development was never constructed.

Total PUD Acreage: 27.9 Acres
Petition Site Acreage: 2.81 Acres
Floodplain: According to the DuPage County Parcel Viewer System, there is no floodplain on the subject site.
Natural Features: There is a small cluster of trees on the petition site along S Frontage Road.
Transportation: The petition site gains access from Sokol Court via S Frontage Road.

DOCUMENTS SUBMITTED

This report is based on the following information submitted to the Community Development Department by the petitioner:

- Application & Supplemental Documents, dated February 12, 2021 (or after)
Prepared by Paul Swanson Associates, Inc.
- Site Development Plan, Darien Heights Residences, dated January 19, 2021 (9 Pages)
Prepared by Paul Swanson Associates, Inc.; Pearson, Brown & Associates, Inc.; Gary R. Weber Associates, Inc.
- Traffic Study & Memorandum, dated March 10, 2021
Prepared by Haeger Engineering
- Economic/Market Study, submitted April 15, 2021
Prepared by Kiser Group

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southeast corner of the intersection of S Frontage Road and Sokol Court, east of the Extended Stay Hotel. On November 7, 2005, the City Council approved a Final Planned Unit Development (PUD) and Final Plat (Ordinance No. O-33-05) for the subject property allowing the construction of a 66-unit condominium development comprised of

two (2) buildings. In addition to these approvals, the City Council also adopted an Annexation Agreement associated with the proposal (Ordinance No. O-30-05). These approvals were technically amendments to a previously approved Planned Unit Development (PUD) and Annexation Agreement for the site.

Subsequently, the development was never constructed and the petition site is currently vacant. On February 12, 2021, a new petition was submitted by Paul Swanson Associates, Inc., which is the petition before the Planning and Zoning Commission. The newly submitted petition proposes to construct a 68-unit multi-family apartment complex comprised of one (1) building the subject property.

Given the fact the new petition proposes apartments instead of condominiums as specified in the prior approvals, City staff, in conjunction with the City Attorney concluded that a Major Planned Unit Development (PUD) Amendment and Annexation Agreement Amendment would need to be filed. Thus, the petitioner has submitted these filings. The previous ordinance approvals are included as attachments to this report for reference. The newly submitted petition includes waiver requests to the following Zoning Ordinance Sections:

- *Zoning Section 5A-3-3-4: Waiver request to increase allowed residential density.*
 - o This waiver request pertains to gross residential density, which is permitted within the subject Planned Unit Development (PUD) at a maximum of 7.0du/residential acre. The proposed residential density is 9.9du/residential acre.
- *Zoning Section 5A-3-3-5: Waiver request to off-street parking requirements.*
 - o While the proposed development meets the ordinance requirement for minimum parking ratio (two (2) spaces per dwelling unit) and ADA standards, the proposal does not include the required one (1) off-street loading berth.
- *Zoning Section 5A-3-3-9(B): Waiver request to minimum setback requirement.*
 - o In addition to standard setback requirements, the ordinance specifies that 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 the building. The proposed structure is forty feet (40') in height but is setback only twenty feet (20') from the site's eastern lot line.
- *Zoning Section 5A-3-3-10: Waiver request to increase maximum building height.*
 - o The maximum allowed building height per ordinance is three (3) stories not to exceed thirty-five feet (35'). The proposed building is four (4) stories and is forty feet (40') in height.

For a complete analysis of the proposed development versus the previously approved plan from 2005, please note the comprehensive matrix on the following page.

Additionally, the plans have been reviewed by the City's Engineering Consultant and a comment letter has been included (dated March 12, 2021). Also included is the comment letter (dated March 29, 2021) provided by the City's Transportation Engineer/Consultant and the comment letter provided by the Lemont Fire District (dated April 5, 2021).

ZONING/DEVELOPMENT ANALYSIS & COMPARISON (CONDOMINIUMS VS. APARTMENTS)		
	Highland Condominiums (Approved, 2005)	Darien Heights Apartments (Proposed, 2021)
Total Number of Units and Buildings	66 Units; 2 Buildings	68 Units; 1 Building
Residential Density	9.6du/acre	9.9du/acre
Building Height	47.9 Feet	40 Feet
Parking Spaces	132	137
Building Coverage (%)	36%	17%
Total Lot Coverage (%)	55%	55%
Setback Distance:		
East Lot Line (Abuts Pocket Park)	10 Feet	20 Feet
Southern Lot Line (Abuts Oakmont Way Development)	30 Feet	40 Feet
Landscaping	Comply with City Code	Comply with City Code
Signage	Comply with City Code	Comply with City Code

NOTE: The data points illustrated by red text above are non-compliant with City Code, meaning they are required to be waived as part of the planning/zoning process through the Planning and Zoning Commission, Municipal Services Committee, and City Council. Please refer to the previous page for the ordinance sections associated with the petitioner’s requested waivers, in addition to the City Code standard for each.

STAFF FINDINGS/RECOMMENDATION

In sum, the submitted petition plans comply with ordinance specifications. The exceptions were described above and the petitioner has requested waivers pursuant to the Zoning Ordinance and submitted documentation.

Similar to the prior proposal, staff finds that the proposed use, while increasing dwelling units, is compatible with the existing adjacent uses. The adjacent uses include townhomes, condominiums, and a hotel. The proposed apartment complex is also compatible in terms of scale and height to the nearby hotel and residential development(s). Therefore, please see the following recommendation:

Based upon the submitted petition and the information presented, the request filed under PZC2021-02 is in conformance with the standards of the Darien City Code, and therefore, it is recommended the Planning and Zoning Commission forward the petition to the City Council with a recommendation of approval, subject to the following items/conditions:

- 1. Address review comments from the City’s Engineering Consultant, Transportation Engineer/Consultant, and the Lemont Fire District.**

2. **Submit materials board for the proposed apartment complex.**
3. **Amend Landscape Plan to include a landscape island within the row of perimeter parking spaces on the northern end of the parking lot.**
4. **Waivers to be granted:**
 - A. ***Zoning Section 5A-3-3-4: Waiver request to increase allowed residential density.*** This waiver request pertains to gross residential density, which is permitted within the subject Planned Unit Development (PUD) at a maximum of 7.0du/residential acre. The proposed residential density is 9.9du/residential acre.
 - B. ***Zoning Section 5A-3-3-5: Waiver request to off-street parking requirements.*** While the proposed development meets the ordinance requirement for minimum parking ratio (two (2) spaces per dwelling unit) and ADA standards, the proposal does not include the required one (1) off-street loading berth.
 - C. ***Zoning Section 5A-3-3-9(B): Waiver request to minimum setback requirement.*** In addition to standard setback requirements, the ordinance specifies that 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 the building. The proposed structure is forty feet (40') in height but is setback only twenty feet (20') from the site's eastern lot line.
 - D. ***Zoning Section 5A-3-3-10: Waiver request to increase maximum building height.*** The maximum allowed building height per ordinance is three (3) stories not to exceed thirty-five feet (35'). The proposed building is four (4) stories and is forty feet (40') in height.

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on April 21, 2021.

MEETING SCHEDULE

Planning and Zoning Commission	April 21, 2021
Municipal Services Committee	April 26, 2021
City Council	May 3, 2021



ZONING APPLICATION

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

CONTACT INFORMATION

Applicant's Name: EQUITY TRUST COMPANY CUSTODIAN / F/B/O PAUL SWANSON IRA
Address: 401 E RIDGEVIEW AVE MC PROSPECT IL 60056
Telephone: 847 670-6710
Email: PAUL@PGA-INC.BIZ

Owner's Name: SHIPPER COLUMBUS LLC
Address: 7515 SANTA FE DRIVE HODGKINS, IL 60525
Telephone: 708-54-8530
Email: bshipper3@EVENTEQUIPMENT.COM

PROPERTY INFORMATION

Property address: 2305 SOKOL CT
Zoning District: R3 PUD

PIN Number(s): 1005404002 & 1005404024
Current Land Use(s): VACANT

(Attach additional information per the Submittal Checklist.)

REQUEST

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

TO DEVELOP A 4-STORY 68 UNIT APARTMENT BUILDING
w/ EXTERIOR & INTERIOR PARKING

Applicant Signature: [Handwritten Signature]

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that PAUL SWANSON is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth.
Given under my hand and seal, this 9th day of OCTOBER 2020.

Notary Public: [Handwritten Signature]

Table with 2 columns: Field and Value. Fields include Date Received, Case Number, Fee Paid, and Hearing Date.



RECEIVED

FEB 12 2021

Community Development
City of Darien

CITY OF DARIEN, ILLINOIS, Community Development Department

PLANNED UNIT DEVELOPMENT petition to the Mayor and City Council of the City of Darien:

Case No.:	/
Date Received:	/
Fee Paid:	/
Check No.:	/
Hearing Date:	/

PETITIONER INFORMATION

EQUITY TRUST CO. CUSTODIAN PPS
 Petitioner's Name PAUL SWANSON, IRA
PAUL SWANSON
 Contact Name
401 E PROSPECT AVE MIT. PROSPECT
 Address, City, State, Zip Code IL 60556
847-670-6710
 Phone #
847-670-6713
 Fax #
PAUL@PSA-INC.BIZ
 Email

SHIPPER GELUMEDS LLC
 Owner's Name
7515 SANTA FE DR. HODGKINS, IL
 Address, City, State, Zip Code 60525
708-514-8530
 Phone #
bshipped@30EVENTEQUIPMENT.COM
 Email

PROPERTY INFORMATION

2305 SEKOL CT.
 Property address
~~R-3~~ PCD5A0402 & 1005A0402A
 PIN(s)

2.68 ac
 Acreage
R3 PUD
 Zoning

RECEIVED
 FEB 18 2021
 Community Development
 City of Darien

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

REQUEST

DARIEN HEIGHTS RESIDENCES
 PUD Name
 Brief description of the proposed development:
 Preliminary PUD PUD Amendment
 Final PUD
A 3 STORY 68 UNIT APT BLDG W/EXT. PARKING

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

Signature _____
 Subscribed and sworn to before this _____ day of _____, 20____
 Notary Public _____

A authorize Equity Trust & Custodian P&C Paul Swanson Trust To

April 5, 2021

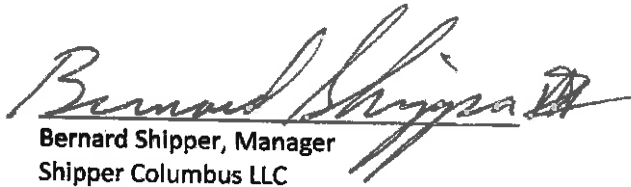
Jordan Yanke (jyanke@darienil.com)
Senior Planner
Darien, Illinois

RE: *Darien Heights*
2305 Sokol Court

Jordan,

Paul Swanson called me regarding your request for a copy of our Sales Contract. Neither Paul or myself want our contract disclosed, however I can tell you that Paul's IRA – Equity Trust Company Custodian F/B/O Paul Swanson IRA – is the Contract Purchaser and that the Seller is Shipper Columbus, LLC of which I am the Manager, as shown on the Planned Unit Development Application which I signed on February 21st, 2021.

Paul has the right and my permission to rezone the above referenced property.


Bernard Shipper, Manager
Shipper Columbus LLC

Enclosures

CC Paul Swanson authorized agent Equity Trust Company Custodian F/B/O Paul Swanson IRA

Development Concept
Darien Heights Residences
2305 Sokol Court

Overall Concept

The overall Development Concept for Darien Heights is to provide an alternative to Home Ownership – being tied down to one place with Mortgage Payments, Real Estate Taxes, Home Upkeep and Repair etc.

Up Scale Rental Residences, such as Darien Heights, is a Life Style Choice; not so much built on Economics, (our residences will lease for between \$1,500 a month for a 1 Bedroom/1 Bathroom residence to over \$2,700 a month for our largest a 2 Bedroom/2 Bathroom residence) but to offer a more mobile attachment free lifestyle.

To attract this upscale clientele, we provide 6 different floor plans, which vary in size and layout, but with features found in upscale homes, such as hardwood floors in all living areas (carpet in bedrooms) ceramic tile floors and walls in bathrooms, kitchens all with designer countertops and appliances including in unit washer and dryers.

All utilities are separately metered for future conversion to Condominiums. Further amenities provided are Underground Heated Parking with Car Wash, Storage Units, Party Room, Exercise Room, Exterior Terrace with BBQ, generous (2 cars/residence) parking and a small “Bark Park” all under the watchful eye of an On-Site Leasing Manager and Building Engineer to attend to the daily needs of the residents.

Site Specific Concept

Site specifically we are presenting a 4 Story Building with 66 Residences plus a 1 Bedroom and a 2 Bedroom Model all with private Balconies or Patios. The site was chosen for its access to a major expressway and the upscale Darien Community and more specifically the attractive ‘Waterfall Glen’ neighborhood of Townhomes and Condominiums. The Building Architecture is brick with some stucco accents with a lower building height (40’) than the existing Condominium Buildings and sited to the east part of the site overlooking the Park and away from the existing Condominium Buildings as possible.

Another plus for these Upscale Residences is the fact that there will be very few school aged children as the Residents will be economically upscale, mobile, young working professionals and older empty nesters.

All the above being said, we are excited about becoming part of the Waterfall Glen Neighborhood and while looking to present an alternative lifestyle, to firstly become a good and stable part of the Neighborhood.

Darien Heights Residences
2305 Sokol Court

Discussion Items

Question 1 Why are you developing a Rental Community in lieu of Condominiums?

Answer 1 The answer is two-fold 1) Many people want the flexibility of Leasing where there are no Real Estate Taxes, Mortgage Payments or upkeep expenses. Leasing is a Lifestyle Choice.

Answer 2 Presently, there is no Mortgage Money, Construction, Loans, etc. for Condominium Development. Condominium Financing is out of favor.

Question 2 Is your Rental Community Subsidized Housing?

Answer The answer is an emphatic NO! Right from the start I told the Staff this is an Upscale, Market Rate, Condominium Quality Rental Community in terms of Quality and Amenities – the rent will be \$2/SF/MO which results in rents from \$1,500/mo. for a 1 Bedroom, 1 Bath Suite to \$2,700/mo. for the largest 2 Bedroom, 2 Bathroom Unit – hardly subsidized Housing Rentals.

Question 3 **Ownership and Developer**

The Property is owned by Shipper Columbus, LLC, Bernard Shipper, Manager. Equity Trust Company F/B/O Paul Swanson IRA is the Contract Purchaser, Paul Swanson Authorized Agent, is also the Petitioner and Developer. Assuming the Rezoning is granted. A Partnership will be formed to do the actual construction. At this point Equity Trust is the Sole Petitioner/Developer and has authority to rezone as requested.

Question 4 Why are you Rezoning the property? I thought the property was approved for a large Condominium Development in November, 2005?

Answer Because that project was Condominium Project and this project is a Rental Community, it was determined that there had to be a Rezoning. By comparison both developments are similar in size, number of units, parking, building height (4-Stories) and imperious coverage. Darien Heights has greater setbacks from property lines and different amenities.

Question 5 What amenities do you have?

Answer There full-time on-site Leasing and Management as well as Janitorial/Engineering Services, Indoor and Outdoor Exercise Area, Party/Conference Room, Large Exterior Terrace with BBQ, Dog Park, Inside Heated Parking and Tenant Storage Area, Car Wash, Car Battery Charging Station, Trash Chute on each floor or Concierge Trash Pick-Up at your door.

Question 6 What are your Architectural Details?

Answer A **Exterior**

The exterior is Brick Veneer with Accents or Dryvit Stucco. The Windows, Sliding Glass Doors to the Balconies and the 4-Story Curtain Wall and the Lobby are Black Anodized Aluminum with insulated glass.

The balconies are black painted metal railings and the Color of the Brick is Charcoal Gray.

Answer B **Interior**

All Rental Suites will have Condo quality finishes with painted drywall ceilings and walls with tile in the Kitchen and Bathrooms. Floors are Engineered Wood in the Kitchen and Living Areas, Tile in the Bathrooms and Carpets in the Bedrooms. Kitchen has Granite or Quartz Countertops with high end 42" high Cabinets. Appliances will be high end Whirlpool or Maytag, Dishwasher, Range, Refrigerator and Microwave Oven. Bathrooms will have Granite Counter Tops.

All Units will have Wi-Fi and touchless Corridor Door – Building Front Door is also Touchless. Each unit is a Smart Unit for Lights, Heating/Cooling and Thermostat.

DARIEN HEIGHTS RESIDENCES

2305 SOKOL COURT

DARIEN, IL

Development Concept
 Darien Heights Residences
 2305 Sokol Court.

Overall Concept

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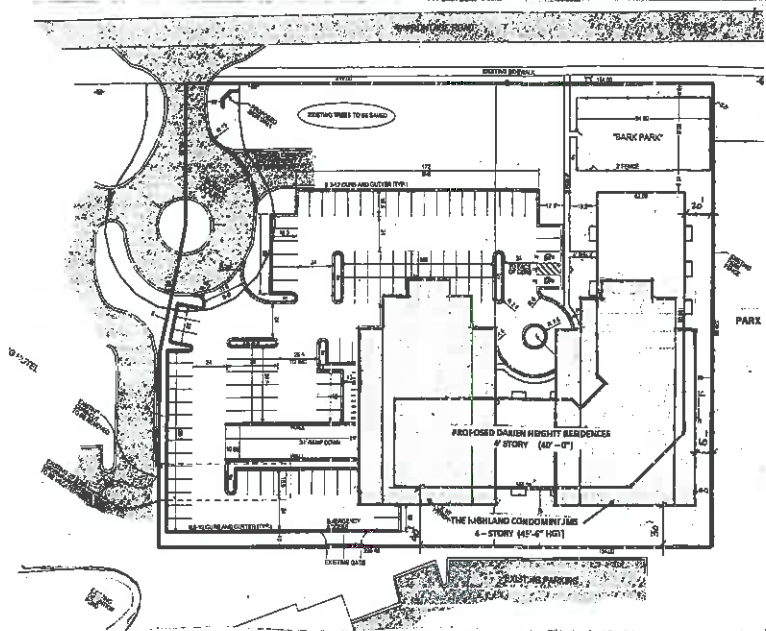
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INDEX

- A1 SITE PLAN, LL FL. PLAN, 1/8" UNIT PLANS
- A2 BLDG FL PLANS; BLDG ELEVATIONS
- CE1 EXISTING CONDITIONS
- CE2 GEOMETRIC SITE PLAN
- CE3 PRELIMINARY ENGINEERING & LIGHTING
- L1 OVERALL LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- L3 LANDSCAPE SPECIFICATIONS



VIEW FROM SOKOL COURT

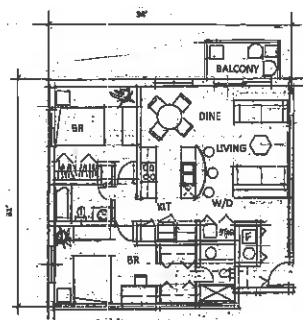


COMPARATIVE SITE PLAN WITH THE HIGHLAND CONDOMINIUMS

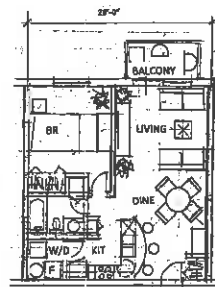
1"=40'

DARIEN HEIGHTS RESIDENCES
 2305 SOKOL COURT
 DARIEN, IL

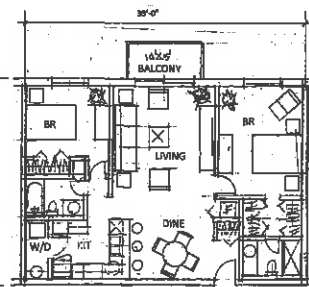
DATE 1/14/21



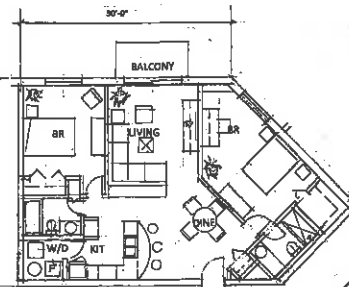
SUITE 'A' 1/8"
1,054 SF



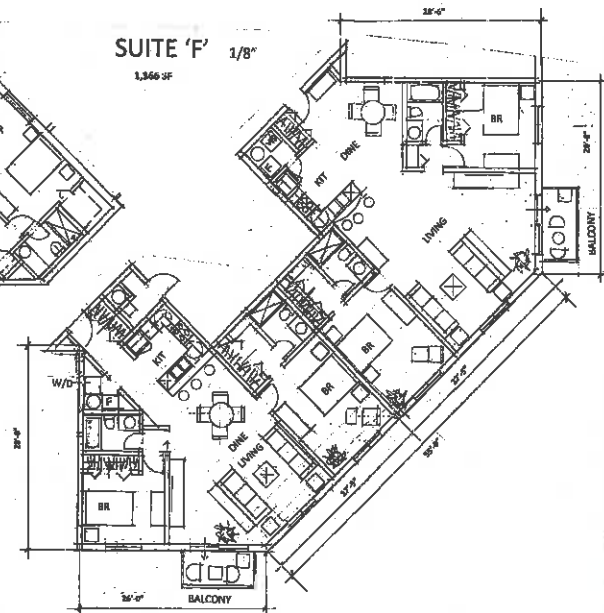
SUITE 'B' 1/8"
741 SF



SUITE 'C' 1/8"
1,132 SF

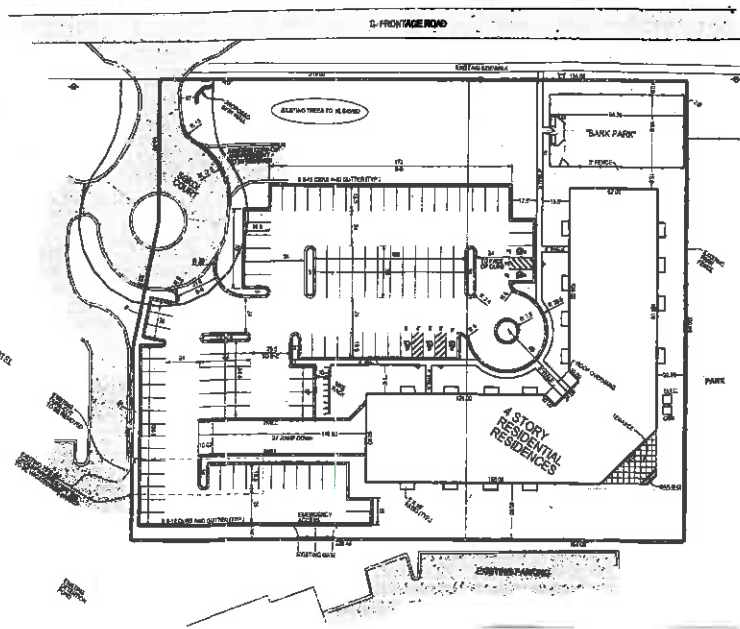


SUITE 'D' 1/8"
1,100 SF



SUITE 'E' 1/8"
1,344 SF

SUITE 'F' 1/8"
1,366 SF

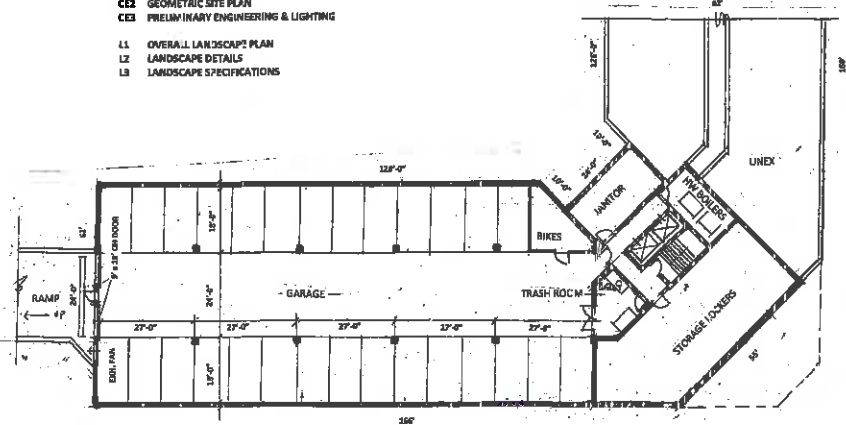


SITE PLAN 1" = 40'

PROJECT DATA

LAND AREA	122,404 SF	2.18 AC
BUILDING COVERAGE	20,790 SF/122,404 SF	17%
FAR	85,000 SF/122,404 SF	68%
TOTAL IMPERVIOUS	67,400 SF/122,404 SF	55%
BUILDING HEIGHT	40'	
PARKING	EXTERIOR 110 CARS	137 CARS
	GARAGE 27 CARS	(2/04)

- INDEX**
- A1 SITE PLAN, LL FL PLAN, 1/8" UNIT PLANS
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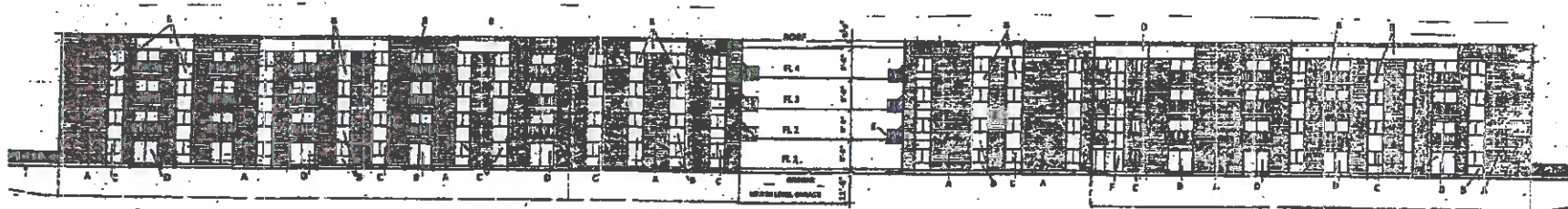


LOWER-LEVEL FLOOR PLAN 1/16"

DARIEN HEIGHTS RESIDENCES
2305 SOKOL COURT, DARIEN, IL

DATE: 1/14/21

A1



SOUTH & EAST ELEVATION

NORTH & WEST ELEVATION

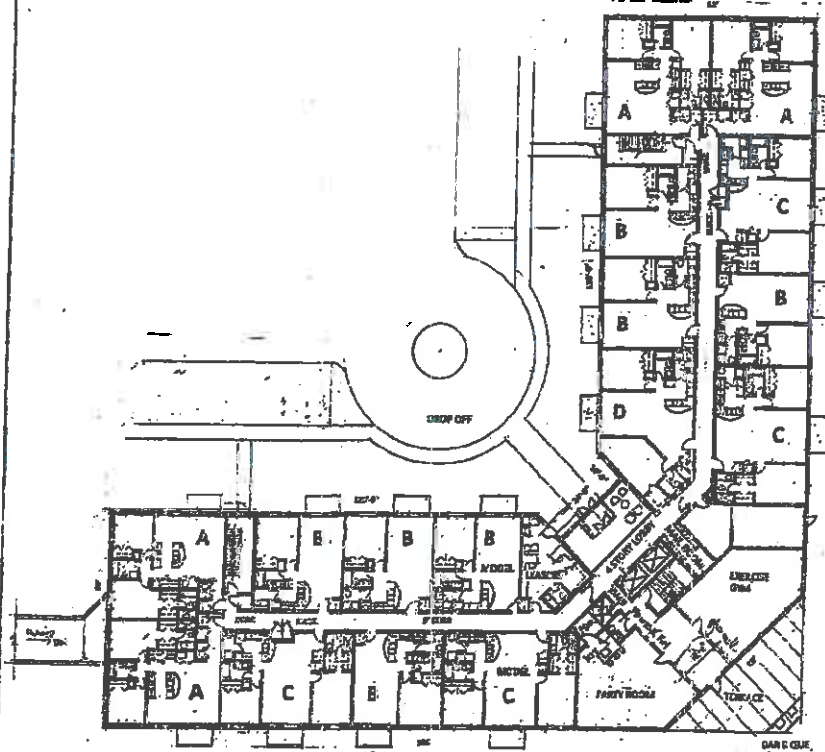
BUILDING ELEVATIONS 1/16"

EXTERIOR FINISH SCHEDULE

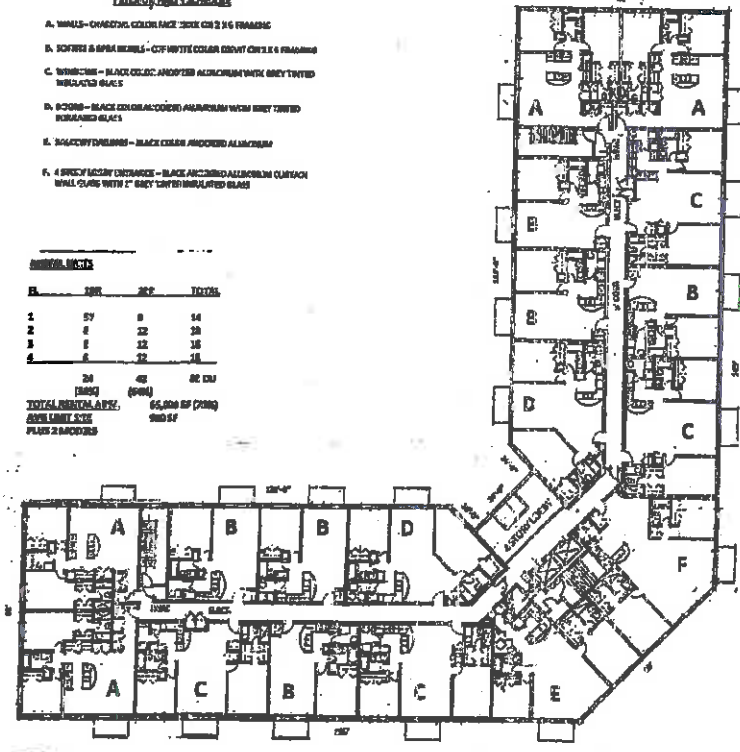
- A. WALLS - CHERRY COLOR FACE BRICK ON 2 X 6 FRAMING
- B. SIDING & BRICK BOWLS - OFF WHITE COLOR BRICK ON 2 X 6 FRAMING
- C. WINDOWS - BLACK COLORED ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
- D. DOORS - BLACK COLORED ANODIZED ALUMINUM WITH GREY TINTED INSULATED GLASS
- E. BALCONY FENCINGS - BLACK COLORED ANODIZED ALUMINUM
- F. 4 STORY ELEVATOR ENCLOSURE - BLACK ANODIZED ALUMINUM CURTAIN WALL GLASS WITH 2" GREY TINTED INSULATED GLASS

FINISH AREA

NO.	SQ. FT.	NO.	TOTAL
1	57	8	14
2	8	22	20
3	8	22	20
4	8	22	20
24		42	82 DU
TOTAL FINISH AREA		(SQA)	66,000 SF (2000)
APPROXIMATE COST			200 SF
PLUS 2 BACKLOGS			



FIRST FLOOR PLAN 1/16"

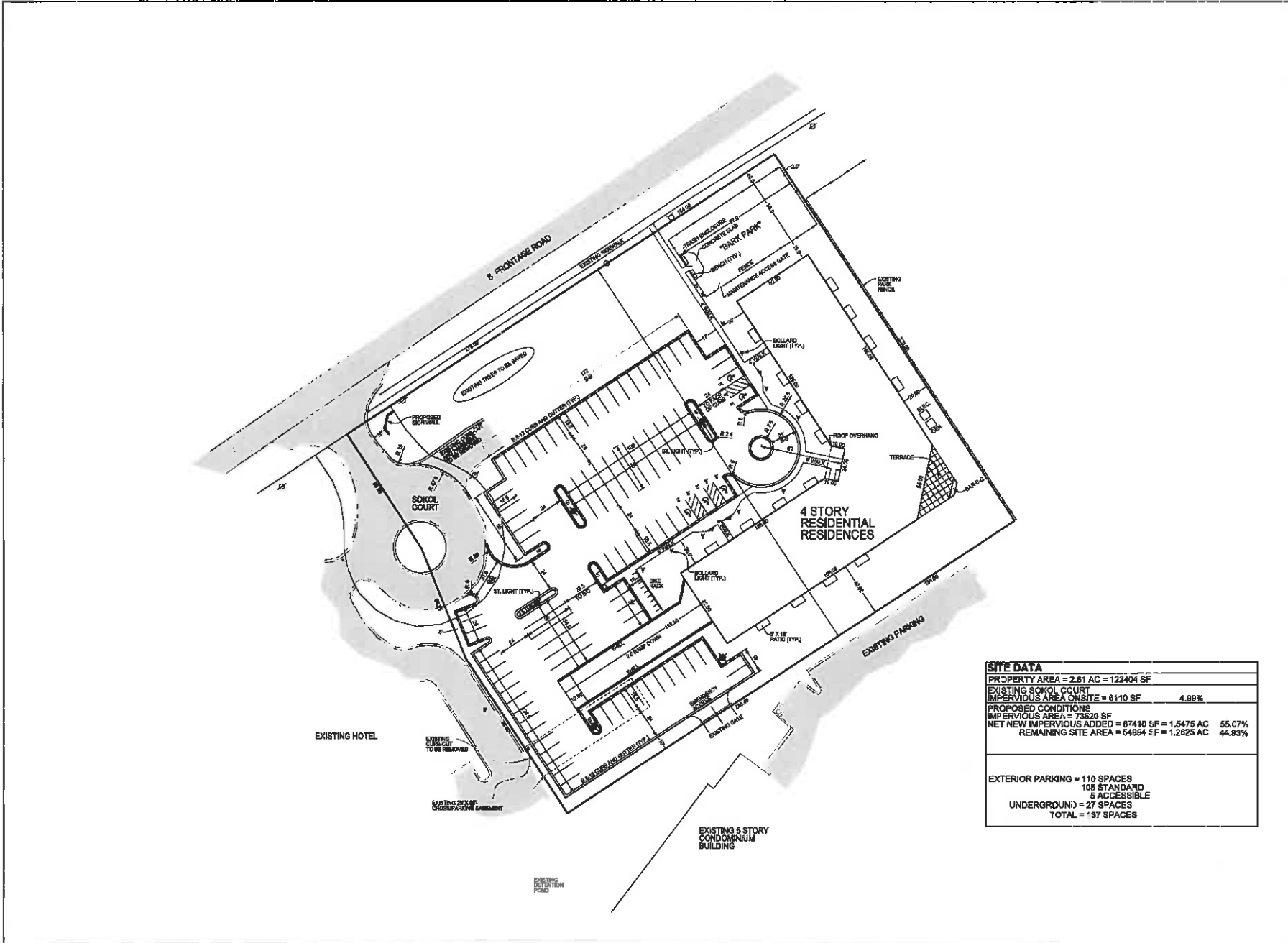


SECOND - FOURTH FLOOR PLAN 1/16"

DARIEN HEIGHTS RESIDENCES
 DARIEN, IL
 2305 SOKOL COURT

1/19/21

A2



PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEER
 188 W. WINDYBROOK AVENUE
 SUITE 100
 MARIETTA, GA 30067
 PHONE: (404) 344-0777
 FAX: (404) 344-0778
 E-MAIL ADDRESS: pb@pearsonbrown.com

2305 SOKOL COURT

DESIGNED BY:	CHECKED BY:

DATE BY:	DESCRIPTION:

REVISIONS

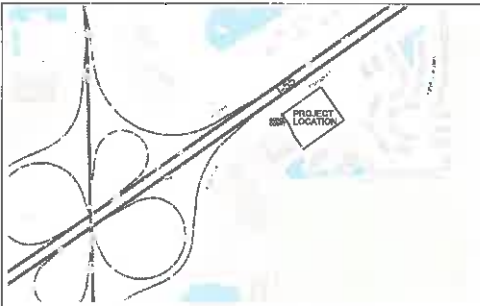
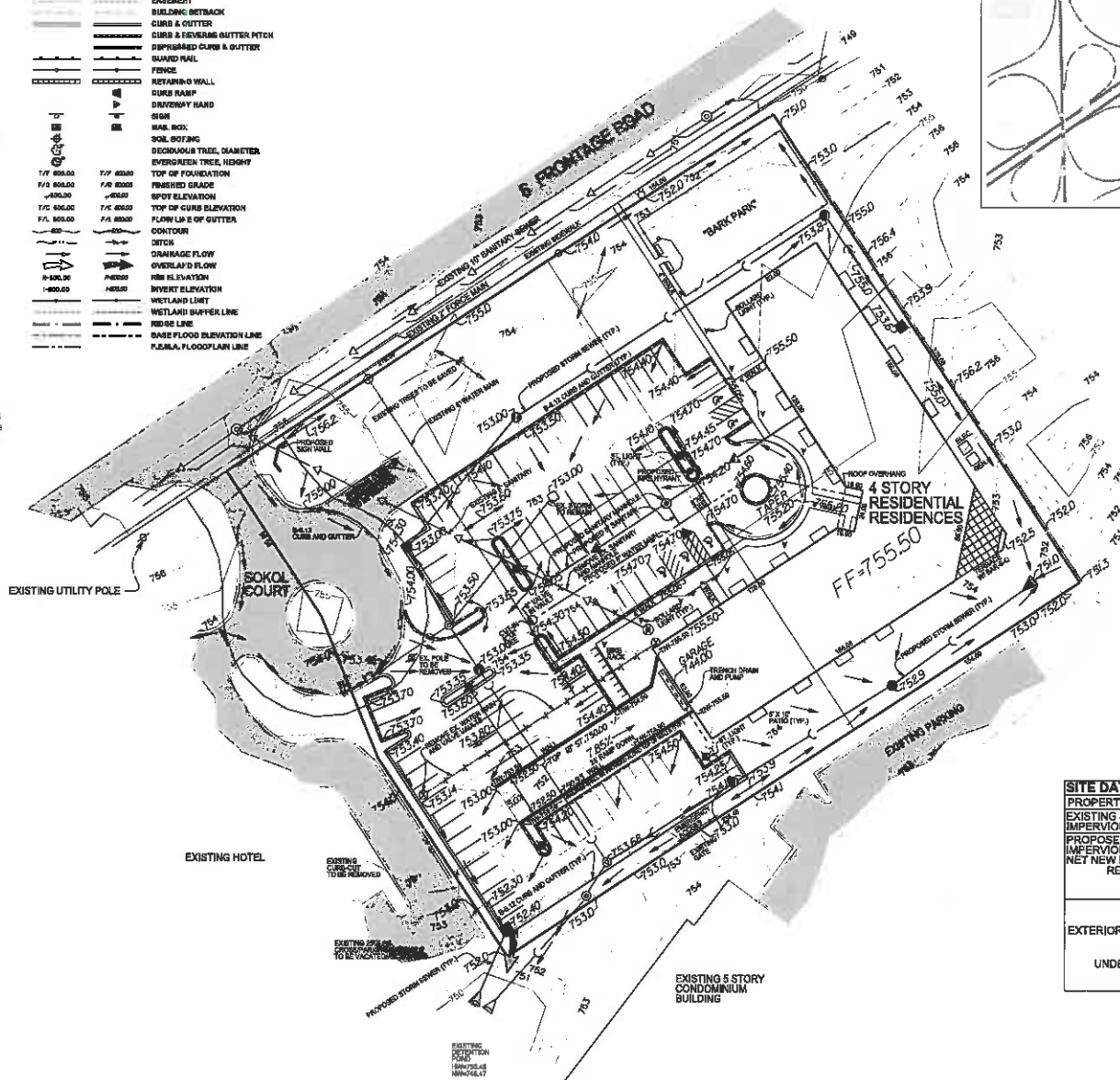
GEOMETRIC SITE PLAN

SHEET NUMBER
CE2

OF 3 SHEETS

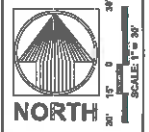
LEGEND

- | EXISTING | PROPOSED | EXISTING | PROPOSED |
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SITE DATA	
PROPERTY AREA = 2.81 AC = 122404 SF	
EXISTING SOKOL COURT IMPERVIOUS AREA CNRSITE = 8110 SF	4.58%
PROPOSED CONDITIONS IMPERVIOUS AREA = 73520 SF	
NET NEW IMPERVIOUS ADDED = 67410 SF = 1,5475 AC	55.07%
REMAINING SITE AREA = 54894 SF = 1.2625 AC	44.83%
EXTERIOR PARKING = 110 SPACES	
105 STANDARD	
5 ACCESSIBLE	
UNDERGROUND = 27 SPACES	
TOTAL = 137 SPACES	

PROPOSED PAVEMENT SECTION	
1.5" HMA SURFACE COURSE MIX 0, M50	
2.25" HMA BINDER COURSE, IL, 10, 0, N50	
10" CRUSHED AGGREGATE BASE COURSE, CA-6	



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1500 W. WINDSOR AVENUE
SUITE 100
PHOENIX, AZ 85027
TEL: 602.998.4700
FAX: 602.998.4701
www.pearsonbrown.com

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

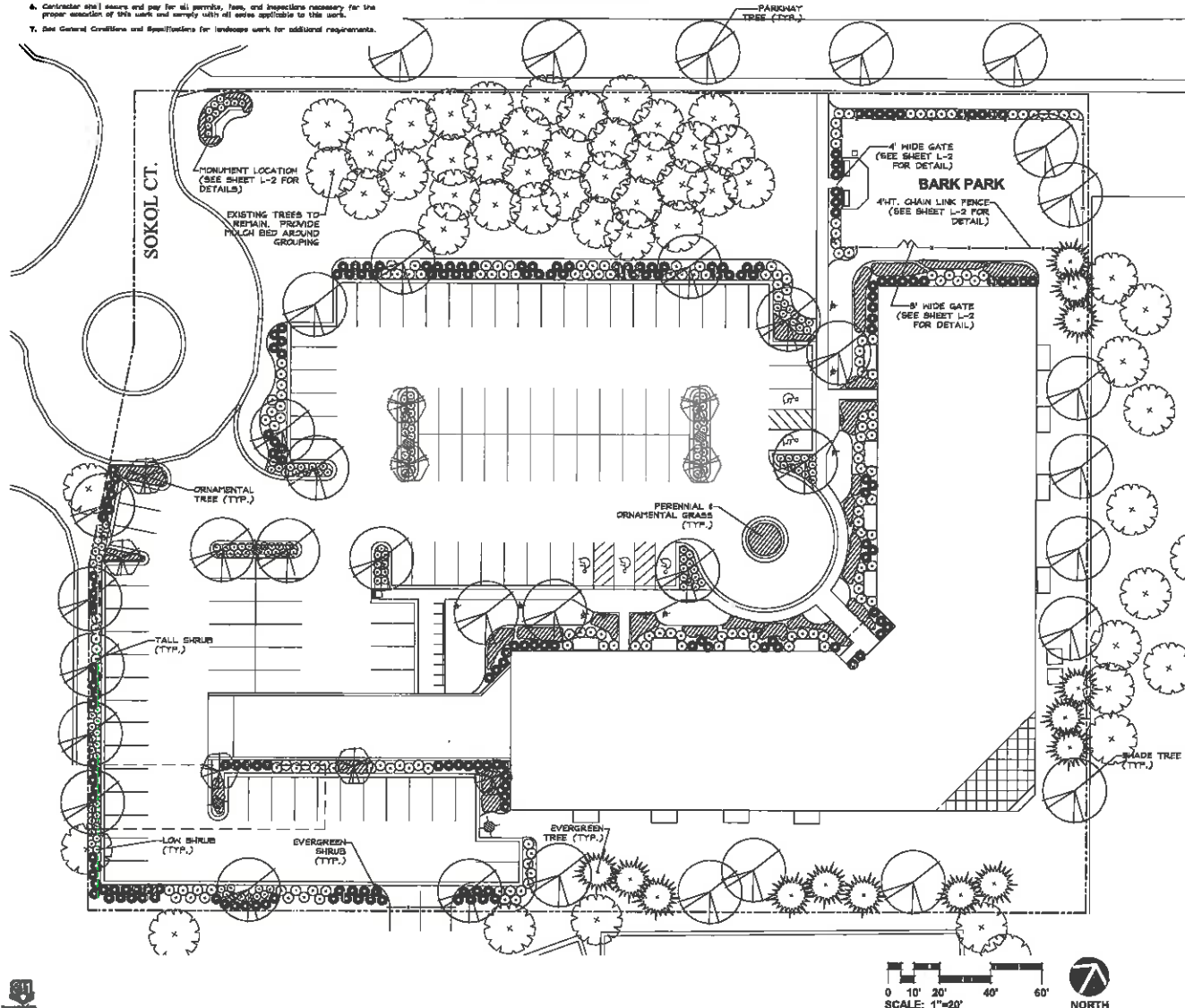
PRELIMINARY ENGINEERING

SHEET NUMBER
CE3
OF 3 SHEETS

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall rectify discrepancies at any variance.
- Material quantities shown are for contractor convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect lines and shrubs either on plans or at site before planting, for compliance with requirements of variety, size and quality.
- Plans shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

S. FRONTAGE ROAD



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
⊙	SHADE TREES		
⊙	Acer x Fraxinifolium AURUM SHADE MAPLE	3" Cal.	
⊙	Celtis occidentalis COPPEL HICKORY	3" Cal.	
⊙	Quercus imbricaria BAYBERRY	3" Cal.	
⊙	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
⊙	Tilia crumena THORNLESS LINDEN	3" Cal.	
⊙	Ulmus americana AMERICAN ELM	3" Cal.	
⊙	CANOPY TREES		
⊙	Aster x multiflorus APPLE SERVICEBERRY	6' Tall	10-12 stems
⊙	Malus nigra RED STAR APPLE	6' Tall	10-12 stems
⊙	Cornus mas CORNELIUS CHERRY	6' Tall	10-12 stems
⊙	Crataegus americana THORNLESS CRATAEGUS	6' Tall	10-12 stems
⊙	Malus triflora PRAIRIE CRABAPPLE	6' Tall	10-12 stems
⊙	BUSINESS TREES		
⊙	Malus, columnata WHITE FIRE	4' Tall	
⊙	Malus, columnata BLACK HILLS SPRUCE	4' Tall	
⊙	Malus, columnata GREEN COLORADO SPRUCE	4' Tall	
⊙	Thuja occidentalis SMALL ARBORVITAE	6' Tall	
⊙	DIODOROUS SHRUBS		
⊙	Cornus sericea SALEMYR BOWDOEN DOGWOOD	5.5' Tall	9' O.C.
⊙	Spiraea latifolia SINCLAIR SPINEA	2.5' Tall	3' O.C.
⊙	Syringa meyeri SMALL FLOUNDER LILAC	2.5' Tall	4' O.C.
⊙	Hamamelis virginica AMERICAN WITCHAMOUND	3.5' Tall	5' O.C.
⊙	Viburnum acerifolium VIBURNUM	3.5' Tall	4' O.C.
⊙	Arctostaphylos uva-ursi KUDRAGON	2.5' Tall	4' O.C.
⊙	Juniperus horizontalis GROUND HUGGING JUNIPER	2.5' Tall	5' O.C.
⊙	Juniperus horizontalis SEA GREEN JUNIPER	2.5' Tall	4' O.C.
⊙	Yucca filamentosa FESSE YUKA	2.5' Tall	4' O.C.
⊙	PERENNIALS AND ORNAMENTAL GRASSES		
⊙	Cornus stolonifera SANDWICH DOGWOOD	11"	18' O.C.
⊙	Hebe x exoniifolia FRANCE HILLSIDE HOSTA	11"	24' O.C.
⊙	Hebe x exoniifolia HARPER HILLSIDE HOSTA	11"	18' O.C.
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GARY L. WEBER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4828 N. HERBERT DRIVE
WINSTON-SALEM, NC 27157
PHONE: 704.734.1100

BY: **PAUL SHANNON ASSOCIATES, INC.**
411 E. PROSPECT AVE., SUITE 201
MT. PROSPECT, IL 60051

BY: **PEARSON, BROWN & ASSOCIATES, INC.**
185 W. WILSON ROAD
SHELBYVILLE, IL 62951

2305 SOKOL COURT
DARIEN, ILLINOIS
OVERALL LANDSCAPE PLAN

Perimeter Yard Landscaping Requirements	Minimum Amount Allowed to be planted at Job	Quantity	Species Point*	Total Points
Plant (Along Perimeter Street) Required (3' x 4.5' = 1,350 Points)		11 1/2 trees	110 points	1,260
Plant (Along Perimeter Street) Required (1 Tree & 37 Shrubs for 100)		11 1/2 trees & 427 shrubs	110 points	1,260
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REVISIONS

DATE: 1.18.2021
PROJECT NO.: 2305SOKOL
DRAWN: GLE
CHECKED: MAG
SHEET NO.: L-1

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan.
2. The provision of site-specific maintenance as specified herein.
3. Any remedial operations necessary in conformance with the plans as specified in this document.
4. Materials which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
 1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposed for use of equivalent material.
 3. Analyze and Standardize: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- B. Maintenance Instruction - Landscape Work: Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantity of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. **Soilborne and Synthetic Grades, Soils and Water Levels.** Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. **Utilities.** Review underground utility location maps and plans, notify local utility location services demonstrate an awareness of utility locations, and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. **Excavation.** When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. **Guarantee seedbed and seeded areas** through the specified maintenance period and until final acceptance.
- B. **Guarantee trees, shrubs, groundcover and perennials** for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and is strong not more than 18" wide x 4' long. Provide and composed of a 6-way blend of Kentucky Bluegrass such as: Midnight, Allura, Vibe, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysis of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. **Lawn Seed Mixtures** - 5 lbs./1,000 sq. ft.
 - 50% Kentucky Bluegrass RB/BS
 - 15% Cutoff Perennial Ryegrass
 - 10% Smooth Horned Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Perennial Creeping Red Fescue
- B. **Temporary Lawn Seed Mixture** - 5 lbs./1,000 sq. ft.
 - 40% Kentucky Bluegrass RB/BS
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral plastic pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. **Name and Variety:** Provide nursery grown plant material true to name and variety.
- B. **Quality:** Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. **Deciduous Trees:** Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (DBB) deciduous trees.
- D. **Deciduous Shrubs:** Provide shrubs of the height shown or listed and with not less than the minimum number of stems required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (DBB) deciduous shrubs.
- E. **Coniferous Evergreen:** Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (DBB) evergreen trees and containerized shrubs.
- F. **Inspection:** All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (as specified at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be as specified based on any recommendations resulting from the soil test in I.S.C.

2.6 EROSION CONTROL

- A. **Lawn Seed Areas Erosion Control Efficacy:** North American Green DB75, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. **Sodding New Lawns**
 1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6", apply soil amendments as needed; remove high areas and fill in depressions till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-3-5.
 4. Lay sod within 24 hours from time of striping.
 5. Lay sod to form a solid mass with tightly fitted joints. Both ends and sides of sod strips do not overlap. Glue-joint strips to offset joints in adjacent courses. Mark from boards to avoid damage to substrate as laid. Tiers or roll lightly to assure contact with substrate. Mark off soil into minor grades between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.
- B. **Seeding New Lawns**
 1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6", apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
 4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

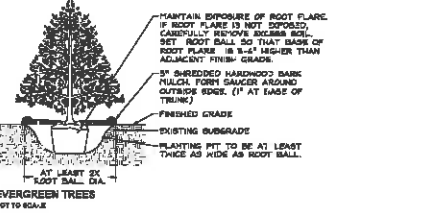
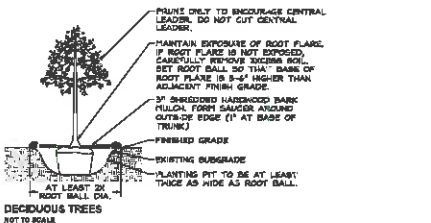
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

3.3 Groundcover and Perennial Details

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 6" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (BBB) attack plants and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burles from top and sides of balls; rub on bottom. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill to form gradual edge of excavation to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace accessibly pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for ensuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any staking procedure(s) must be approved by the Owner prior to the installation.



GARY R. WEBER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 N. WASHINGTON ST., SUITE 100
CHICAGO, ILLINOIS 60610
TEL: 312.467.1234
FAX: 312.467.1235
WWW.GARYWEBER.COM

PAUL SWANSON ASSOCIATES, INC.
401 E. PROSPECT AVE., SUITE 301
MT. PROSPECT, IL 60056

PEARSON, BROWN & ASSOCIATES, INC.
181 N. WILSON STREET, SUITE 205
LETTVILLE, IL 60541

2305 SOKOL COURT
DARIEN, ILLINOIS
LANDSCAPE SPECIFICATIONS

REVISIONS

DATE	1.18.2021
PROJECT NO.	PSW1102
DRAWN	CLE
CHECKED	NGM
SHEET NO.	



S. FRONTAGE RD

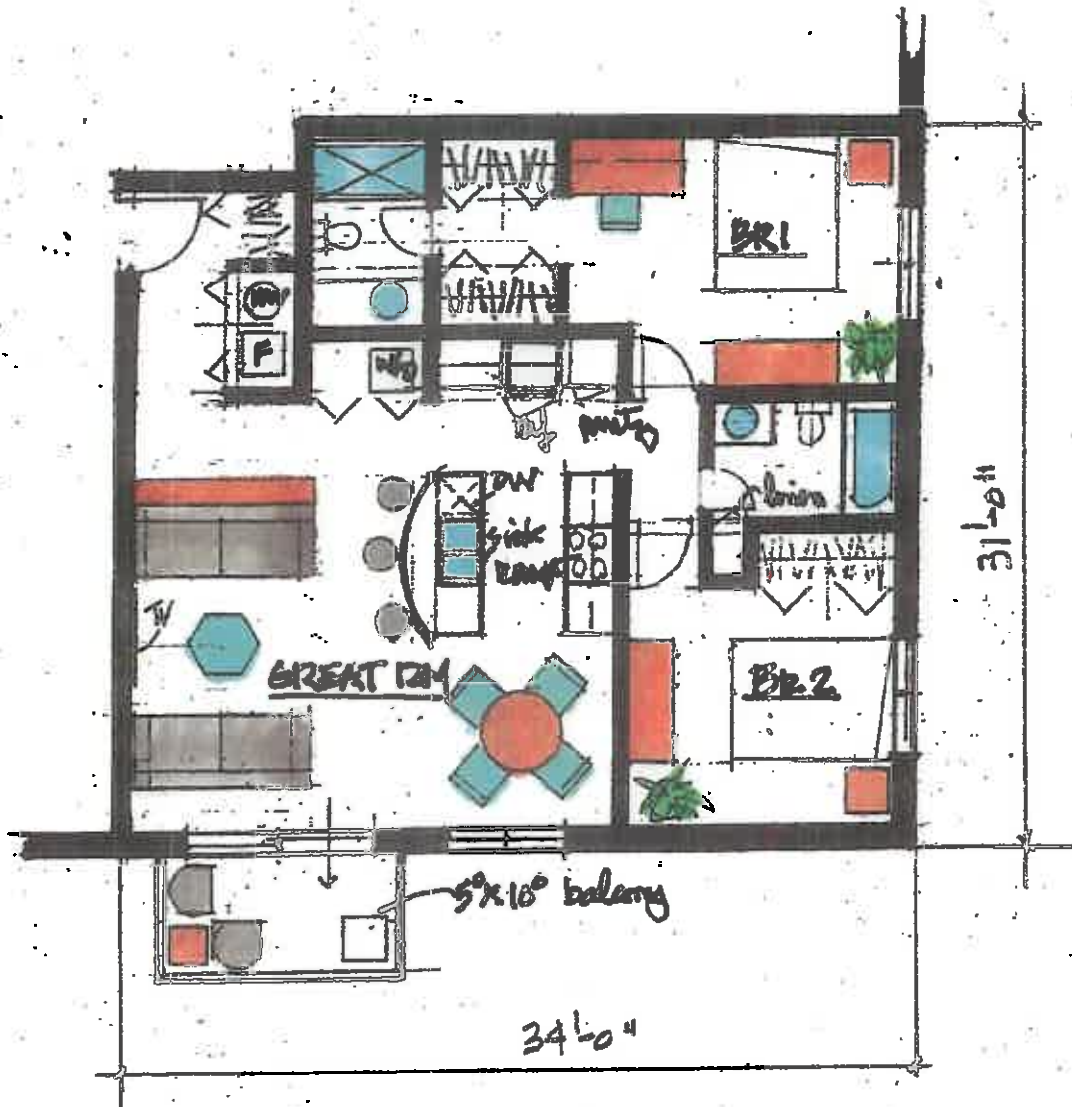


Parking

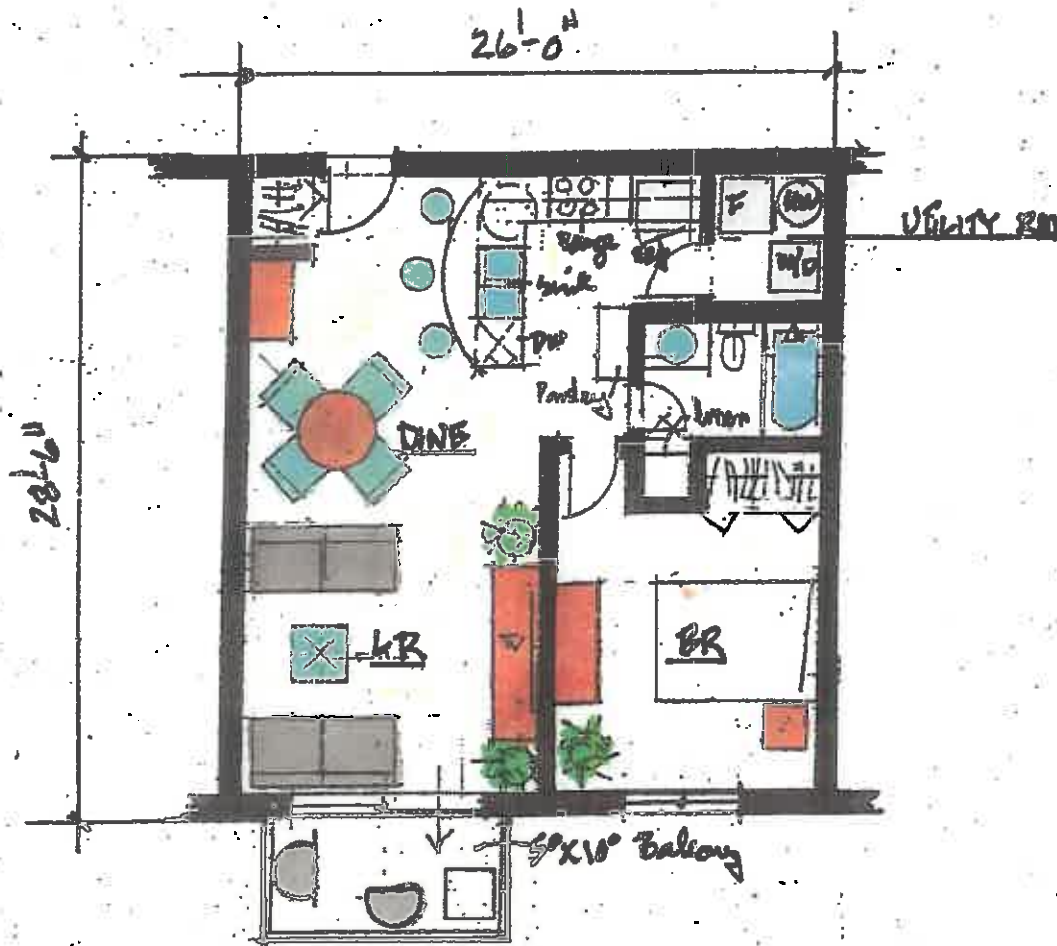
SITE PLAN

THE HIGHLANDS CONDOMINIUMS OVERLAT

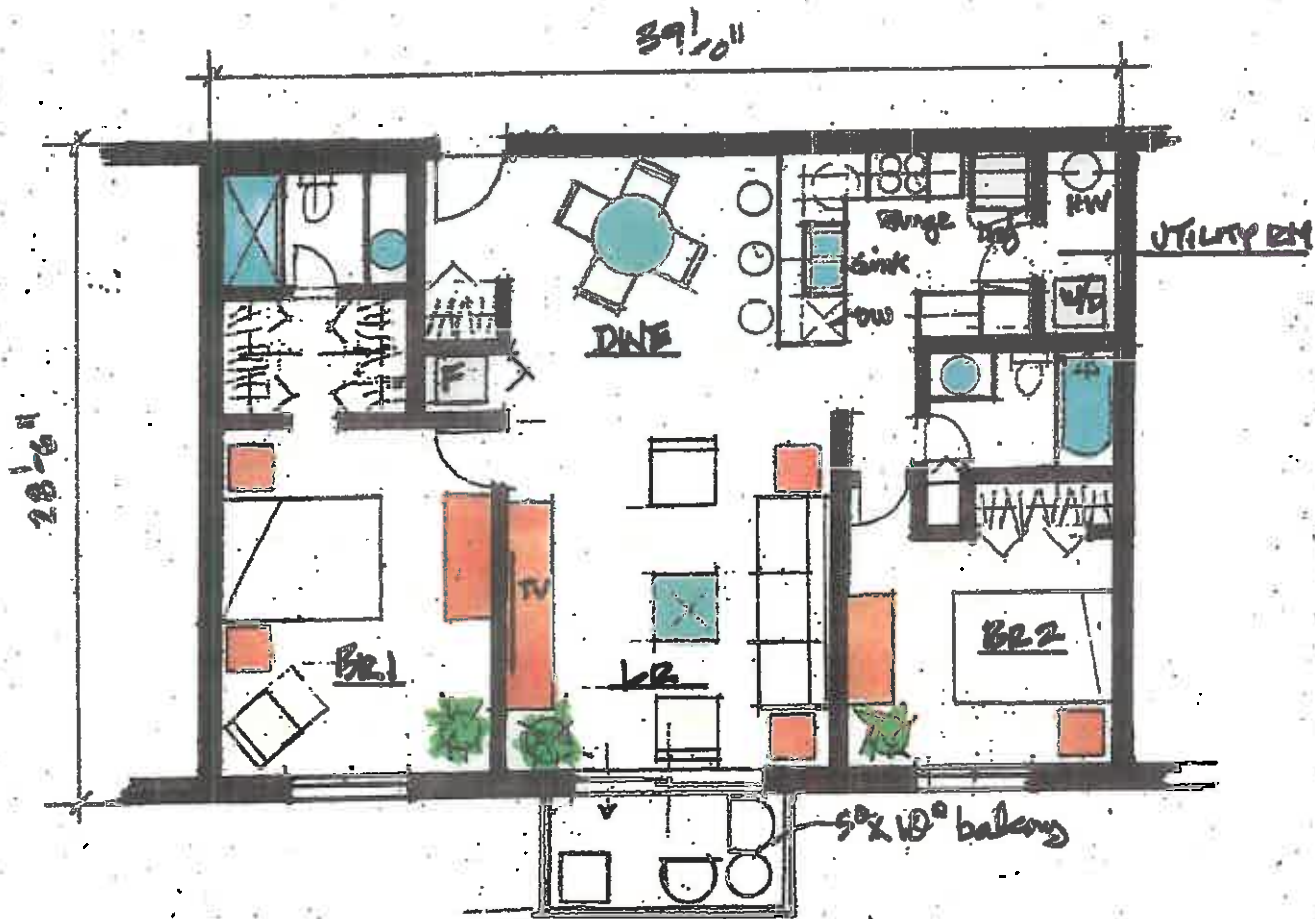
WATERFALL GLEN CONDOS
(5 stories)



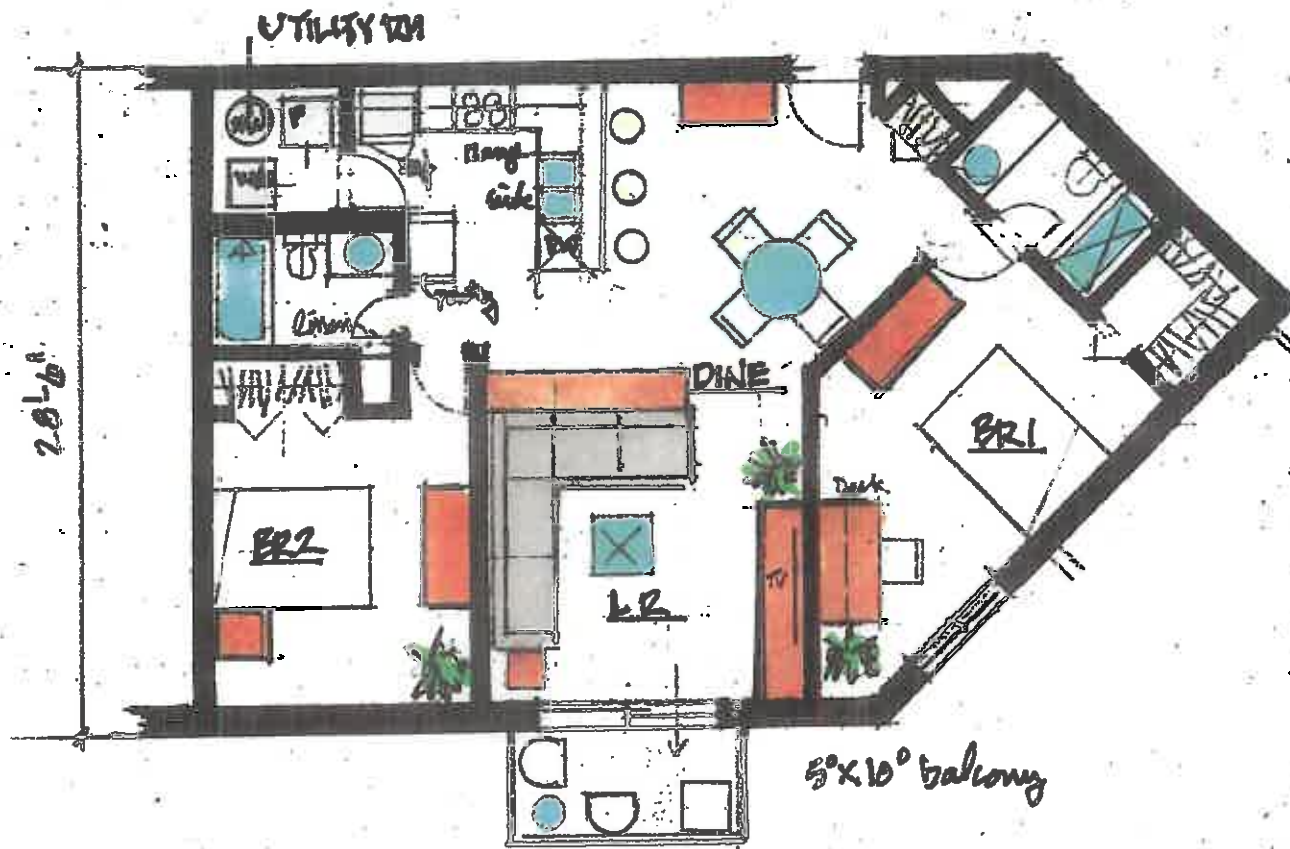
Δ - 2 BR 2 Ba (1054sf) 1/2" 11/21/20
DARIEN HGTS RESIDENCES
 2305 SOROL CT. DARIEN, IL



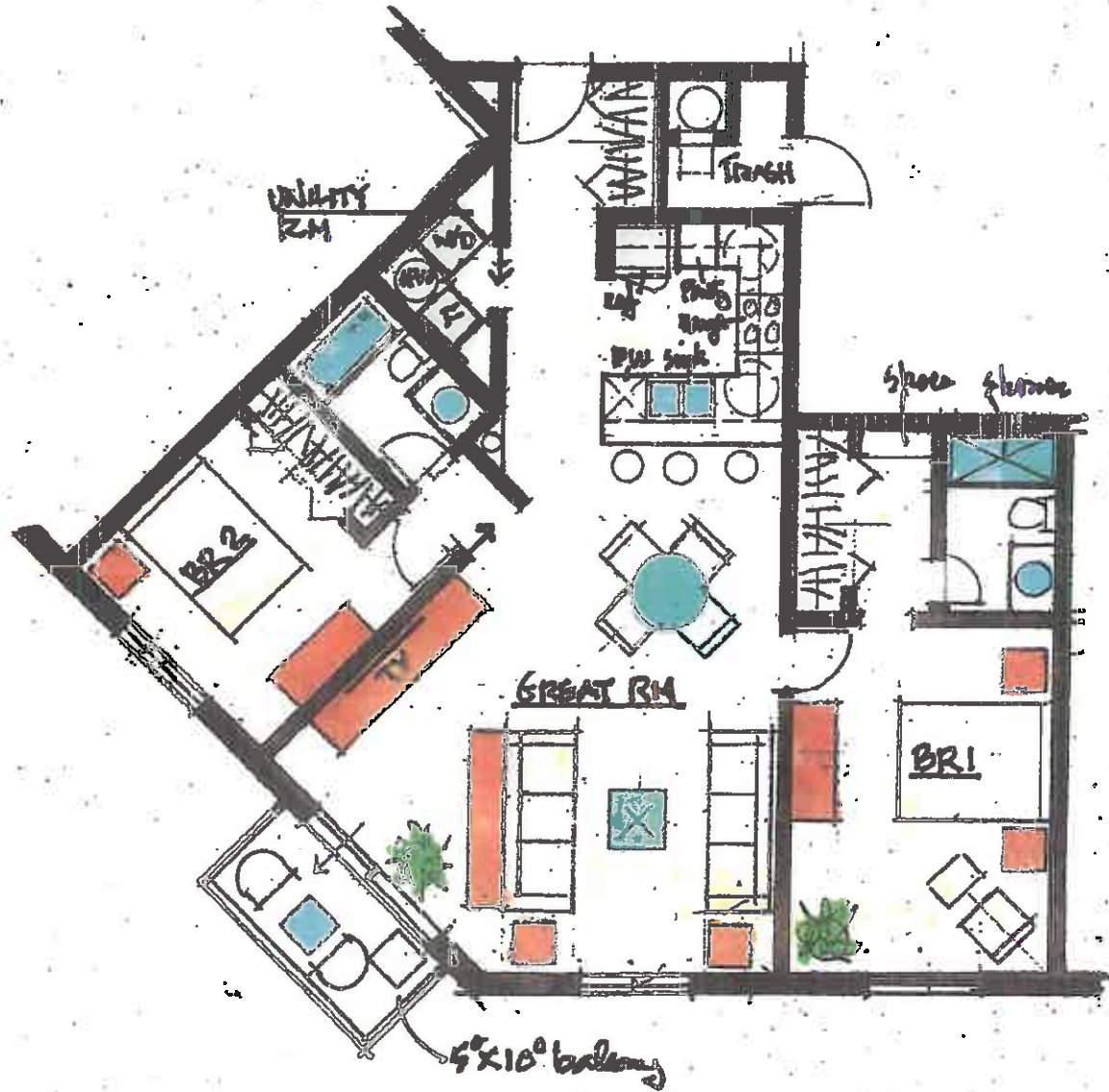
B' - TBR 1 Ba. (7414F) 1/8" 11/27/20
 DARIEN HGTS RESIDENCES
 2305 SOKOL CT. DARIEN, IL



C' 2BR 2BA (1112 SF) 1/8" 11/27/20
 DARIEN HGTS RESIDENCES
 2305 HOKOL CT DARIEN, IL

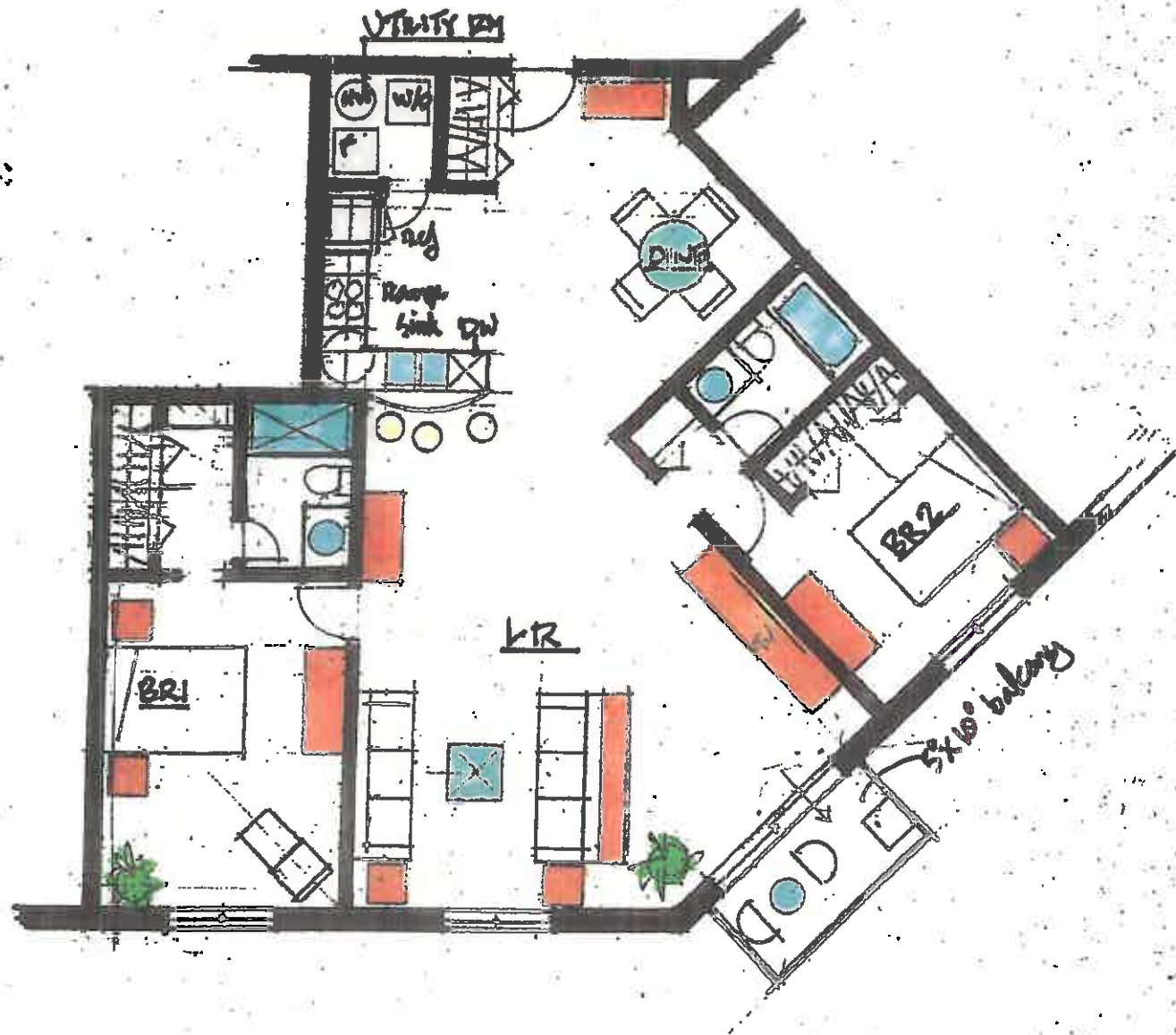


D' 2BR 2BA 1100 SF 1/2" 11/27/20
 DARIEN HGTS RESIDENCES
 2305 SOKOL CT DARIEN, IL



2BR 2BA 1314 SF 1/8" 11/27/20

DARIEN HTS RESIDENCES
 7305 SOKOL CT. DARIEN, IL



F
 2BR 2BA 1366 SF VBI 11/27/20
 DARIEN HGT'S RESIDENCES
 2325 SOKAL I.T. DARIEN, IL

DEVELOPER PROFILE

**PAUL SWANSON
PRESIDENT
PAUL SWANSON ASSOCIATES INC.
401 E. PROSPECT AVENUE, SUITE 201
MT. PROSPECT IL 60056**

Graduated from University of Michigan 1963 Bachelor of Architecture

**Professional Organizations: ALA Association of Licensed Architects
NCARB National Council of Architectural Boards**

Licensed Architect: State of Illinois State of North Carolina

Licensed Real Estate Broker: Illinois

DEVELOPMENT EXPERIENCE

OFFICE BUILDING DEVELOPMENT (Professional & Medical) VALUE	2,800,000 SF \$310,000,000
HOTEL RESTAURANT DEVELOPMENT	\$25,000,000
INDUSTRIAL DEVELOPMENT VALUE	4,200,000 SF \$250,000,000
RETAIL DEVELOPMENT VALUE	1,200,000 SF \$130,000,000
RESIDENTIAL DEVELOPMENT VALUE (Single family, condominium, townhomes, apartments)	\$55,000,000



CENTRAL PARK EAST APARTMENTS

1 and 2 bedroom apartments for rent that provide a unique atmosphere with all the modern comforts. We are nestled within the prestigious Arlington Heights community with convenient access to transportation, shopping, and entertainment.

Every apartment has its own washer dryer and central air; third-floor apartment units have vaulted ceilings and wood burning fireplaces. The wide range of amenities, including a heated pool and hot tub with wireless internet at poolside, 24/7 fitness center, underground heated parking and extra storage, are sure to satisfy your discerning taste.

Ask about our furnished suites, Preferred Employer, Home Purchasing and Stars & Stripes Programs.



CENTRAL PARK EAST APARTMENTS

WELCOME HOME

- WASHER/DRYER IN EACH APARTMENT
- HEATED PARKING AVAILABLE
- 24-HOUR EMERGENCY MAINTENANCE
- PLANNED SOCIAL ACTIVITIES
- AWARD-WINNING SCHOOL DISTRICTS
- FREE WIFI IN 24/7 CLUBHOUSE
- HEATED OUTDOOR POOL & HOT TUB
- NATURE/FITNESS TRAIL
- ON-SITE CAR WASH
- 24/7 FITNESS CENTER
- WOOD BURNING FIREPLACE*
- DEN/HOME OFFICE FLOORPLANS
- PRIVATE BALCONY/PATIOS
- GRANITE COUNTERTOPS*
- STAINLESS STEEL APPLIANCES*
- AWARD-WINNING CUSTOMER SERVICE

*in select units



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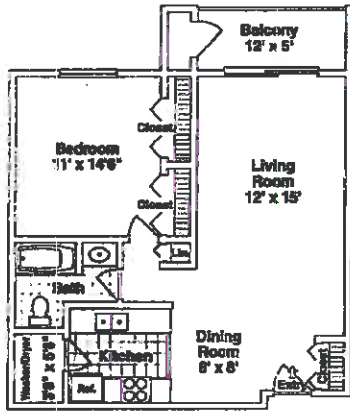
#1 IN RESIDENT
SATISFACTION
2009, 2010, 2011



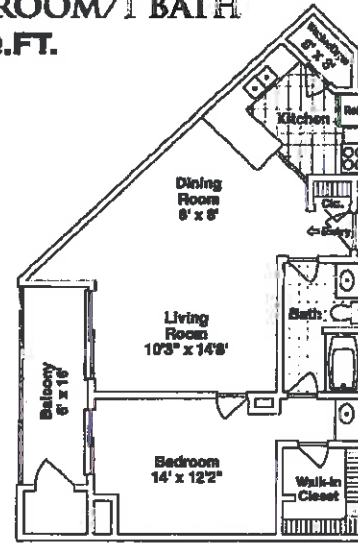
847.640.3060

1551 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, IL 60005

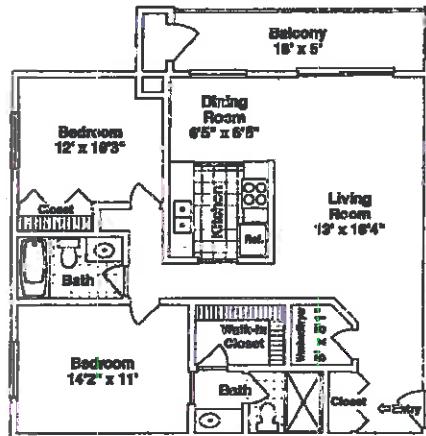
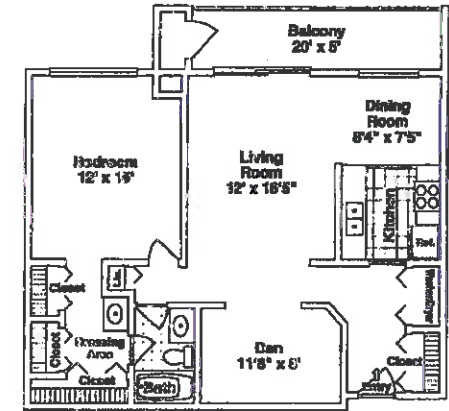
A
1 BEDROOM/1 BATH
770 SQ.FT.



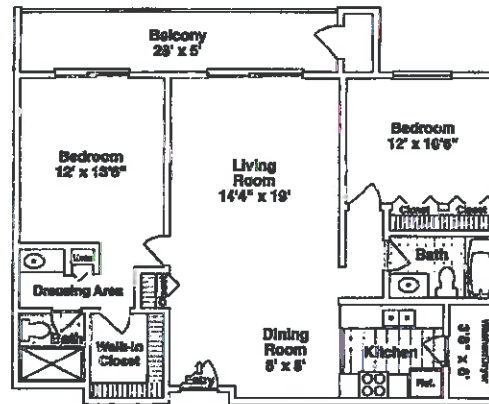
A1
1 BEDROOM/1 BATH
810 SQ.FT.



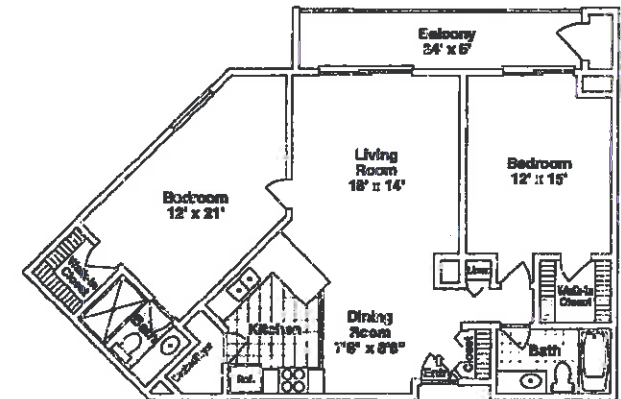
A2
1 BEDROOM/DEN/1 BATH
938 SQ.FT.



C
2 BEDROOM/2 BATH
1,054 SQ.FT.



C1
2 BEDROOM/2 BATH
1,106 SQ.FT.



C2
2 BEDROOM/2 BATH
1,168 SQ.FT.



Welcome to Longleaf



Longleaf is a Golf Course Community in Central North Carolina. The Community resonates the Historically rich scenic location of Pinehurst / Southern Pines by combining the warmth and charm of a New England Village with the vast amenities of Big City Life.



Longleaf

Introducing Longleaf's Long Awaited

MEADOWS COTTAGES

The perfect mix of worry-free living with all grounds and exterior building maintenance provided



Ageless charm awaits you at Longleaf's newest neighborhood, Meadow Cottages. The Cottages are specifically designed to capture the essence of traditional cottage architecture with flavors of enchanting Carriage Homes. The steep rooflines, stacked stone accents, dormers and shutters give the cottages their instant appeal.

Perfectly situated winding down Cottage Lane in Longleaf's natural meadows, the setting depicts days of when Longleaf was once a thoroughbred horse farm. With the horses now long gone, the Meadow Cottages take advantage of landscaped pond areas with scenic fountains and beautiful golf vistas.



Rear Elevation

Approximate Square Footage

Heated & AC Areas 2,537 Sq. Ft.

The interior is just as spectacular as the exterior. Elegantly designed for 'comfortable casual' living with spacious rooms. The layout of the Cottage is versatile and functional with Three Bedrooms and Three Full Bath's. There is no need to sacrifice guest bedrooms and desirable office space. The Meadow Cottages offer lovely rooms for a Den/Library and a Loft/Office. Relax and take in the view from the Carolina Room and Deck. Double garages have a direct path to the Kitchen/Breakfast room.

Standard Features Include

- *Granite Kitchen Countertops*
- *Hardwood Areas*
- *Stainless Steel Appliances (range, dishwasher, disposal, microwave)*
- *Andersen Windows*
- *Carolina Room*
- *Fireplace w/ Natural Gas Logs*
- *Built-in Bookcases*
- *Bath Floors Ceramic Tile*
- *Tiled Laundry Room w/Laundry Sink and Cabinets*
- *Well Appointed Master Suite w/Walk-in, Garden Tub and Separate Shower*
- *Tray Ceiling in Master Bedroom and Carolina Room*
- *Two Storage Centers w/Walk-in Access*
- *Natural Gas Heat Downstairs and Separate Heat Pump Upstairs*
- *Central Air Conditioning Throughout*
- *Double Garages*
- *Maintenance Free Deck*
- *Crawl Space Foundations*



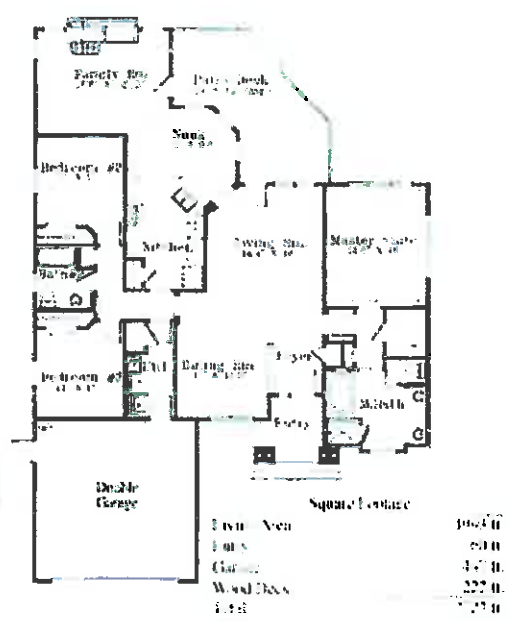
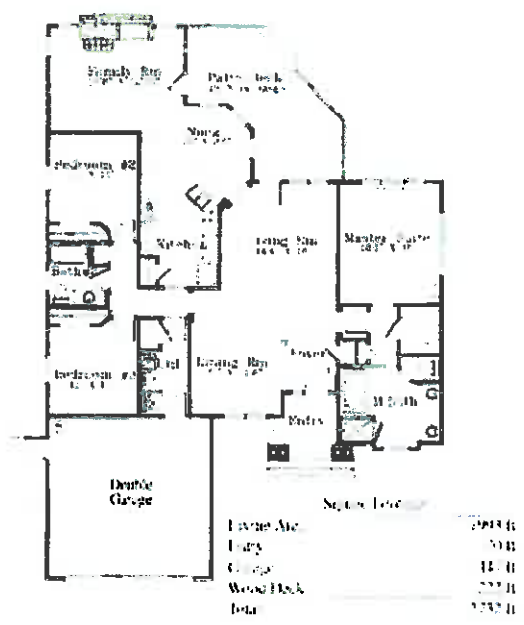
UNIT A
FIRST FLOOR



UNIT A
SECOND FLOOR



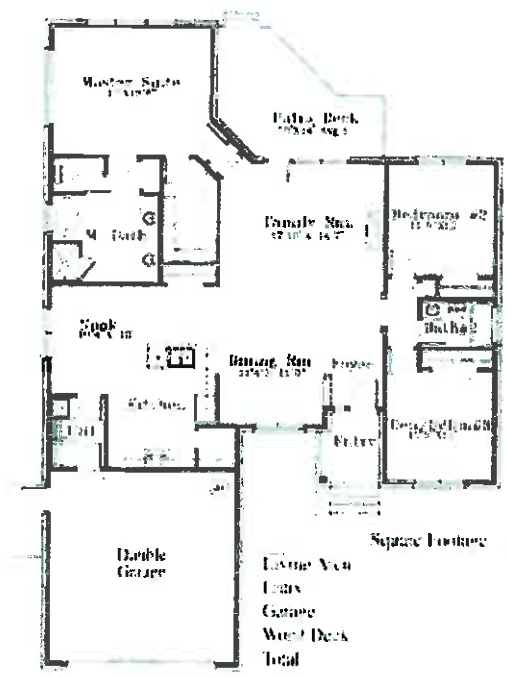
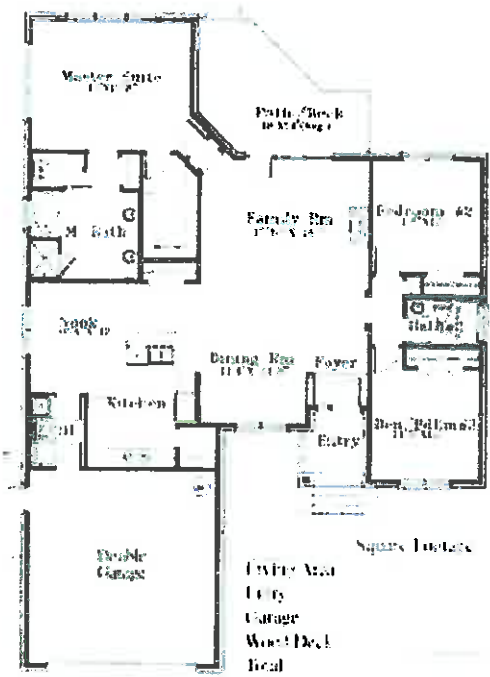
UNIT B
FIRST FLOOR



All dimensions are approximate.

The Derby Cottage, Elevation A

The Derby Cottage, Elevation B

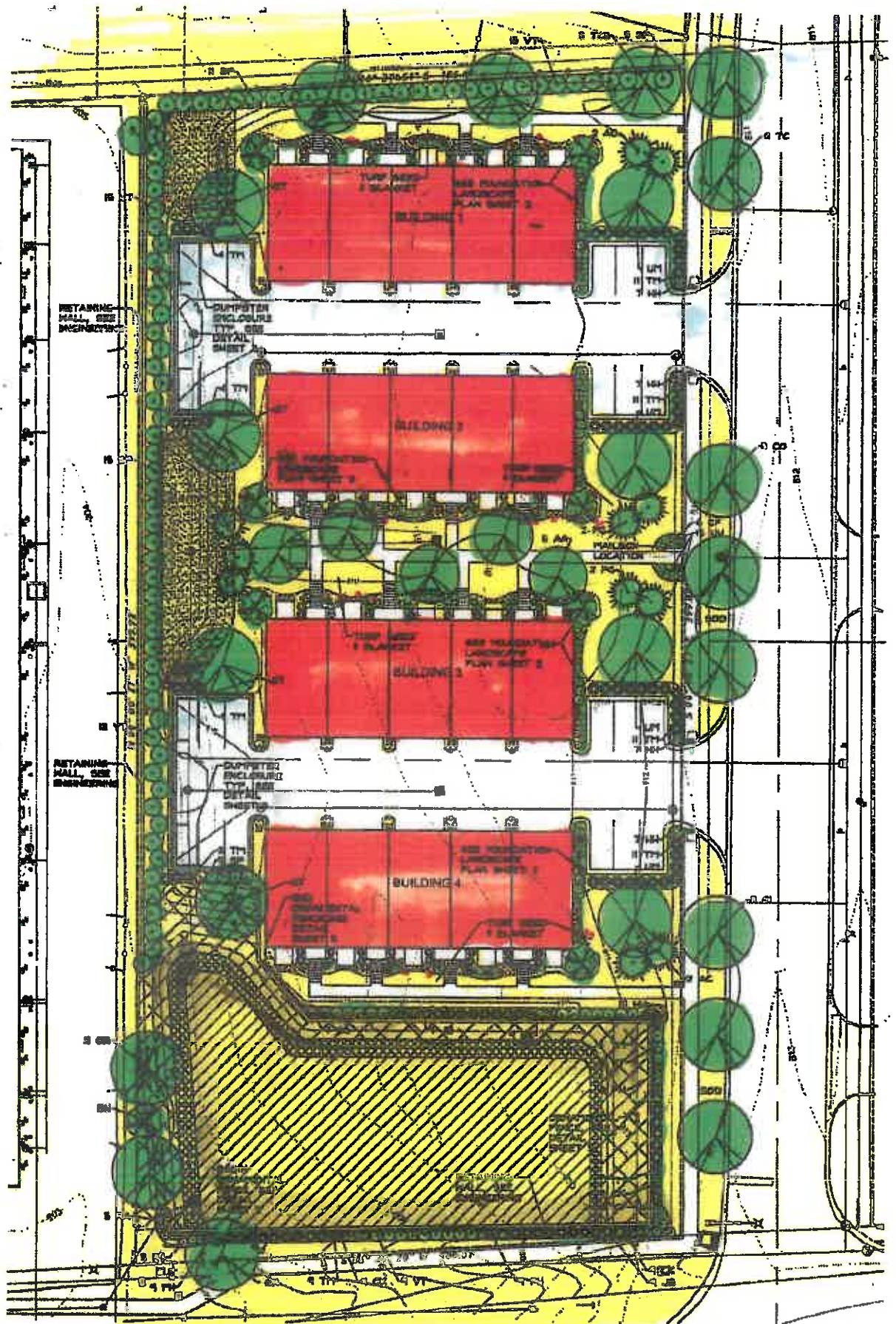


As Shown and Measured

The Preakness Cottage, Elevation A The Preakness Cottage, Elevation B







LANDSCAPE PLAN NTS



WE ARE A CHICAGO METROPOLITAN BROKERAGE FIRM

Kiser Group knows Chicago's neighborhoods and suburbs on a block by block, street by street, address by address basis. Our reputation is one of innovative service and nuance.



DIRECT. TARGETED. ENERGETIC.

Our approach is simple. We create custom and proactive marketing strategies for each individual property and client, which has allowed us to develop strong relationships with prominent local, regional, and national multifamily buyers, sellers and financial institutions. These relationships, paired with our extensive market knowledge, unmatched track record and comprehensive database, have made us the Chicago metropolitan area's go-to brokerage firm.



MARKET & DEVELOPMENT FEASIBILITY STUDY
DARIEN HEIGHTS RESIDENCES
2305 SOKOL COURT, DARIEN, IL 60561

TABLE OF CONTENTS

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Site & Floor Plans	
Renderings	
Unit Mix Summary	
FINANCIAL ANALYSIS	9
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Development Feasibility	
Financial Summary	
Income & Expenses	
Demographics Map & Report	



The information contained herein has been secured by sources believed to be reliable. Kiser Group, however, makes no representation or warranty, expressed or implied, as to the accuracy of this information. Buyer assumes all risk for any inaccuracies.

SECTION 1

DEVELOPMENT INFORMATION



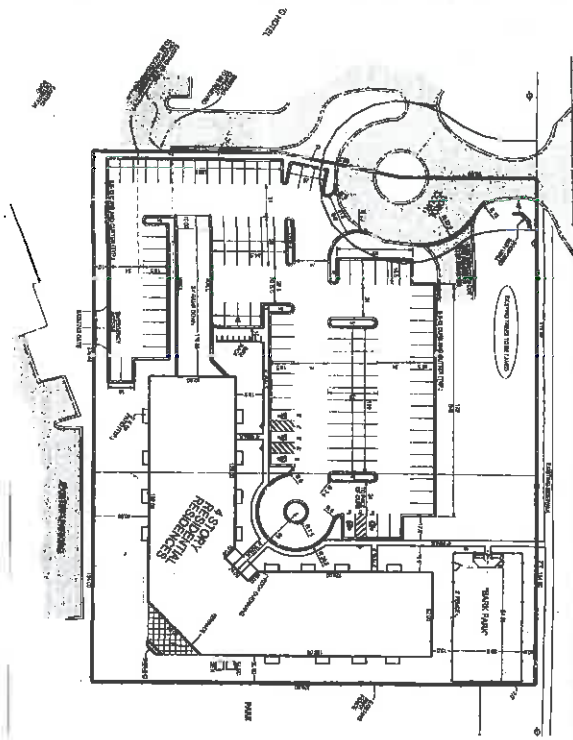
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4 | SITE & FLOOR PLANS

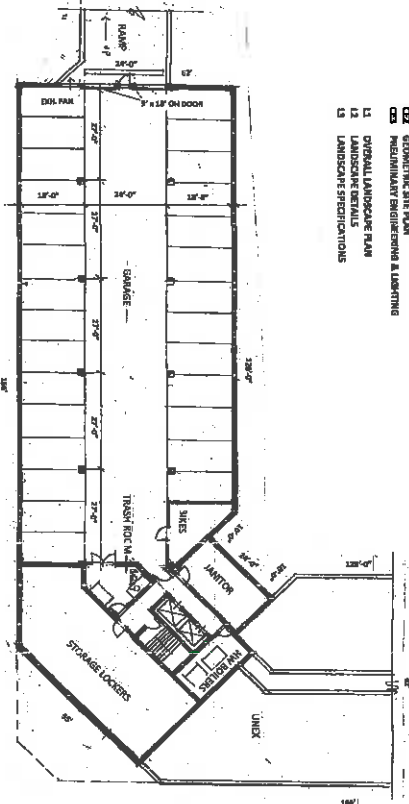
SITE PLAN 1" = 40'

PROJECT DATA

LAND AREA	122,004 SF	2.88 AC
BUILDING COVERAGE	60,250 SF/22,408 SQ FT	57%
TOTAL IMPERVIOUS	57,200 SF/20,848 SQ FT	50%
BUILDING HEIGHT	47'	
PARKING	187 CARS	
EXTENSION 120 CARS		
GARAGE 27 CARS		

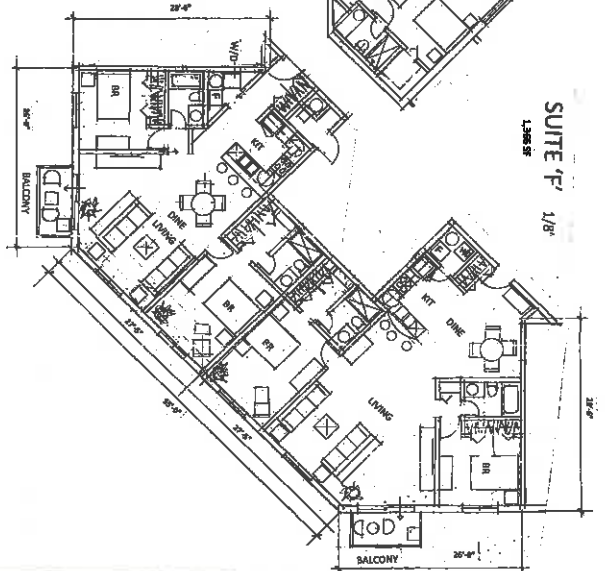


LOWER-LEVEL FLOOR PLAN 1/16"

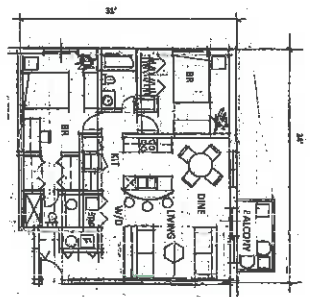


- INDEX**
- A1 SITE PLAN, LI, PL, MAIN, 1/8" UNIT PLANS
 - A2 FLOOR PL. PLANS, BIDS ELEVATIONS
 - B1 GEOMETRIC CONDITIONS
 - B2 GEOMETRIC SITE PLAN
 - C1 PRELIMINARY ENGINEERING & LIGHTING
 - D1 OVERALL LANDSCAPE PLAN
 - D2 LANDSCAPE SPECIFICATIONS

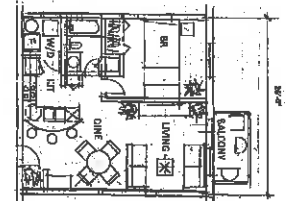
SUITE 'E' 1/8"
1,385 SF



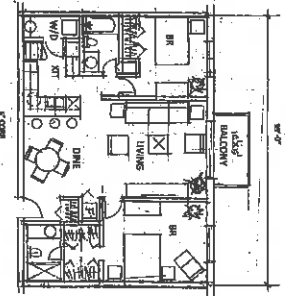
SUITE 'A' 1/8"
1,264 SF



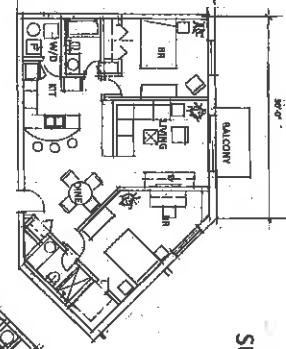
SUITE 'B' 1/8"
1,415 SF



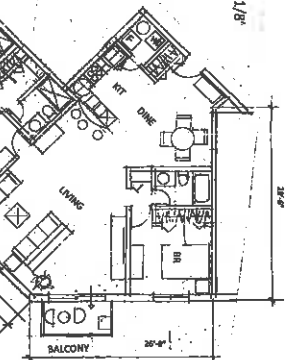
SUITE 'C' 1/8"
1,420 SF



SUITE 'D' 1/8"
1,400 SF



SUITE 'F' 1/8"
1,385 SF



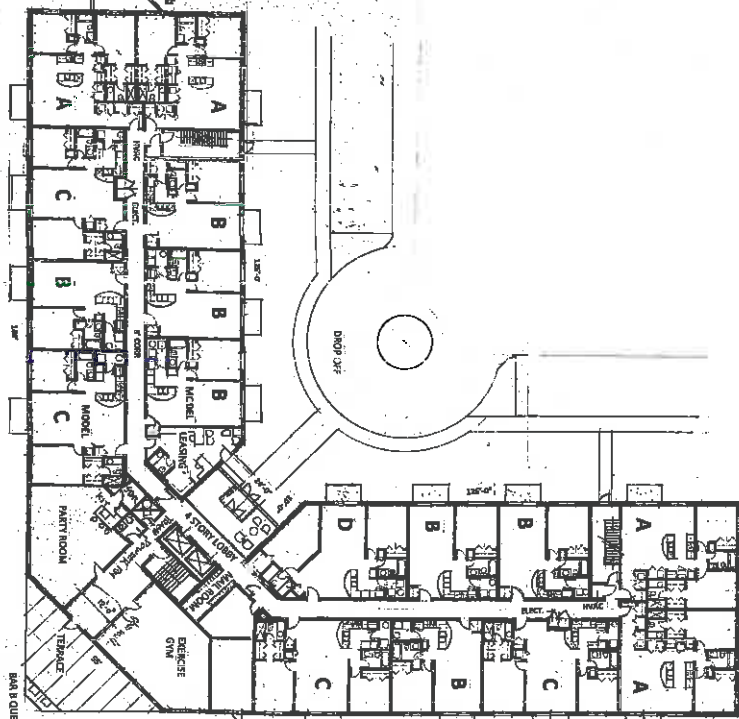
DARIEN HEIGHTS RESIDENCES

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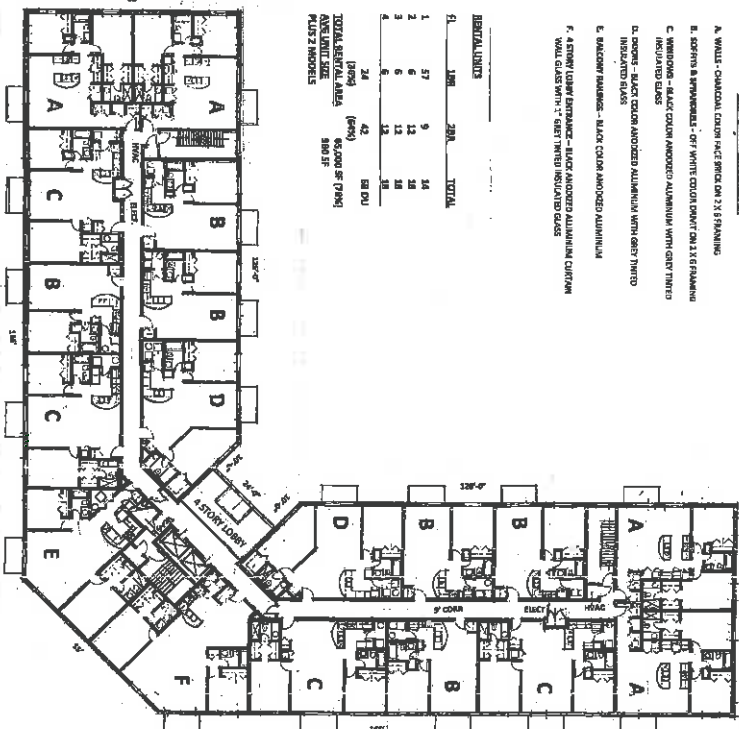
no representation or warranty, expressed or implied, is made by the architect.

5 SITE & FLOOR PLANS

FIRST FLOOR PLAN 1/16"



SECOND - FOURTH FLOOR PLAN 1/16"

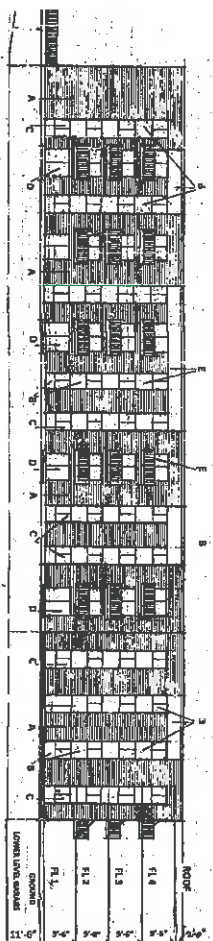


FL.	SQ. FT.	2000	TOTAL
1	57	9	66
2	6	12	18
3	6	12	18
4	6	12	18
5	6	12	18
6	6	12	18
7	6	12	18
8	6	12	18
9	6	12	18
10	6	12	18
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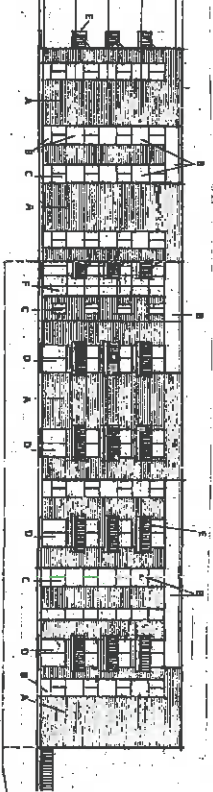
- GENERAL NOTES**
- A. WALLS - CONCRETE, COLOR - 1/2" CEMENT ON 1/2" FRANKFORD
 - B. ROOFING & FINISHES - OFF WHITE COLOR, DRY ON 1/2" FRANKFORD
 - C. INTERIORS - BLACK COLOR ANODIZED ALUMINUM WITH GREY TINTED HORIZONTAL SLATS
 - D. ROOFING - BLACK COLOR ANODIZED ALUMINUM WITH GREY TINTED HORIZONTAL SLATS
 - E. BALCONY FINISHES - BLACK COLOR ANODIZED ALUMINUM
 - F. A STONY LOBBY ENTRANCE - BLACK ANODIZED ALUMINUM CURTAIN WALL GLASS WITH 1" GREY TINTED HORIZONTAL SLATS

BUILDING ELEVATIONS 1/16"

SOUTH & EAST ELEVATION



NORTH & WEST ELEVATION



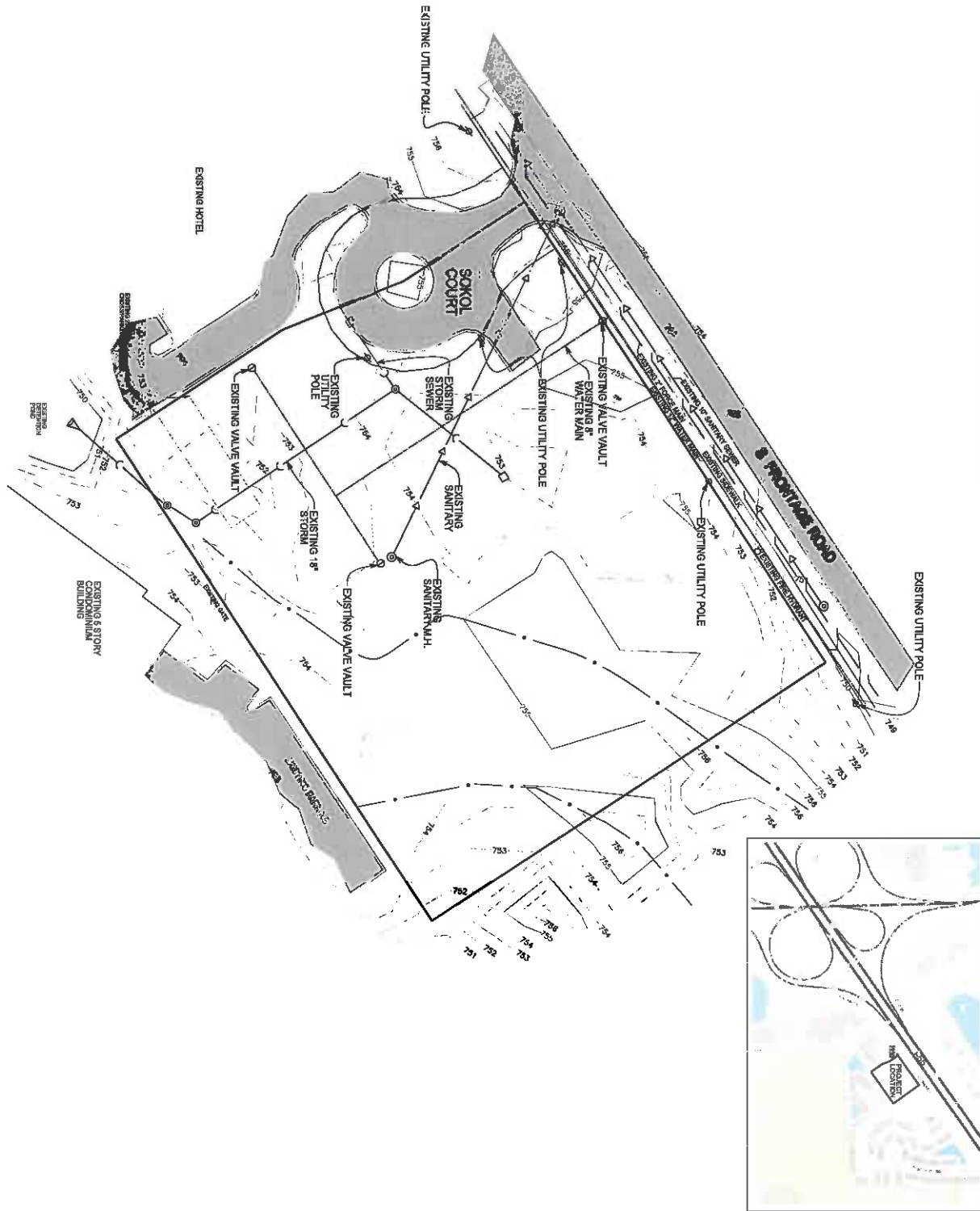
DARIEN HEIGHTS RESIDENCES

2325 SOKOL COURT DARIEN, IL



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6 | SITE & FLOOR PLANS



EXISTING CONDITIONS

CE1
SHEET NUMBER

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REVISION	DATE	BY	DESCRIPTION

2305 SOKOL COURT

DESIGNED BY: PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LIBERTYVILLE, IL 62240
 PHONE: (618) 261-4767
 FAX: (618) 261-2507
 E-MAIL: ACO@PBA.COM; PBA@PEARSONBROWN.COM
 © COPYRIGHT 2008 PEARSON, BROWN & ASSOCIATES, INC. ALL RIGHTS RESERVED.

DARKEN, ILLINOIS

NORTH

0' 10' 0' 30'

SCALE: 1" = 30'

7 | RENDERINGS



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8 | UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	% TOTAL	SIZE (SF)	PROJECTED RENT	PROJECTED RENT/SF
Suite B - 1 Bed/1 Bath	23	33.8	741	\$1,495	\$2.02
Suite A - 2 Bed/2 Bath	16	23.5	1,054	\$2,125	\$2.02
Suite D - 2 Bed/2 Bath	7	10.3	1,100	\$2,225	\$2.02
Suite C - 2 Bed/2 Bath	16	23.5	1,122	\$2,250	\$2.01
Suite E - 2 Bed/2 Bath	3	4.4	1,314	\$2,525	\$1.92
Suite F - 2 Bed/2 Bath	3	4.4	1,366	\$2,600	\$1.90
Totals/Averages	68	100%	67,599	\$195,335	\$2.00



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SECTION 2 | FINANCIAL ANALYSIS



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10 | PROPERTY TAXES

PROPERTY TAX GENERATION

Darien Heights Residences impact on property taxes generated to all municipal systems and taxing bodies is estimated to be a **significant increase of 2,148%**, from 2019 Taxes of **\$11,339** to an estimated property tax of **\$243,601** in 2023 after the development is stabilized and leased. Kiser Group validated the estimates by extrapolating the 2019 Tax Distribution for the neighboring parcel (Extended Stay America) and then applying the property tax projections for a developed and stabilized Darien Heights. A summary of the taxes is provided below:

Taxing Body	Darien Heights	
	2022/23 Projection	2019 Tax Distribution
Grade School District 113	\$85,994	\$4,003
High School District 210	\$78,655	\$3,661
Lemont Fire District	\$28,499	\$1,326
Darien Park District	\$11,985	\$558
City of Darien	\$9,849	\$458
College DuPage 502	\$7,844	\$365
Indian Prairie Library	\$6,441	\$300
County Of Du Page	\$6,146	\$286
Forest Preserve District	\$4,614	\$215
Downers Grove Township Rd	\$1,895	\$88
Downers Grove Township	\$1,155	\$54
DuPage Airport Authority	\$524	\$24
TOTAL	\$243,601	\$11,339

PROPERTY TAX REVENUE PROJECTION

Provided below is a 5 Year Summary of Property Tax Revenues for Darien Heights, assuming construction begins in 2021 and the property is fully leased and stabilized in 2023.

Taxing Body	2023	2024	2025	2026	2027	TOTAL
Grade School District 113	\$88,574	\$91,231	\$93,968	\$96,787	\$99,691	\$470,252
High School District 210	\$81,014	\$83,445	\$85,948	\$88,526	\$91,182	\$430,115
Lemont Fire District	\$29,354	\$30,235	\$31,142	\$32,076	\$33,038	\$155,845
Darien Park District	\$12,345	\$12,715	\$13,097	\$13,490	\$13,894	\$65,540
City of Darien	\$10,144	\$10,449	\$10,762	\$11,085	\$11,418	\$53,858
College DuPage 502	\$8,079	\$8,322	\$8,571	\$8,829	\$9,093	\$42,894
Indian Prairie Library	\$6,634	\$6,833	\$7,038	\$7,249	\$7,467	\$35,221
County Of Du Page	\$6,330	\$6,520	\$6,716	\$6,917	\$7,125	\$33,609
Forest Preserve District	\$4,752	\$4,895	\$5,042	\$5,193	\$5,349	\$25,230
Downers Grove Township Rd	\$1,952	\$2,011	\$2,071	\$2,133	\$2,197	\$10,364
Downers Grove Township	\$1,189	\$1,225	\$1,262	\$1,300	\$1,339	\$6,314
DuPage Airport Authority	\$539	\$556	\$572	\$589	\$607	\$2,864
	\$252,932	\$260,460	\$268,214	\$276,201	\$284,427	\$1,332,108



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11 | DEVELOPMENT FEASIBILITY

PRO FORMA BUDGET

Below is the projected development budget for Darien Heights. This is the cost basis used for the financial models and the feasibility matrix for build for rent feasibility. Do note, that the construction costs for build for sale condominiums would be the same, or approximately \$244 per square foot of living space.

DEVELOPMENT BUDGET							
Acquisition Costs	Amount	Driver	Budget	% of Cost	Cost GSF	Cost RSF	Cost Per Unit
Land Costs	\$952,000	Fixed	\$952,000	5.8%	\$11.61	\$14.10	\$14,000
Planning Comm. & Entitlements	\$30,000	Estimate	\$30,000	0.2%	\$0.37	\$0.44	\$441
Title Insurance & Closing costs	\$30,000	Estimate	\$30,000	0.2%	\$0.37	\$0.44	\$441
Total Acquisition Cost			\$1,012,000	6.1%	\$12.34	\$14.99	\$14,892
Soft Costs							
Architecture & Engineering	2.0%	of Site & Dev	\$290,900	1.8%	\$3.55	\$4.31	\$4,278
Fees, Permits, Expediting	\$90,000	Estimate	\$90,000	0.5%	\$1.10	\$1.33	\$1,324
Predevelopment Expenses	\$75,000	Estimate	\$75,000	0.5%	\$0.91	\$1.11	\$1,103
Environ. Reporting & Remediation	\$23,000	Estimate	\$23,000	0.1%	\$0.28	\$0.34	\$338
Misc.	\$23,000	Estimate	\$23,000	0.1%	\$0.28	\$0.34	\$338
Soft Cost Contingency	6.0%	of Soft Costs	\$27,354	0.2%	\$0.33	\$0.41	\$402
Total Soft Cost			\$529,254	3.2%	\$6.45	\$7.84	\$7,783
Site and Construction Costs							
Direct Hard Construction Cost	82.0%	of Total	\$13,530,000	82.0%	\$165.00	\$200.44	\$198,971
Garage Construction	3.7%	of Total	\$617,000	3.7%	\$7.52	\$9.14	\$9,074
GC Fee	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
General Conditions	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
Hard Cost Contingency	2.00%	of Direct Cost	\$270,600	1.6%	\$3.30	\$4.01	\$3,979
Total Site and Construction Cost			\$14,958,800	90.7%	\$182.42	\$221.61	\$219,982
Total Development Cost			\$16,500,054	100%	\$201.22	\$244.45	\$242,648

WATERFALL GLEN CONDOMINIUMS

Provided below are the recent sold units in Waterfall Glen; Current market sales, on a per living square foot basis, is approximately \$151 PSF. If 2305 Sokol was developed at 68 Build-for-Sale condominiums, the development would lose approximately \$93 PSF.

Street	Str Name	Unit	LP/SP	Beds	Baths	SF	Year Built	Sold Date	Price PSF
2300	Oakmont	208	\$ 155,000	1	1.1	1,000	1999	6/5/20	\$ 155.00
2301	Oakmont	405	\$ 208,000	2	2	1,310	2001	11/26/19	\$ 158.78
2301	Oakmont	405	\$ 208,000	2	2	1,310	2001	1/30/20	\$ 158.78
2301	Oakmont	203	\$ 231,500	2	2	1,775	2000	1/6/20	\$ 130.42
2301	Oakmont	507	\$ 238,000	2	2	1,713	2001	11/13/20	\$ 138.94
2301	Oakmont	504	\$ 250,000	2	2	1,412	2000	7/15/20	\$ 177.05
2301	Oakmont	306	\$ 250,000	2	2	1,775	2000	10/30/20	\$ 140.85
2301	Oakmont	202	\$ 257,000	2	2	1,713	2000	4/2/21	\$ 150.03
TOTALS AND AVERAGES			\$ 224,688	1.9	1.9	1,501	2000	6/27/20	\$ 151.23



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12 | DEVELOPMENT FEASIBILITY

FORMA DEVELOPMENT FEASIBILITY MATRIX

Isolated below are two critical key assumptions used to identify feasible ranges for development planning: gross income (**Rent Per Square Foot**) and building basis (**Total Development Cost Per Unit**). We modeled the gross income (Y-Axis) and building basis (X-Axis) with projected operational expenses to arrive at a matrix of capitalization rates; providing several feasible development scenarios. We compiled those numerous scenarios and provided Financial Statements in Financials Section. The Cap Rate Matrix below synthesizes these two assumptions and provides outlined the feasible development range below. **Bolded & Boxed** below are the three corresponding DEVELOPMENT BASIS Cap Rates. There is a Financial Statement provided for the center of the matrix.

		DEVELOPMENT FEASIBILITY MATRIX								
MARKET RENT PER SQUARE FOOT	\$ 1.70	7.5%	7.2%	6.8%	6.5%	6.3%	6.0%	5.8%	5.6%	5.4%
	\$ 1.75	7.7%	7.3%	7.0%	6.7%	6.4%	6.2%	5.9%	5.7%	5.5%
	\$ 1.80	7.9%	7.5%	7.2%	6.9%	6.6%	6.3%	6.1%	5.9%	5.7%
	\$ 1.85	8.1%	7.7%	7.4%	7.0%	6.8%	6.5%	6.2%	6.0%	5.8%
	\$ 1.90	8.3%	7.9%	7.54%	7.22%	6.92%	6.65%	6.39%	6.2%	5.9%
	\$ 1.95	8.5%	8.1%	7.72%	7.39%	7.08%	6.80%	6.54%	6.3%	6.1%
	\$ 2.00	8.7%	8.3%	7.90%	7.56%	7.25%	6.96%	6.69%	6.4%	6.2%
	\$ 2.05	8.9%	8.5%	8.07%	7.73%	7.41%	7.11%	6.84%	6.6%	6.4%
	\$ 2.10	9.1%	8.6%	8.25%	7.89%	7.57%	7.27%	6.99%	6.7%	6.5%
	\$ 2.15	9.3%	8.8%	8.4%	8.1%	7.7%	7.4%	7.1%	6.9%	6.6%
\$ 2.20	9.4%	9.0%	8.6%	8.2%	7.9%	7.6%	7.3%	7.0%	6.8%	
\$ 2.25	9.6%	9.2%	8.8%	8.4%	8.1%	7.7%	7.4%	7.2%	6.9%	
\$ 2.30	9.8%	9.4%	9.0%	8.6%	8.2%	7.9%	7.6%	7.3%	7.1%	
		\$203,000	\$213,000	\$223,000	\$233,000	\$243,000	\$253,000	\$263,000	\$273,000	\$283,000
		TOTAL DEVELOPMENT COST PER UNIT (Including Land)								



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13 | FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$16,500,000
Price per Unit	\$242,647
GRM	10.2
CAP Rate	7.3%
Cash-on-Cash Return (yr 1)	16.99 %
Total Return (yr 1)	\$700,649
Debt Coverage Ratio	2.42

OPERATING DATA

Gross Scheduled Income	\$1,624,020
Other Income	\$122,040
Total Scheduled Income	\$1,746,060
Vacancy Cost	\$81,201
Gross Income	\$1,664,859
Operating Expenses	\$469,210
Net Operating Income	\$1,195,649
Pre-Tax Cash Flow	\$700,649

FINANCING DATA

Down Payment	\$4,125,000
Loan Amount	\$12,375,000
Debt Service	\$495,000
Debt Service Monthly	\$41,250
Principal Reduction (yr 1)	\$0



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14 | INCOME & EXPENSES

INCOME SUMMARY

Gross Income	\$1,664,859
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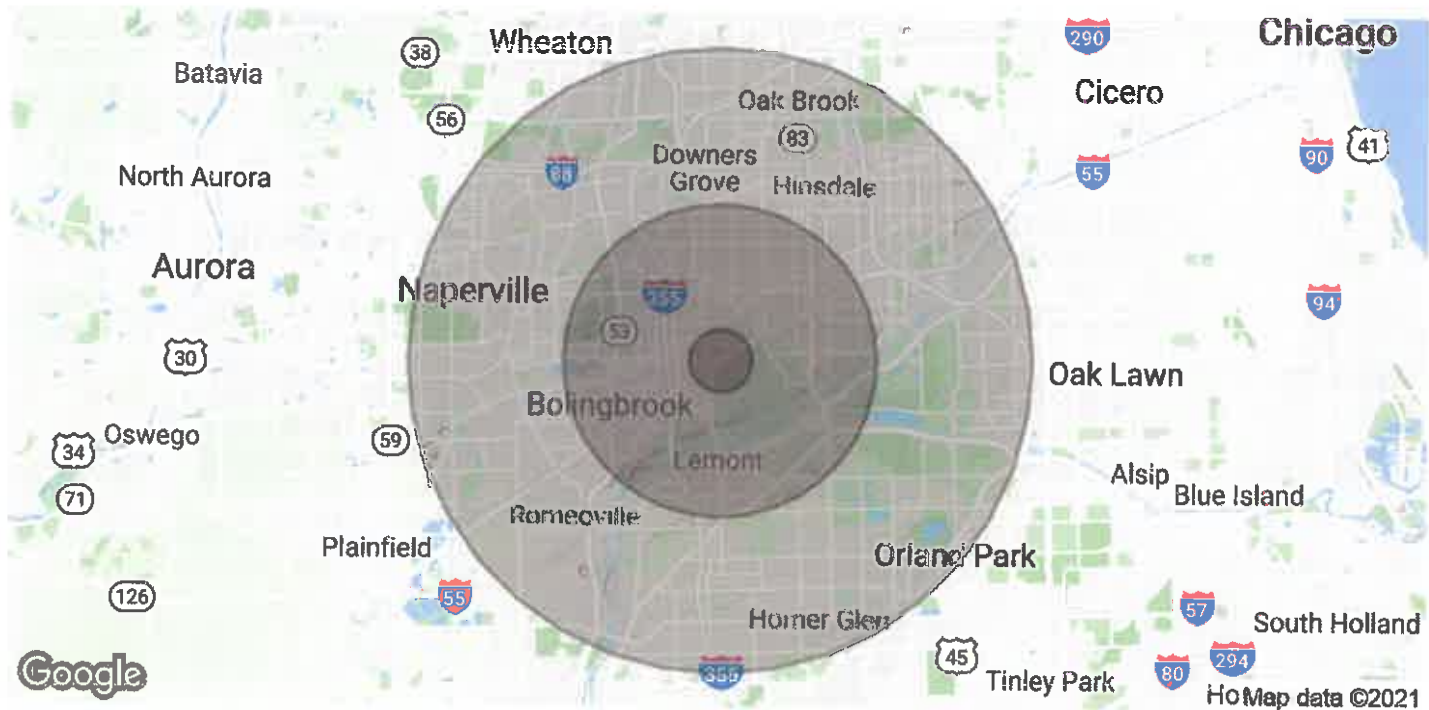
EXPENSE SUMMARY

Taxes	\$243,603
Insurance	\$15,513
Gas	\$4,950
Electric	\$16,500
Water	\$20,850
Scavenger	\$16,950
Elevator	\$4,750
Bulk Internet	\$20,808
Snow	\$6,200
Landscape Maintenance	\$6,900
Management	\$38,750
Janitor	\$20,400
Decorating	\$6,800
Maintenance & Repairs	\$8,500
Reserves	\$22,308
Miscellaneous	\$15,428
Gross Expenses	\$469,210
Net Operating Income	\$1,195,649



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15 | DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,440	195,314	667,932
Average age	41.2	39.4	39.6
Average age (Male)	39.4	38.2	38.2
Average age (Female)	42.6	40.8	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,702	73,267	245,086
# of persons per HH	2.6	2.7	2.7
Average HH income	\$107,754	\$91,522	\$109,099
Average house value	\$472,391	\$368,060	\$435,703

* Demographic data derived from 2010 US Census



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Tel: 773.293.5000

Fax: 773.293.5001

1628 W. Montrose Ave

Chicago, IL 60613

www.kisergroup.com





TRACY CROSS & ASSOCIATES, INC.

April 7, 2021

Mr. Paul Swanson
Paul Swanson Associates, Inc.
401 E. Prospect Avenue
Suite 201
Mount Prospect, IL 60056

Dear Mr. Swanson:

At your request, Tracy Cross & Associates, Inc. reviewed the development proposal for 68 luxury apartments to be introduced within the 2305 Sokol Court property in Darien, Illinois – to assess the potential impact of this new community on home values nearby, namely the townhome residences to the east and the condominiums to the south. Based upon our extensive experience conducting residential market studies and feasibility analyses throughout the Chicago region, which has included numerous evaluations very similar to that being conceptualized for 2305 Sokol Court, it is our professional opinion that this development initiative will have *no negative impact* on nearby property values. In fact, the introduction of high-quality rental apartments within similar situations throughout the Chicago region have often helped solidify nearby values, simply on the basis of the improvement to the area(s).

Let me know if you have any questions or need anything further.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

Erik A. Doersching
Executive Vice President and Managing Partner

REAL ESTATE MARKET ANALYSIS
1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
t 847.925.5400 f 847.925.5415
www.tcrossinc.com



100 East State Parkway
 Schaumburg, Illinois 60173-5300
 tel: 847.394.6600
 fax: 847.394.6608

TRAFFIC MEMO

To: Paul Swanson
 Paul Swanson Associates, Inc.

From: Kim Lask, P.E., PTOE, CFM

Date: March 10, 2021

RE: Darien Heights Residences
 2305 Sokol Court, Darien, Illinois
 Haeger File No.: 20-174

1 – INTRODUCTION

Haeger Engineering LLC has prepared a Traffic Memo for the proposed Darien Heights Residences development located at 2305 Sokol Court in Darien, Illinois. This study was conducted to assess the impact the proposed development would have on traffic conditions, evaluate the anticipated parking demand to determine if sufficient parking will be provided, and to evaluate traffic circulation through the development. The subject property is in Section 5, Township 37N, Range 11E. The project area is 2.81 acres, and the P.I.N.s are 10-05-404-002 and 10-005-404-024. The location map and aerial photograph of the site vicinity are illustrated on *Exhibit 1* in *Appendix A*.

The project consists of a 4-story, 68-unit apartment development with interior and exterior parking. Access to the site will consist of one full access drive along Sokol Court. The site plan is illustrated on *Exhibit 2* in *Appendix A*. A traffic impact study for the previously proposed development was prepared by Metro Transportation Group, Inc., dated 01-18-2005. The traffic study evaluated a 104-unit condominium development.

2 – LAND USE

The subject property is currently vacant. Major land uses in the vicinity of the development include an extended stay hotel to the west, a park to the east, and multi-family residential (Waterfall Glen Condominiums and Townhouses) to the east and south.

3 – PEAK HOUR TRIP GENERATION

In order to accurately estimate the traffic that will be generated by the proposed development, data compiled by the Institute of Transportation Engineers (ITE) in the 10th Edition of the *Trip Generation Manual* was utilized. Trip generation for a proposed development depends on the size and characteristics of the anticipated land use. The volume of traffic generated by the number of units of the proposed facility was used to determine anticipated traffic volume. The ITE land use code that was consulted for this analysis is indicated in *Table 1* along with the estimated weekday AM peak hour, weekday PM peak hour, and weekday daily traffic volumes. The previously proposed residential development trip generation is also included in *Table 1* for comparison.



Table 1 – ITE Land Use Codes and Peak Hour Trip Generation

Land Use	ITE Code	Units	Peak Hour Traffic Volumes				Weekday Daily Trips	
			AM Peak		PM Peak		In	Out
			In	Out	In	Out		
Previously Proposed Condominium Development	230*	104*	10*	45*	40*	20*		
Proposed Multi-family Housing (Mid-Rise)	221	68	7	18	18	13	184	185
Difference		-36	-3	-27	-21	-7		

* Data from Metro Transportation Traffic Impact Study. It should be noted that ITE land use code 230 is not used in the 10th Edition of the *Trip Generation Manual*.

As indicated in *Table 1*, there will be a reduction in trips from the previously proposed condominium development to the proposed apartment development. AM peak hour traffic volume will be reduced by 55% and PM peak hour traffic volume will decrease 47%.

4 – PARKING DEMAND ANALYSIS

Parking demand is the amount of parking that will be used at a particular time and place. Parking demand is affected by various factors such as type of use, time of day, parking duration, and geographic location. Parking adequacy was reviewed and determined based on the review of two (2) criteria: City of Darien City Code parking requirements and *ITE Parking Generation Manual*, 5th Edition recommendations.

The proposed development will include 68 apartments with 27 interior / underground parking spaces and 110 exterior parking spaces. The total proposed parking is 137 spaces, and the proposed parking ratio is 2.01 spaces per unit.

The previously proposed plan for the 104-unit condominium development included 180 parking spaces with a parking ratio of 1.73 spaces per unit.

CITY OF DARIEN CITY CODE PARKING CRITERIA

Requirements for off-street parking are included in City of Darien City Code Chapter 11, Section 5A-11-5, Off-Street Parking and Loading Table. Based on Code requirements, multiple family dwellings must provide a minimum of 2.0 parking spaces for each dwelling unit. For a 68-unit multi-family development, the standard parking requirement is 136 parking spaces. The previously proposed 104-unit condominium development required 208 parking spaces.

ITE PARKING GENERATION

According to the *ITE Parking Generation Manual*, the average peak parking demand for a 68-unit multi-family mid-rise development is 89 parking spaces (1.31 spaces per unit) on weekdays and 112 parking spaces (1.64 spaces per unit) on weekends.

Based on the above, the proposed 137 parking spaces at a ratio of 2.01 spaces per unit will adequately meet the future parking needs of the residents.



5 – INTERNAL CIRCULATION

The proposed site plan is designed for efficient traffic flow. The two-way drive aisles are designed at a minimum of 24-ft wide to accommodate the projected traffic volumes safely and efficiently. The drive aisles allow sufficient room for vehicles to back out of parking spaces. Access to the site will consist of one full access drive connecting to Sokol Court. An emergency vehicle access is located at the back of the property.

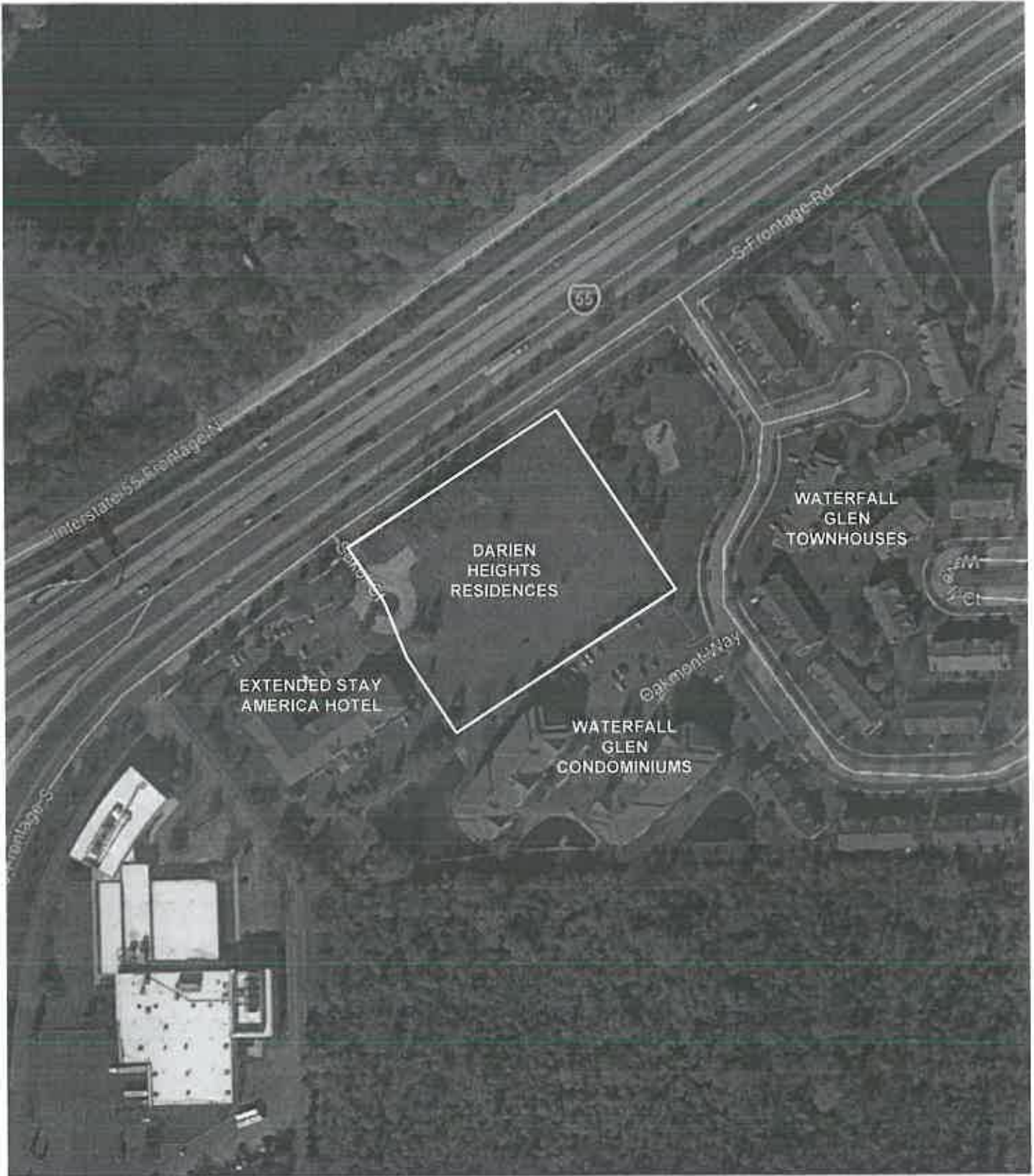
6 – RECOMMENDATIONS AND CONCLUSION

Based on the traffic analyses for Darien Heights Residences, the recommendations and conclusions are summarized below:

- The proposed multi-family residential development will generate a much lower traffic volume when compared with the previously proposed condominium development.
- The proposed development will have sufficient parking available to accommodate the parking generated and will exceed the Darien City Code and the *ITE Parking Generation Manual*.
- The site plan allows adequate site access and on-site circulation.



APPENDIX A - Exhibits



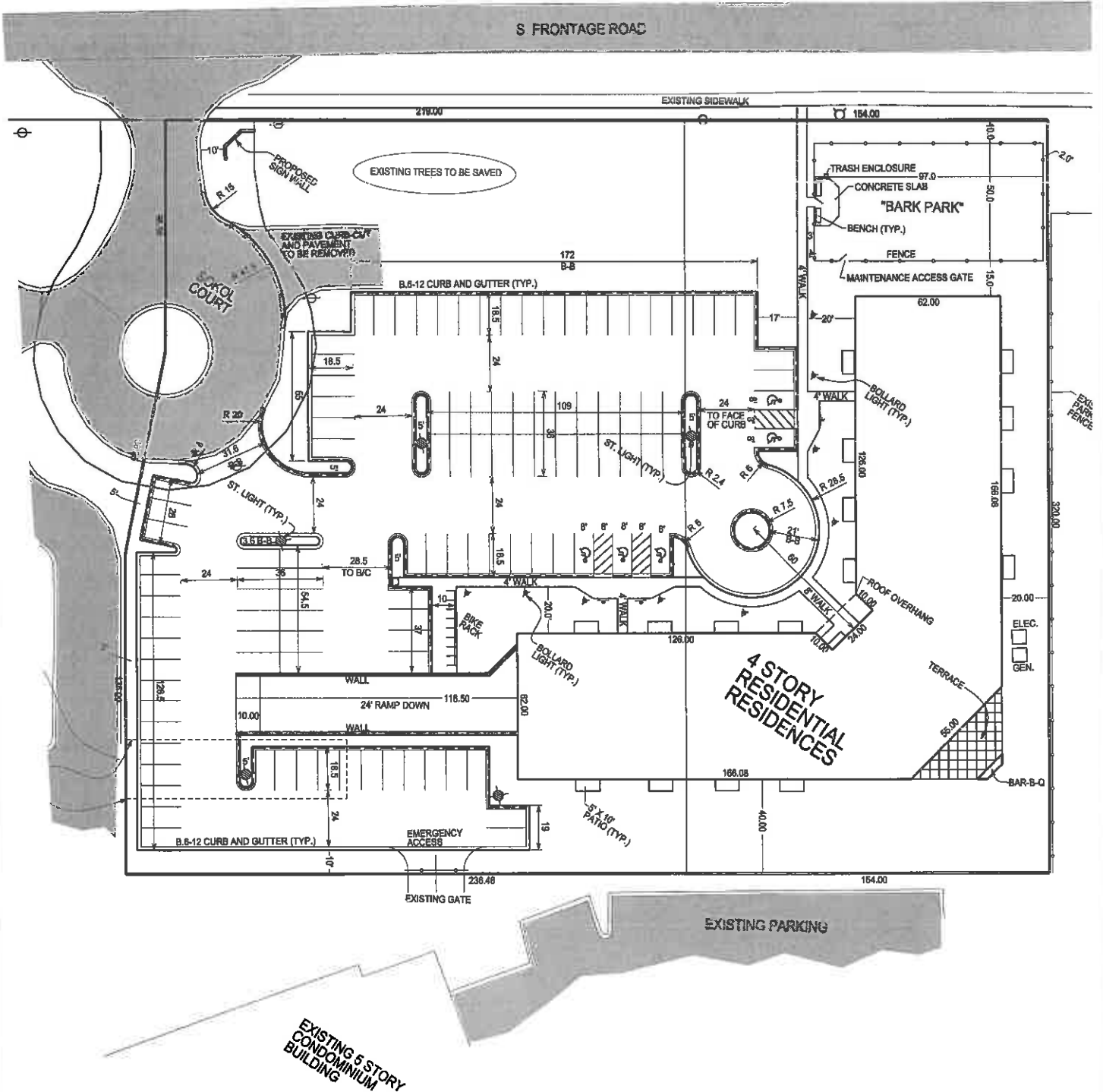
AERIAL PHOTO EXHIBIT
DARIEN HEIGHTS
RESIDENCES
DARIEN, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel 847 584 6600 Fax 847 394 6608
Illinois Professional Design Firm License No 184-003162 www.HaegerEngineering.com

Project Manager KML
Engineer KML
Date 03-10-2021
Project No. 20-174
Sheet 1 / 2



0 60
Scale: 1" = 60'



Site Plan prepared by Pearson, Brown & Associates, Inc., dated 01-19-2021

SITE PLAN
DARIEN HEIGHTS
RESIDENCES
DARIEN, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003162 www.HaegerEngineering.com

Project Manager: KML
Engineer: KML
Date: 03-10-2021
Project No.: 20-174
Sheet: 2 / 2



APPENDIX B – ITE Trip and Parking Generation Graphs

Multifamily Housing (Mid-Rise) (221)

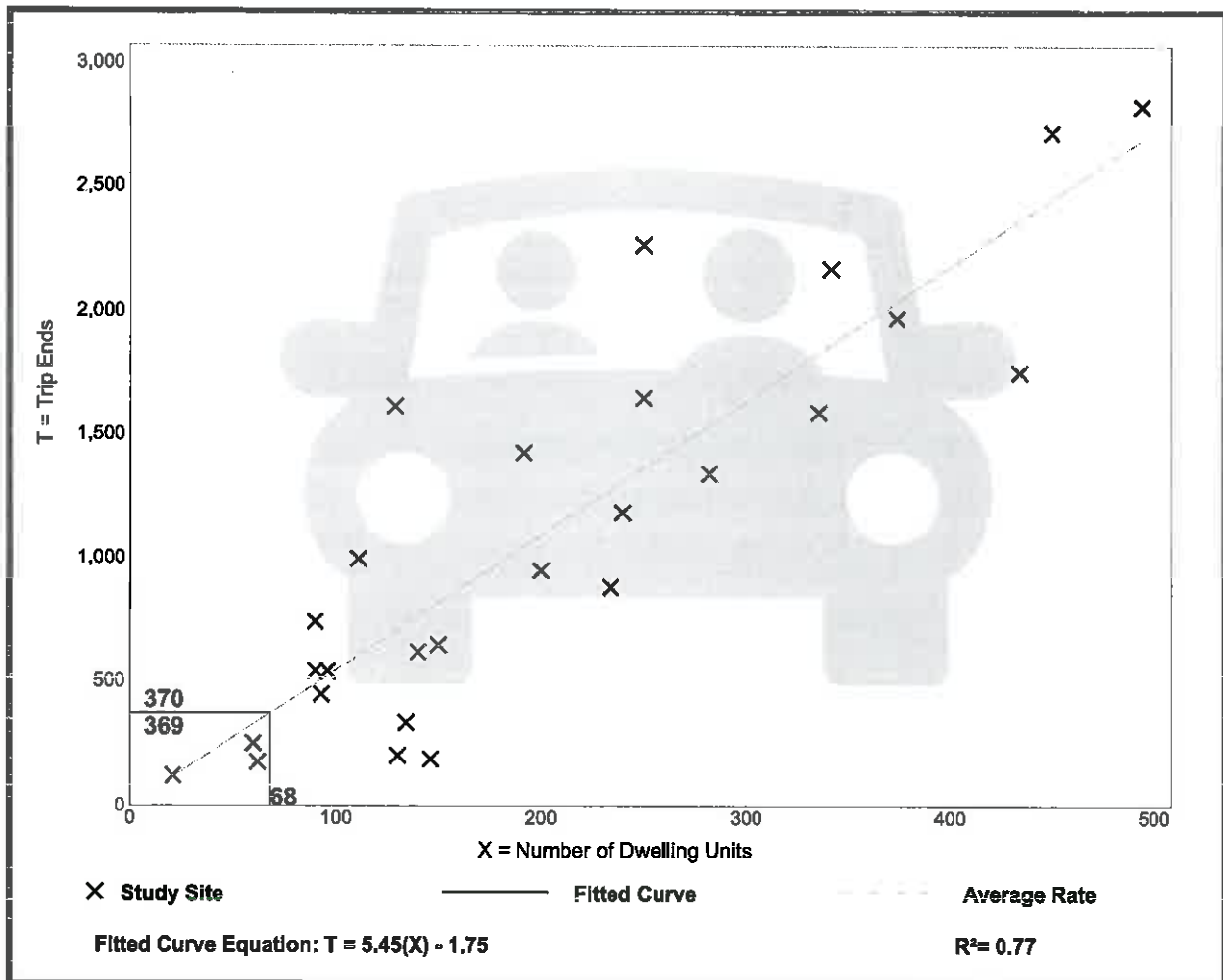
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

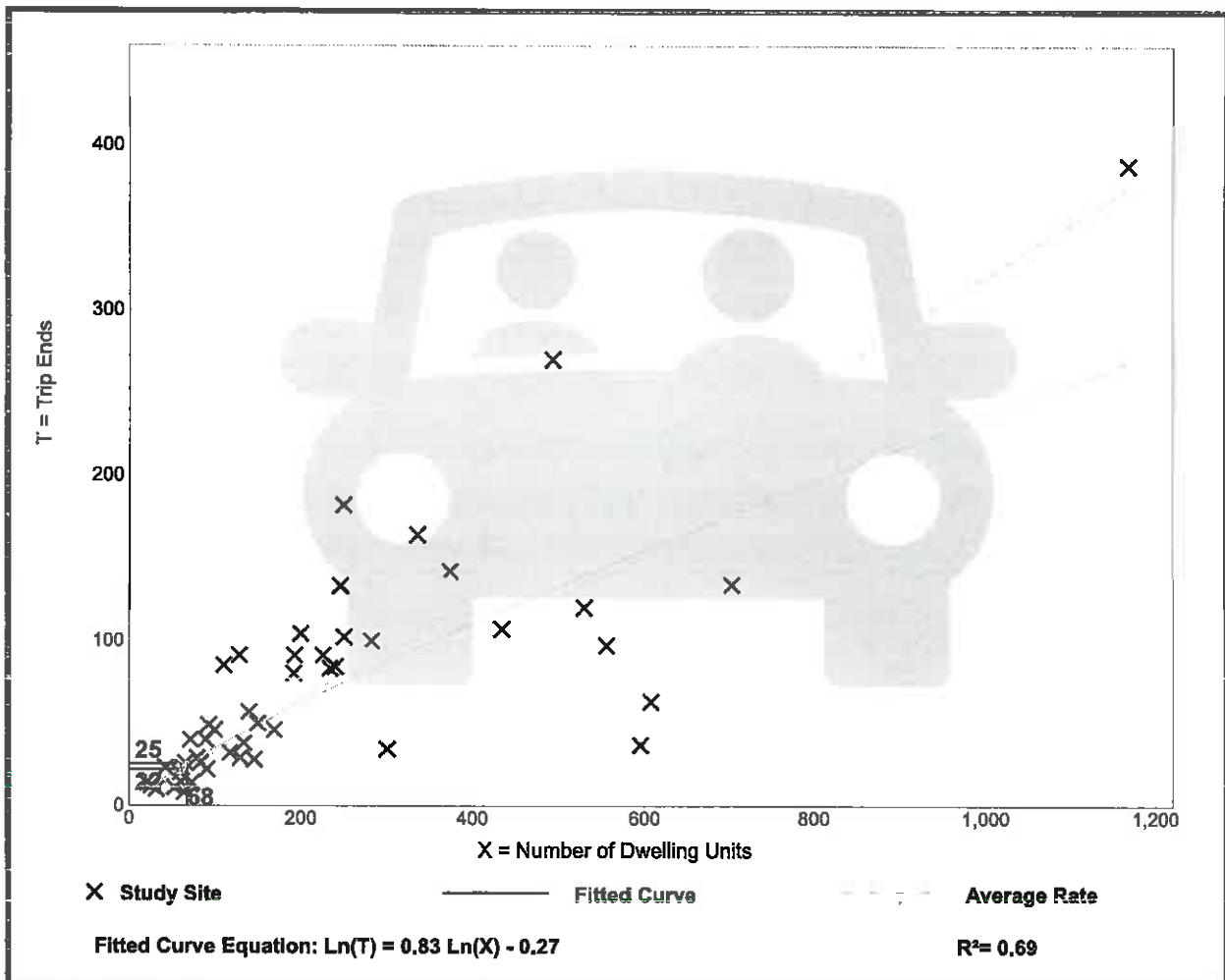
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Dwelling Units: 225
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.06 - 0.77	0.17

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

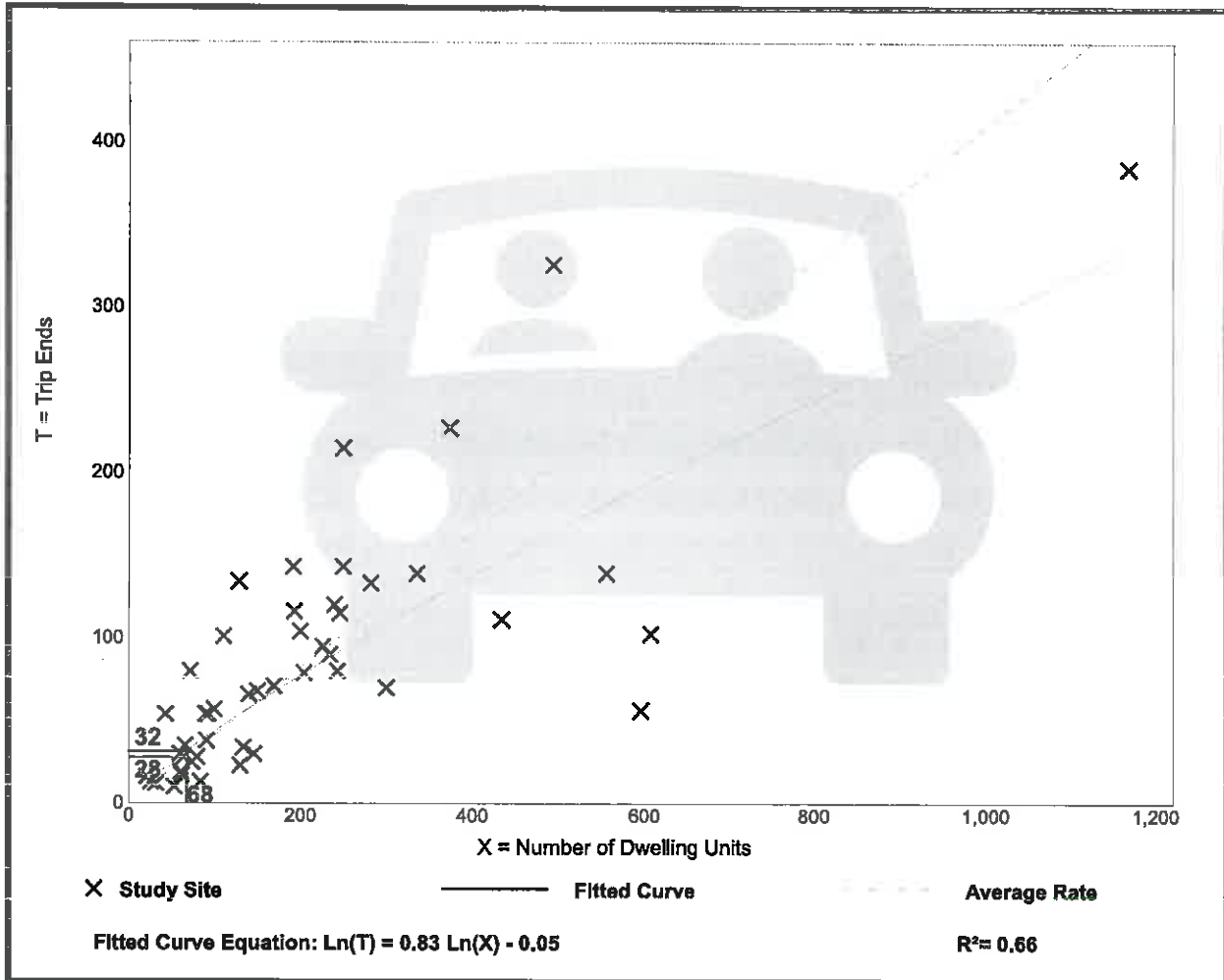
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
Avg. Num. of Dwelling Units: 211
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.09 - 1.26	0.22

Data Plot and Equation



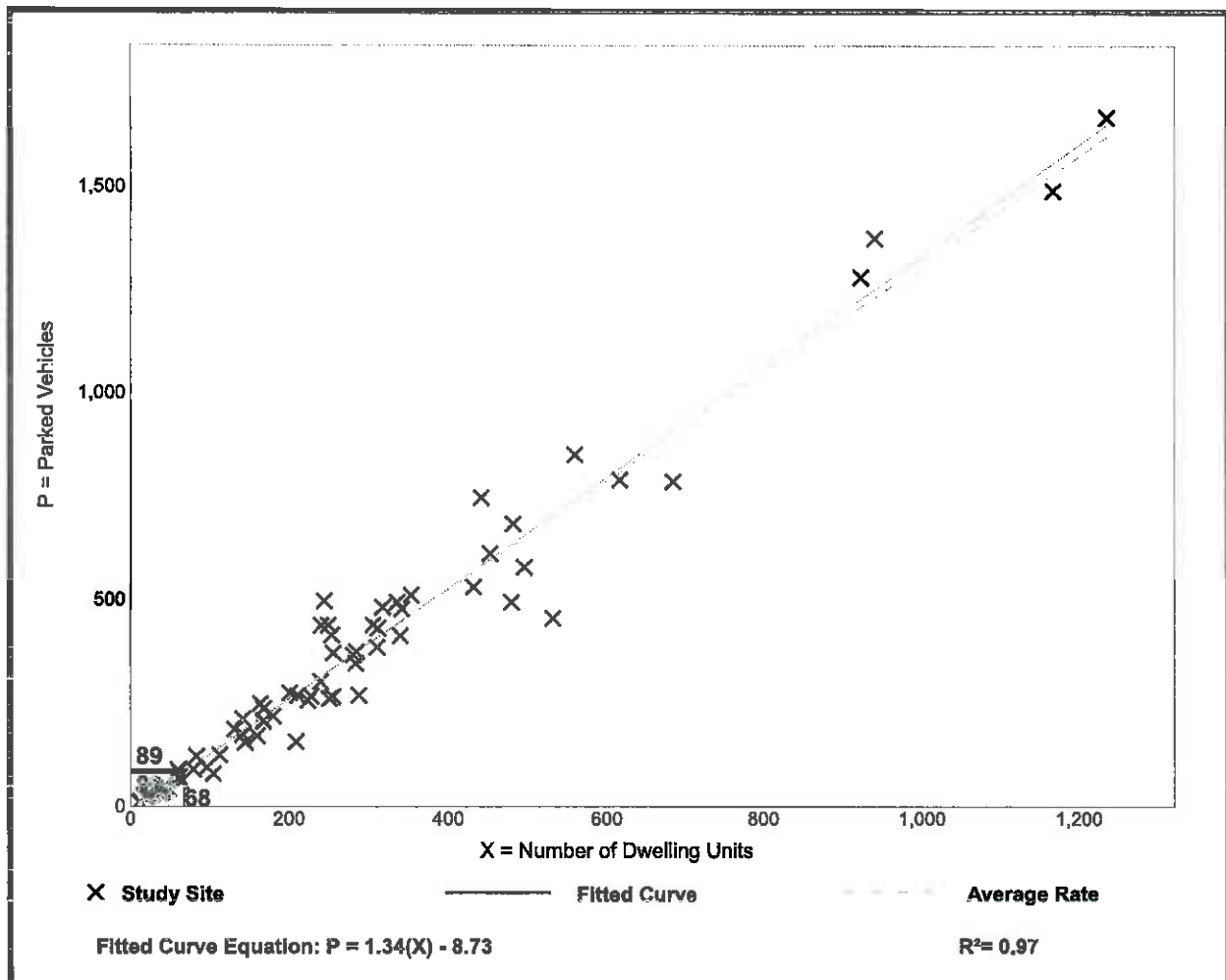
Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
Number of Studies: 73
Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

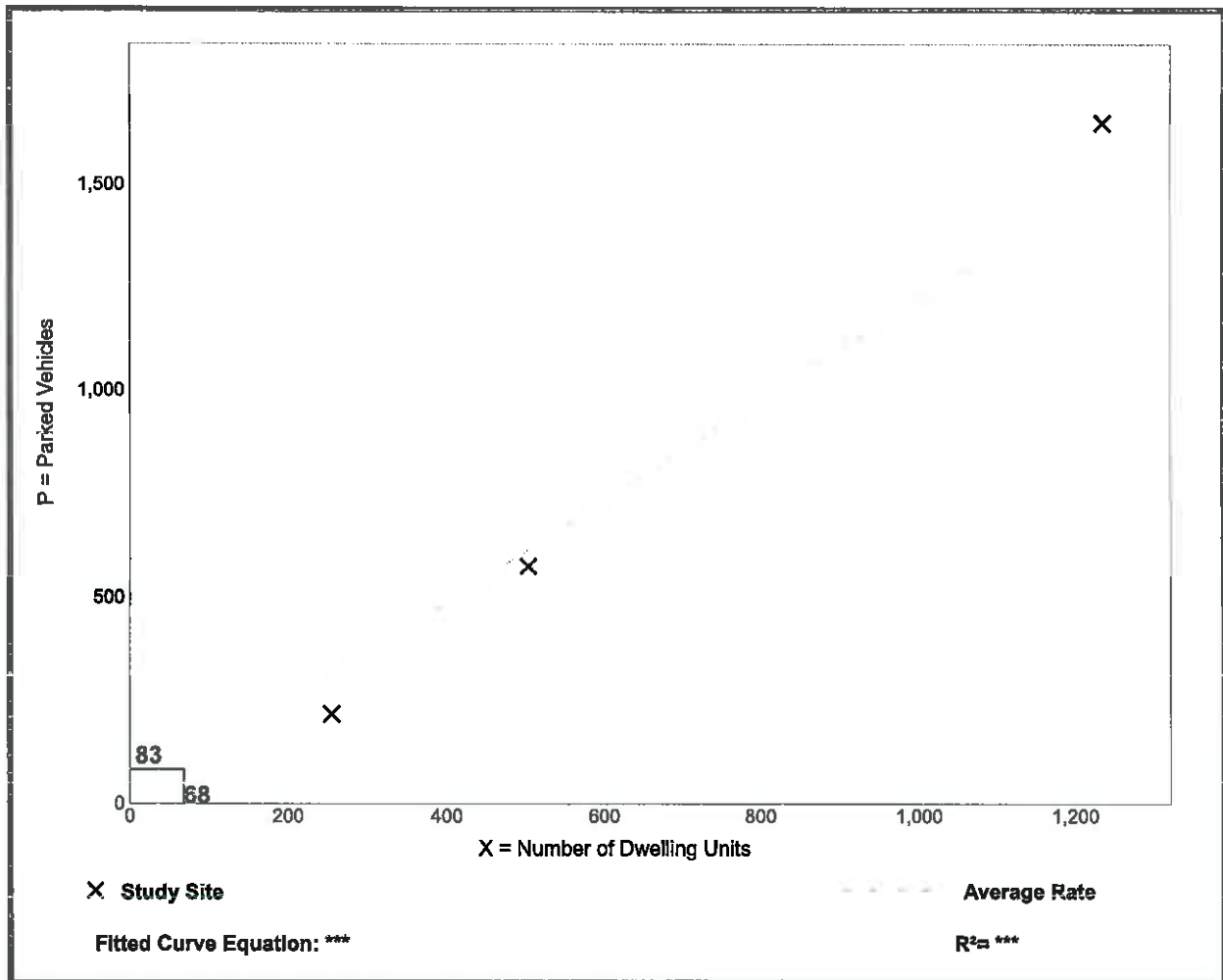
Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.
Number of Studies: 3
Avg. Num. of Dwelling Units: 665

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 (16%)

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) (221)

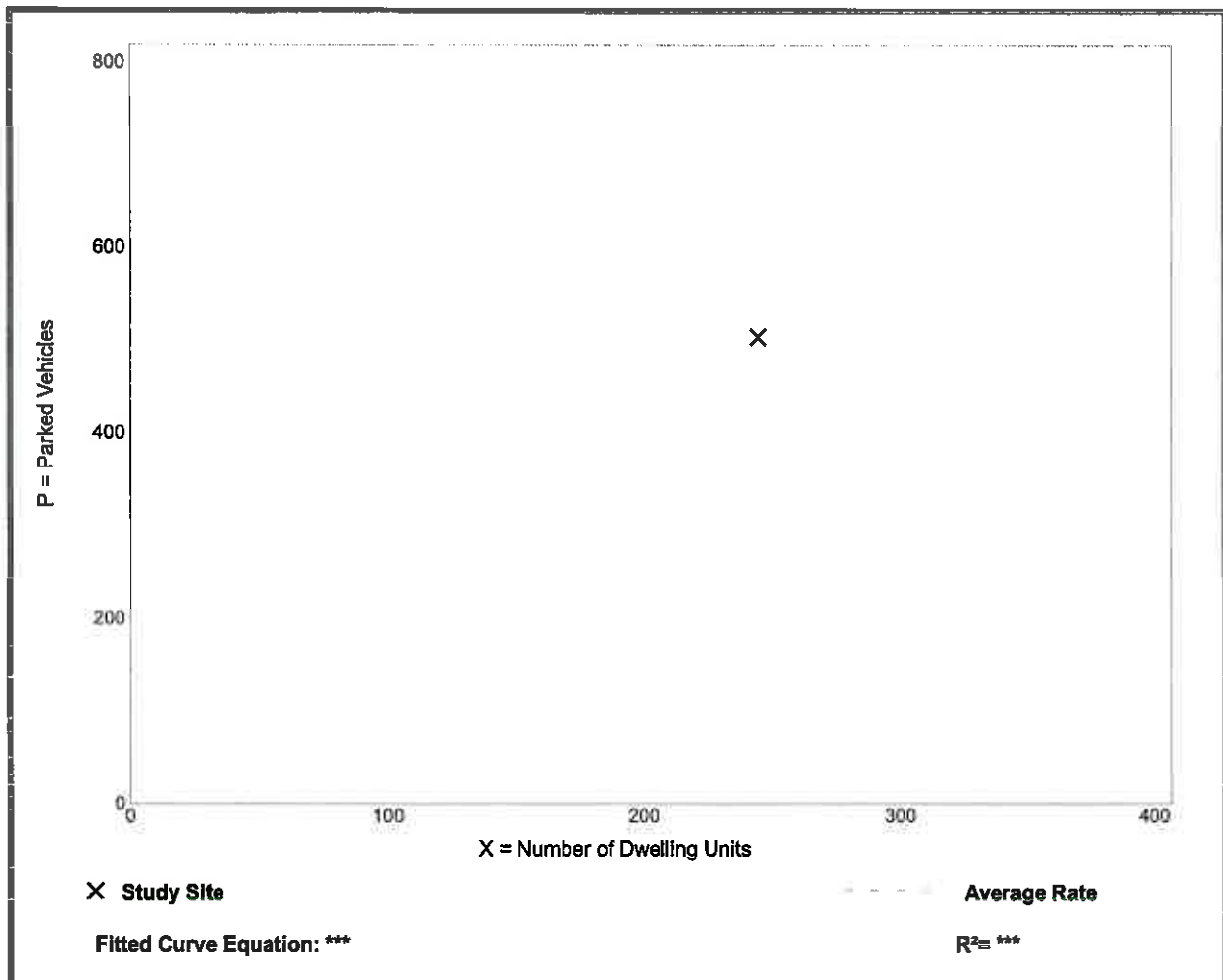
Peak Period Parking Demand vs: Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.
Number of Studies: 1
Avg. Num. of Dwelling Units: 245

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.05	2.05 - 2.05	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Jordan Yanke
City of Darien

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: March 29, 2021

SUBJECT: Review of Traffic Evaluation
Darien Heights Residences
Darien, Illinois

On behalf of the City of Darien, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the traffic and parking analysis for the proposed Darien Heights Residences to be located in Darien, Illinois. As part of this evaluation, KLOA, Inc. reviewed the following documents:

- The traffic memorandum dated March 10, 2021, prepared by Haeger Engineering
- The proposed site plan dated January 19, 2021, prepared by Arthur Swanson and Associates, Ltd.

The traffic memorandum estimated the traffic and parking to be generated by the development and provided a brief discussion of the internal circulation. Based on our review, the estimate of the traffic to be generated by the development and the parking demand analysis were determined based on established methods within the industry and have been calculated correctly. However, we offer the following comments regarding the traffic memorandum and the proposed site plan.

Peak Hour Trip Generation

The traffic memorandum provides a comparison of the traffic to be generated by a previously approved residential development for the subject site and the current proposed development plan. Estimates of the traffic to be generated by the previously approved development were based on the traffic study performed for the development, which assumed the development was to consist of 104 units. However, it is our understanding that the previously approved development was only approved to contain 66 units as opposed to 104 units. As such, the trip generation comparison in the traffic memorandum should be corrected based on the 66 approved units.

Parking Demand Analysis

The parking analysis has shown that the 201 parking spaces to be provided by the development exceeds both (1) the City of Darien's parking requirements (136 parking spaces) and (2) the estimated peak parking demand (112 parking spaces) based on the parking rates published by the Institute of Transportation Engineers (ITE).

Internal Circulation

It should be noted that the site plan that was reviewed has one dead end parking aisle on the surface parking lot and the parking aisle in the basement also has dead end parking. In addition, it may be difficult to exit the two easternmost parking spaces along the southern parking aisle.

Additional Information, Data, and Analysis

To ensure City staff and the reviewing boards have an understanding of the existing and projected traffic conditions, consideration should be given to including the following additional information, data, and analysis within the traffic memorandum:

- A brief description of the frontage road and its intersection with Sokol Court, including number of lanes, speed limits, daily traffic volumes (see IDOT web page), traffic control, crash data, etc.
- The traffic estimated to be generated by the existing extended stay hotel as it also has access via Sokol Court.
- Based on the existing and projected conditions, provide an analysis/statement of opinion as to how the frontage road/Sokol Court intersection is projected to operate and the impact the development will have on the intersection.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

March 12, 2021

Village of Darian
1702 Plainfield Road
Darien, Illinois

Attention: Jordan Yanke

Subject: 2305 Sokol Court
4 Story Residences
(CBBEL Project No. 950323.H0232)

Dear: Jordan

As requested on March 3, 2021, we have reviewed the preliminary engineering plans for the above project prepared by Pearson, Brown and Associates, Inc. and dated January 19, 2021. We have no objection to the plan being considered by the plan commission, and the following comments are submitted for your consideration:

1. Based on parcel lines shown on the Du Page County GIS database, it appears that the property to be developed is currently two lots. A plat of subdivision/consolidation will likely be necessary.
2. As the plan progresses, we will work with the design engineer to determine if sufficient volume was provided in the existing detention basin to accommodate the proposed development. If additional volume is required, it appears that there is ample space on the property to provide it.
3. Post Construction Best Management Practices (volume and pollutant control) will have to be provided as the existing stormwater management does not provide these features. The existing development pre-dated the PCBMP requirement.
4. The two parking stalls facing east at the southwest corner of the building appear to be awkward to back out of. Perhaps one additional stall could be added to the end of the adjacent row, and one could be eliminated or placed elsewhere in the project.
5. The parking aisle on the north side of the ramp to the indoor parking does not provide space for the southern-most two stalls to back out. Modifications to this configuration will be necessary.
6. We recommend that the site plan be provided to the fire protection district for their comment on the ability to maneuver their equipment and for hydrant placement.
7. The City watermain atlas indicates that the watermain on this property is looped, and therefore would have to remain connecting to the property to the west. This can be verified as the project progresses as it does not appear to impact the project.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Lynch". The signature is written in a cursive, flowing style.

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

Cc Dan Gombac, City of Darien



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

15900 New Avenue
Lemont, IL 60439
Business: (630) 257-0191
Fax: (630) 257-5318
fpb@lemontfire.com
lemontfire.com

April 5, 2021

Community Development
City of Darien
1702 Plainfield Rd
Darien, IL 60561

Re: Darien Heights Residences PUD - Review
2305 Sokol Ct.
Darien, IL.

Dear Community Development;

This Department is in receipt of the plans for the above noted project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments.

1. The address for the property shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with the International Fire Code, 2015 Edition (Section 505).
2. All newly constructed buildings or tenant spaces are required to install an approved key box in an accessible location approved by the code official in accordance with the International Fire Code, 2015 Edition (Section 506).
3. Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official in accordance with the International Fire Code, 2015 Edition (Section 503.7.3).
4. The fire sprinkler company or fire protection engineer shall submit an Automatic Fire Sprinkler System Technical Submission in accordance to The State of Illinois (225 ILCS 325/3) (from Ch. 111, par 5203) to the Lemont Bureau of Fire Prevention and the City of Darien that certifies that the fire sprinkler coverage is adequate for the intended use and /or storage of the building proposed.
5. An approved automatic sprinkler system shall be installed throughout this occupancy. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2013 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Woodridge for review and approval prior to installation in accordance with the International Fire Code, 2015 Edition (Section 903).

6. An approved fire alarm system shall be installed throughout this occupancy. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition. A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Woodridge for review and approval prior to installation and in accordance with the International Fire Code, 2015 Edition, (Section 907.1.1).
7. Portable Fire Extinguishers shall be installed in all occupancy groups and have a minimum of one fire extinguisher located within 5 feet of each exterior door. All other areas shall have extinguishers installed in accordance with NFPA 10, 2013 Edition or where required by the code official. The minimum size fire extinguisher for use in all occupancy groups shall be 4A60BC. All other applications shall be accordance with the provisions of NFPA 10, 2013 Edition and the International Fire Code, 2015 Edition (Section 906).
8. Approved exit lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Section 1011) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7 – 7.10).
9. Approved emergency lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Sections 604 & 1006) and N.F.P.A. #101 Life Safety Code, 201 Edition (Section 7 – 7.10).
10. Review of the plans show that the required dimensions for the turning radius have met the requirements for the turning radius required to handle our ladder truck. See Attached Information
11. Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - a. Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - b. Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - c. Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - d. Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
 - e. Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
 - f. Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch “storz” fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125” vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official in accordance with the International Fire Code, 2012 Edition (Section 507).
12. The size of the elevator car shall be of such size and arrangement to accommodate a twenty four (24) by eighty four (84) inch ambulance stretcher in the horizontal open position and shall be identified by the international symbol for emergency medical services (star of life). Where there a number of elevators provided, only one has to meet this requirement.

I will recommend APPROVAL AS NOTED of these plans with the stipulation that the above items are addressed and complied with. This approval with noted requirements of the Codes and Standards for the submitted project is not to be construed as final approval. This can only be granted after construction and occupancy inspections. If you should have any further questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'MBK', with a long horizontal flourish extending to the right.

Mark Blackaller
Fire Marshal

cc: file
City of Darien Community Development

**EQUITY TRUST COMPANY CUSTODIAN F/B/O
PAUL SWANSON IRA**

401 E. PROSPECT AVENUE
MT. PROSPECT, ILLINOIS 60056

PHONE: 847-670-6710
FAX: 847-670-6713

March 23, 2021

VIA EMAIL: (jyanke@darienil.gov)

Jordan Yanke
Senior Planner
City of Darien
1702 Plainfield Road
Darien, Illinois 60561

**RE: *Darien Heights Residences
2305 Sokol Court***

Jordan,

Please find below my response to your 3/17/2021 email "Review Comments" regarding Planning/Zoning Comments and Waivers & Deviations. The Engineering response will come from my Engineers.

Planning/Zoning Comments:

- Proposed plans have been presented to the surrounding HOA's with no written response. I spoke to Mary Sullivan the Alderman who has heard no negative response. I am sending plans to Lemont School District.
- The Development Schedule is to begin Construction ASAP after all approvals. I will "partner up" with an Investor Builder who I have done some past projects with. His name is Ram Prashantha. So, I will be with the project beyond completion.
- We are doing a Plat of Subdivision/Consolidation
- I will bring a Material Board to the Planning & Zoning Commission Meeting.
- I have corrected the math on sheet A2 and sent it to you. There are 68 Rental Units and 2 Model Units. (see enclosed)
- Open Space, the project has 55% impervious which leaves 45% open area but when you add the 30' around the building (- impervious area already counted in the 30') you have an open space of 29.7% which exceeds the code of 25%.
- Waivers/Deviations

Residential Density: The project has a density of 24.3 DU/AC. The R3 density is 7 DU/AC. Therefore, a waiver on density is sought as was the previously approved PUD for the Highland Condominiums.

- **Parking Requirements**

Car Parking: We meet code requirement of 2 cars/DU with 9' x 18' stalls and 24' aisle. We do not have a "set aside" Loading Area because all loading and trash pickups are on the garage ramp and through the garage to the Lower-Level Elevators, therefore the ramp (25' x 70') also acts as the loading area.

- **Yards and Spaces**

The code for R3 is 30' front and rear setback and 10' side yard, however, since our building height is 40' we need a 40' yard setback which we have to the South, contiguous to the Condominium Building, and greater than 40' to the North and West, however, we would seek a variance of 20' to the East against the Park. The approved Highland Condominium was 30' to the South and 10' to the East.

- **Building Height**

The proposed project has a building height of 40' and 4 stories which exceeds the underlying R3 Zoning of 3 stories and 35' height, so a variance is sought. The previously approved Highland Condominiums was also 4 stories and was 45' high.

Sincerely,



Paul Swanson

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355

PHONE 847 / 367-6707
FAX 847 / 367-2567

March 24, 2021

City of Darien
1702 Plainfield Road
Darien, Illinois

Attn: Jordan Yanke
Village Planner

Re: Darien Heights Residences 2305 Sokol Court – Paul Swanson
4 Story Residences
Darien, Illinois
Replies to CBBEL Review 1 of Preliminary Engineering

On behalf of our client, Equity Trust Co. Custodian FBO Paul Swanson IRA, please find the following replies to the engineering comments from the CBBEL Review #1 dated March 12, 2021.

1. *Based on parcel lines shown on the DuPage County GIS Database, it appears that the property to be developed is currently two lots. A plat of subdivision/consolidation will likely be necessary.*

Understood. The necessary plat work has been ordered from Associated Surveying Group and will be available by May 1st.

2. *As the plan progresses, we will work with the design engineer to determine if sufficient volume was provided in the existing detention basin to accommodate the proposed development. If additional volume is required, it appears that there is ample space on the property to provide it.*

Understood. Per conversation with Daniel L. Lynch, P.E. with CBBEL, the records from the original design are being retrieved from archives to determine the coverage level that was planned for the subject property. At less than 60% coverage, we are confident that most if not all of the required volume is provided in the existing facility.

3. *Post Construction Best Management Practices (volume and pollutant control) will have to be provided as the existing stormwater management does not provide these features. The existing development pre-dated the PCBMP requirement.*

Understood. We will incorporate PCBMP's in the final design. Infiltration based features will likely be employed. Snout devices within drainage structures are also being considered.

4. *The two parking stalls facing east at the southwest corner of the building appear to be awkward to back out of. Perhaps one additional stall can be added at the end of the adjacent row, and one could be eliminated or placed elsewhere onsite.*

The site plan has been revised near the spaces in question to provide additional pavement to make space for backing into the emergency access aisle connection location.

5. *The parking aisle on the north side of the ramp to the indoor parking does not provide space for the southern-most two stalls to back out. Modifications to this configuration will be necessary.*

We have revised the site plan to prohibit parking in the former two spaces that do not have room to back out near the ramp. The westernmost space just north of the end of the ramp can remain as there is room to back out. The total proposed space total is 136.

6. *We recommend that the site plan be provided to the fire protection district for their comment on the ability to maneuver their equipment and for hydrant placement.*

We will work with the developer to have the plan reviewed by the fire protection district.

7. *The City water main atlas indicates that the water main on this property is looped, and therefore would have to remain connecting to the property to the west. This can be verified as the project progresses as it does not appear to impact the project.*

Understood. We are now showing the water main remaining connected to the property to the west.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



John F. Cerbus, P.E.
Associate

cc: Paul Swanson -- PSA, Inc.

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

ORDINANCE NO. 0-30-05

**FIRST AMENDMENT TO ANNEXATION AGREEMENT
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-09: 2305 Sokol Court, The Highland)

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

THIS 3rd DAY OF OCTOBER, 2005.

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
5th day of October, 2005.**

ORDINANCE NO. 0-30-05

**FIRST AMENDMENT TO ANNEXATION AGREEMENT
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-09: 2305 Sokol Court, The Highland)

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

SECTION 1: The Mayor and Clerk are hereby authorized to execute and attest respectively a certain "First Amendment to Annexation Agreement," a copy of which is attached hereto and made a part hereof.

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. 0-30-05

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,
DU PAGE COUNTY, ILLINOIS, this 3rd day of October, 2005.

AYES: 6-Biehl, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0-NONE

ABSENT: 1-Durkin

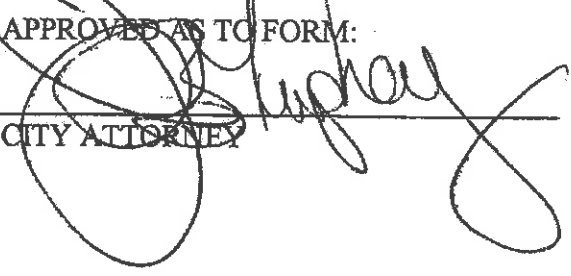
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 3rd day of October, 2005.



CARMEN D. SOLDATO, MAYOR

ATTEST:


JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

**FIRST AMENDMENT TO ANNEXATION AGREEMENT
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

The First Amendment to Annexation Agreement is entered into by and between the City of Darien, DuPage County, Illinois (the "City"), Sokol Chicagoland Building Association ("Owner") and Darien Highlands, LLC, an Illinois Corporation ("Developer").

RECITALS

WHEREAS, pursuant to Ordinance No. O-32-96 the City entered into a certain Annexation Agreement (the "Annexation Agreement") with the Owner and certain other developers of the property described therein; and

WHEREAS, pursuant to the Annexation Agreement a portion of the Subject Property (the "Sokol Parcel") was approved for and zoned for a recreational facility, consisting of a 2-story building containing approximately 43,000 square feet; and

WHEREAS, Owner has not developed the Sokol Parcel for its permitted use; and

WHEREAS, Developer has proposed to amend the Annexation Agreement in order to allow the development of the Sokol Parcel for 66 condominium units in two separate buildings; and

WHEREAS, pursuant to notice required by law the City's Planning and Zoning Commission has conducted a public hearing on the proposed Amendment and has forwarded its report and recommendation to the City Council; and

WHEREAS, pursuant to notice as required by law the City Council has conducted a public hearing on the proposed Amendment to the Annexation Agreement; and

WHEREAS, the City Council has determined that amending the Annexation Agreement in the manner described hereinbelow is reasonable and will promote the sound growth and planning of the City; and

WHEREAS, Developer and Owner agree to be bound by all the terms, conditions and limitations of this Amendment, along with any implementing ordinances adopted pursuant to this Amendment;

NOW, THEREFORE, IT IS HEREBY AGREED BY AND AMONG THE PARTIES HERETO AS FOLLOWS:

SECTION 1: Incorporation of Recitals. The recitals set forth above are incorporated herein.

SECTION 2: Amendment to Annexation Agreement. Notwithstanding anything to the contrary appearing in the Annexation Agreement, the City agrees to take all action necessary to allow for the Sokol Property to be developed for no more than 66 condominium units in two separate buildings.

SECTION 3: Agreement to Abide by Conditions. Owner and Developer agree to abide by all conditions, terms and restrictions set forth in the Zoning Ordinance adopted pursuant to this Agreement. A copy of said Zoning Ordinance is attached to this Agreement as **Exhibit 1**.

SECTION 4: Other Terms; Other Ordinances. Except as specifically provided for in this Agreement and the implementing Zoning Ordinance, Owner and Developer agree to be bound by all terms, conditions, limitations and restrictions set forth in the Annexation Agreement as well as the Zoning Ordinance adopted pursuant hereto, and all other Codes and Ordinances of the City. Developer shall specifically comply with the school impact fee contributions set forth in Section 10A of the Annexation Agreement, and the mid-rise unit South Frontage Road impact

fee contributions set forth in Section 10B of the Annexation Fee. The up to 66 condominium units contained in two separate buildings on the Sokol Property are classified as mid-rise units. All contribution amounts required for mid-rise units under the Annexation Agreement shall apply to those condominium units.

SECTION 5: Successors and Assigns. This Agreement shall be binding upon the parties and their respective successors and assigns.

SECTION 6: Term. The term of this Annexation Agreement remains unaffected by this Amendment.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day, month and year first above written.

City of Darien, Darien, DuPage County, Illinois

By: C. Soldato

Attest:

James S. Coleman
City Clerk

Sokol Chicagoland Building Association

By: _____

Darien Highlands, LLC,
an Illinois Corporation

By: _____

CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE
TO AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING PRELIMINARY PUD APPROVAL
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")

(PZC 2005-09: 2305 Sokol Court, The Highland)

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

THIS _____ DAY OF _____, 2005.

Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
_____ day of _____, 2005.

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE
TO AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING PRELIMINARY PUD APPROVAL
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-09: 2305 Sokol Court, The Highland)

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 identified on **Exhibit 1**, attached hereto and made a part hereof, (the "Subject Property"), is part of a Planned Unit Development (PUD), approved pursuant to an Annexation Agreement authorized by Ordinance No. O-32-96; and

WHEREAS, pursuant to the Annexation Agreement and approved PUD, the Subject Property was to be developed as the "Sokol Facility," a structure, two stories in height, containing approximately 43,000 square feet, and to be owned and operated by Sokol; and

WHEREAS, the Owner and Developer of the Subject Property have petitioned to amend the Annexation Agreement and for approval of a substantial change to the approved PUD; and

WHEREAS, said proposal seeks a substantial change in the approved PUD to eliminate the "Sokol Facility" as defined therein and to construct 66 condominium units contained in two buildings on the Subject Property; and

ORDINANCE NO. _____

WHEREAS, pursuant to notice, as required by law, the Planning and Zoning Commission of the City of Darien conducted a public hearing on the proposal; and

WHEREAS, the City, the Owner and the Developer have entered into an Amendment to the Annexation Agreement, authorizing development of the 66 condominium units to be contained in two buildings; and

WHEREAS, the City Council finds that amending the previously approved PUD as provided for hereinbelow is reasonable and will promote the sound growth and planning of the City;

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

SECTION 1: Substantial Change to PUD Approved. The final PUD plan for the Subject Property is hereby amended to allow the development of the Subject Property for 66 condominium units contained in two buildings.

SECTION 2: Preliminary Amended PUD Plan Identified; Preliminary Amended PUD Plan Approved. The Amended Preliminary PUD Plan is hereby approved. For purposes of this Ordinance, the "Amended Preliminary PUD Plan" is identified as follows:

- A. Preliminary Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., latest revision dated August 31, 2005.
- B. Preliminary Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated August 15, 2005.
- C. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 15, 2005.
- D. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 9, 2005.
- E. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision

ORDINANCE NO. _____

- dated August 9, 2005.
- F. Photometric plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
 - G. Building Elevations, 2 sheets, prepared by Built Form Architecture, latest revision dated August 9, 2005.

SECTION 3: Departures Approved. The following departures from the underlying Zoning Ordinance, Subdivision and PUD Regulations are hereby granted:

- A. Section 5A-3-3-4: PUD Regulations, Residential Density: To allow an increase in the number of dwelling units within the residential portion of the PUD, from an existing 8 to 9.6 dwelling units per acre.
- B. Section 5A-7-3-7: Height Limitations, Bulk Regulations: To allow an increase in the maximum height from 35 feet to 47.9 feet.

SECTION 4: Conditions of Approval: The following conditions of approval apply:

- A. Water pressure calculations are to be submitted with building permit applications.
- B. Roof mounted equipment, on the south side of the buildings, are to be screened.

SECTION 5: Final PUD Plan. The Final PUD Plan for the Subject Property shall be reviewed and approved in accordance with all applicable provisions of the City's Zoning Ordinance.

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

ORDINANCE NO. _____

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,
DU PAGE COUNTY, ILLINOIS, this _____ day of _____, 2005.**

AYES: _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this _____ day of _____, 2005.**

ATTEST:

CARMEN D. SOLDATO, MAYOR

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit 1

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

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

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

PIN: 10-05-404-002 and -024

The property is located at 2305 Sokol Court, Illinois 60561.

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

ORDINANCE NO. 0-31-05

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE
TO AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING PRELIMINARY PUD APPROVAL
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-09: 2305 Sokol Court, The Highland)

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

THIS 3rd DAY OF OCTOBER, 2005.

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
5th day of October, 2005.**

ORDINANCE NO. 0-31-05

**AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE
TO AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING PRELIMINARY PUD APPROVAL
(2305 SOKOL COURT/ "THE HIGHLAND" CONDOMINIUM
DEVELOPMENT FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-09: 2305 Sokol Court, The Highland)

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 identified on **Exhibit 1**, attached hereto and made a part hereof, (the "Subject Property"), is part of a Planned Unit Development (PUD), approved pursuant to an Annexation Agreement authorized by Ordinance No. O-32-96; and

WHEREAS, pursuant to the Annexation Agreement and approved PUD, the Subject Property was to be developed as the "Sokol Facility," a structure, two stories in height, containing approximately 43,000 square feet, and to be owned and operated by Sokol; and

WHEREAS, the Owner and Developer of the Subject Property have petitioned to amend the Annexation Agreement and for approval of a substantial change to the approved PUD; and

WHEREAS, said proposal seeks a substantial change in the approved PUD to eliminate the "Sokol Facility" as defined therein and to construct 66 condominium units contained in two buildings on the Subject Property; and

ORDINANCE NO. 0-31-05

WHEREAS, pursuant to notice, as required by law, the Planning and Zoning Commission of the City of Darien conducted a public hearing on the proposal; and

WHEREAS, the City, the Owner and the Developer have entered into an Amendment to the Annexation Agreement, authorizing development of the 66 condominium units to be contained in two buildings; and

WHEREAS, the City Council finds that amending the previously approved PUD as provided for hereinbelow is reasonable and will promote the sound growth and planning of the City;

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

SECTION 1: Substantial Change to PUD Approved. The final PUD plan for the Subject Property is hereby amended to allow the development of the Subject Property for 66 condominium units contained in two buildings.

SECTION 2: Preliminary Amended PUD Plan Identified; Preliminary Amended PUD Plan Approved. The Amended Preliminary PUD Plan is hereby approved. For purposes of this Ordinance, the "Amended Preliminary PUD Plan" is identified as follows:

- A. Preliminary Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., latest revision dated August 31, 2005.
- B. Preliminary Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated August 15, 2005.
- C. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 15, 2005.
- D. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, latest revision dated August 9, 2005.
- E. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision

ORDINANCE NO. 0-31-05

dated August 9, 2005.

- F. Photometric plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
- G. Building Elevations, 2 sheets, prepared by Built Form Architecture, latest revision dated August 9, 2005.

SECTION 3: Departures Approved. The following departures from the underlying

Zoning Ordinance, Subdivision and PUD Regulations are hereby granted:

- A. Section 5A-3-3-4: PUD Regulations, Residential Density: To allow an increase in the number of dwelling units within the residential portion of the PUD, from an existing 8 to 9.6 dwelling units per acre.
- B. Section 5A-7-3-7: Height Limitations, Bulk Regulations: To allow an increase in the maximum height from 35 feet to 47.9 feet.

SECTION 4: Conditions of Approval: The following conditions of approval apply:

- A. Water pressure calculations are to be submitted with building permit applications.
- B. Roof mounted equipment, on the south side of the buildings, are to be screened.

SECTION 5: Final PUD Plan. The Final PUD Plan for the Subject Property shall be reviewed and approved in accordance with all applicable provisions of the City's Zoning Ordinance.

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

ORDINANCE NO. 0-31-05

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,
DU PAGE COUNTY, ILLINOIS, this 3rd day of October, 2005.**

AYES: 6-Biehl, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0-NONE

ABSENT: 1-Durkin

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 3rd day of October, 2005.**

ATTEST:



JOANNE F. COLEMAN, CITY CLERK



CARMEN D. SOLDATO, MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY

Exhibit 1

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

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

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

PIN: 10-05-404-002 and -024

The property is located at 2305 Sokol Court, Illinois 60561.

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-33-05

**AN ORDINANCE GRANTING FINAL PUD
AND FINAL PLAT OF RESUBDIVISION APPROVAL
(2305 SOKOL COURT/"THE HIGHLAND" CONDOMINIUM DEVELOPMENT
FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-17: 2305 Sokol Court, The Highland Condominiums)

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS 7th DAY OF NOVEMBER, 2005

**Published in pamphlet form by authority of the
Mayor and City Council of the City of Darien,
DuPage County, Illinois, this 8th day
of November, 2005.**

ORDINANCE NO. 0-33-05

**AN ORDINANCE GRANTING FINAL PUD
AND FINAL PLAT OF RESUBDIVISION APPROVAL
(2305 SOKOL COURT/"THE HIGHLAND" CONDOMINIUM DEVELOPMENT
FORMERLY KNOWN AS "THE RESERVE")**

(PZC 2005-17: 2305 Sokol Court, The Highland Condominiums)

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

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

WHEREAS, the City has previously adopted Ordinance O-30-05, "First Amendment to an Annexation Agreement (2305 Sokol Court/"The Highland Condominium Development Formerly known as "The Reserve"), October 3, 2005, which amended the Burnside/Lemont Road Mixed Use PUD; and

WHEREAS, the City has previously adopted Ordinance O-31-05, "An Ordinance Approving a Substantial Change to an Approved Planned Unit Development and Granting Preliminary PUD approval (2305 Sokol Court/"The Highland Condominium Development Formerly known as "The Reserve"), on October 3, 2005; and

WHEREAS, said Ordinances granted preliminary approval for 66 condominium units contained in two buildings on the Subject Property; and

WHEREAS, the Developer has submitted Final PUD plans for The Highland Condominiums; and

WHEREAS, the Planning and Zoning Commission at its regular meeting of October 19, 2005, reviewed the petition and forwarded its recommendation of approval to the City Council; and

ORDINANCE NO. 0-33-05

WHEREAS, the Planning and Development Committee at its regular meeting of October 24, 2005, reviewed the petition and forwarded its recommendation of approval to the City Council; and

WHEREAS, the City Council 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, DUPAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: Final Plat of Resubdivision Approved: The City Council hereby approves the Final Plat of Resubdivision for "The Highland Condominiums". The Mayor and City Clerk are hereby authorized and directed to execute and attest respectively the Final plat of Resubdivision. The City Clerk is hereby authorized and directed to cause the Final Plat of Resubdivision to be recorded in the Office of the DuPage County Recorder of Deeds.

SECTION 2. Plat of Vacation Approved. The City Council hereby approves the Plat of Vacation. The Mayor and City Clerk are hereby authorized and directed to execute and attest respectively the Plat of Vacation. The City Clerk is hereby authorized and directed to cause the Plat of Vacation to be recorded in the Office of the DuPage County Recorder of Deeds.

SECTION 3. Final PUD Plan Approved. The City hereby approves the Final PUD Plan for 66 condominium units contained in two buildings on the Subject Property. For purposes of this approval, the Final PUD Plan consists of the following elements:

1. ALTA/ACSM Land Title Survey, 1 sheet, prepared by Associated Surveying Group, P.C., dated December 16, 2004.
2. Final Plat of Resubdivision, 1 sheet, prepared by Associated Surveying Group, P.C., with a received date of August 31, 2005.
3. Final Plat of Vacation, 1 sheet, prepared by Associated Surveying Group, P.C., dated November 29, 2004.

ORDINANCE NO. 0-33-05

4. Final Engineering Plan, 1 sheet, prepared by P&D Consultants, latest revision dated October 20, 2005.
5. Landscape Plan, 1 sheet, prepared by Williams Design Group, latest revision dated August 9, 2005.
6. Photometric Lighting Plan, 1 sheet, prepared by P&D Consultants, latest revision dated June 30, 2005.
7. Ground Floor Parking Plan, 1 sheet, prepared by Built Form Architecture, dated October 7, 2005.
8. Typical Floor Unit Plan, 1 sheet, prepared by Built Form Architecture, dated October 7, 2005.
9. Building Elevations, 2 sheets, prepared by Built Form Architecture, dated October 7, 2005.

SECTION 4: Other Applicable Ordinances. Except as provided herein or in Ordinances O-30-05 and O-31-05, development of the Subject Property shall conform to all applicable Codes and Ordinances of the City of Darien.

SECTION 5: 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. 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 supercede 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, and shall subsequently be published in pamphlet form as provided by law.

ORDINANCE NO. 0-33-05

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,
DUPAGE COUNTY, ILLINOIS, this 7th day of November, 2005.

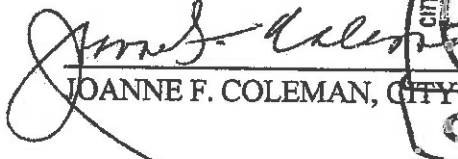

AYES: 7 - Biehl, Durkin, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0 - NONE

ABSENT: 0 - NONE

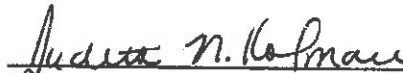
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,
ILLINOIS, this 7th day of November, 2005.

ATTEST:


JOANNE F. COLEMAN, CITY CLERK



KATHLEEN MOESLE WEAVER, MAYOR

APPROVED AS TO FORM:


JUDITH N. HOFFMAN
CITY ATTORNEY

Jordan Yanke

From: dewyzefan6@comcast.net
Sent: Tuesday, April 6, 2021 4:56 PM
To: Jordan Yanke
Subject: RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Thank you. I have this where they're not in compliance. I still need to site the examples under the #s, but I'm not legal, so I'm trying to see if I can get someone to help me with that, but at least you'll have the 6 points and I'll do my best to get the examples.

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1

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.

From: Jordan Yanke <jyanke@darienil.gov>
Sent: Tuesday, April 06, 2021 4:03 PM
To: dewyzefan6@comcast.net
Subject: RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Hi Annie –

I recommend submitting any/all documentation you have for tomorrow's meeting, but if there are further examples or issues you would like to point out at a later date, that info can be included with the record during the future meeting(s). Therefore, if you have any additional documentation prior to tomorrow's meeting, please send it to me via email or bring it to the meeting (if you plan on attending). You can also speak at the meeting and bring the questions up at that time, or do both.

Hope this helps. Thanks.



Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561
Email: jyanke@darienil.gov
Office: (630) 353-8113 |
Connect with the City of Darien!



From: dewyzefan6@comcast.net <dewyzefan6@comcast.net>
Sent: Tuesday, April 6, 2021 2:48 PM
To: Jordan Yanke <jyanke@darienil.gov>
Subject: RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

thank you very much!! I'm trying to look through all the online documentation you provided and saw today that it said proposal was sent to neighboring HOAs. Our board or managers may have received something, but nothing was ever sent to residents and we are the ones who live in the community.

also found are 6 criteria the petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment.

I do plan on citing some examples for each of the issues found - so having them completed before the may meeting will be ok?

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1

i really appreciate you replying and listening to concerns. I reached out to our management company today since they never communicated to ANY of the residents. Thank you.

I'm sorry for the additional correspondences, but I am very passionate about this since we reside here.

From: Jordan Yanke <jyanke@darienil.gov>
Sent: Tuesday, April 06, 2021 2:16 PM
To: dewyzefan6@comcast.net
Subject: RE: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

Hi Annie –

Thanks for your message. I will add your correspondence to the case file and submit it to the Planning and Zoning Commissioners for the public hearing tomorrow (04/07).

FYI – The contacts you listed below include the Mayor and City Councilmembers, in addition to administrators. While City Council will have the ultimate vote/decision on the proposed Sokol Court (i.e. Darien Heights) development, they will not hear the case at a meeting until at least May. That said, you are always welcome to reach out to Elected Officials (i.e. Mayor/Councilmembers) at any time on the proposed development or any other issue/concern/question. A link from the City website where complete contact information is provided has been included below:



www.darien.il.us



Let me know if you need anything further. Have a good afternoon.

Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561

Email: jyanke@darienil.gov

Office: (630) 353-8113 |

Connect with the City of Darien!

From: dewyzefan6@comcast.net <dewyzefan6@comcast.net>
Sent: Tuesday, April 6, 2021 9:13 AM
To: Jordan Yanke <jyanke@darienil.gov>
Cc: dewyzefan6@comcast.net
Subject: Proposed Darien Apartments on Sokol QUESTIONS FOR MEETINGS AND CONCERNS

I'd also like to send this to everyone who makes the decisions in the meetings. I found the emails below. Are these the appropriate people to send them to?

dgombac@darienil.gov; bvana@darienil.gov; jmarchese@darienil.gov; jkenny@darienil.gov; tschauer@darienil.gov; tchlystek@darienil.gov; egustafson@darienil.gov; jragona@darienil.gov; micoren@darienil.gov; micoren@darienil.gov; msullivan@darienil.gov; tbelczak@darienil.gov

https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter

thank you for replying to my initial questions last week. you said we can submit questions to be asked in the meeting. below are my questions :

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
 - How will that affect property values?
- Can they then add section 8 since it can't be regulated?
 - How will that affect property values?
- Will putting apartments directly in our community lower our home values?
 - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes
- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the "proposed" apartments going for the high-end prices and floor plans to other floor plans, price points, etc?

- The Darien patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
 - We just saw on the news last week that the Chicago area has become desirable and it's hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
 - With historically LOW interest rates currently, they're stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
 - Why after 16 years do they want to build apartments instead?
 - If no one can regulate their decisions, that could be very bad for the city of Darien and the surrounding communities in/near this location.
- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
 - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a never-ending revolving door of people constantly coming and going in Darien and a lot of unknowns that sound like they CAN'T be regulated and no one will be able to change anything once that's happened.

It will change the entire dynamic of our wonderful community, awesome town and surrounding communities a lot, and there's no going back.

We are the people/citizens of Darien who LIVE in this community so I hope that will be forefront in consideration of this amendment and how it will affect us.

I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS RESIDENTS FIRST!!!!

The residents put their trust in the city officials and council to look out for **US and OUR BEST INTERESTS**. I've talked to some other residents and I **strongly urge you to please NOT ALLOW** this amendment to pass and to seriously consider how the people who the officials represent feel, and how unsettling this is.

When you have a community of **OWNERS**, they take a lot of pride and are extremely **VESTED**; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a CONDO OWNER, that individual condo owner is more VESTED than renters.

When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of **COMMUNITY, TRUST and SAFETY**; and our community is filled with a lot of **LONG-TERM** residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for **YEARS**.

If this amendment is allowed to go through, it will show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as vested as we are!

If the amendment passes to build apartments, I think a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US.

Thank you,
Annie Shea

From: Jordan Yanke <jyanke@darienil.gov>
Sent: Wednesday, March 31, 2021 3:58 PM
To: dewyzefan6@comcast.net
Subject: City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie --

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- When and where is the meeting?
The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).
- I understand the meeting is open to the public?
The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of twenty (20) members of the public at any one time, FYI.
- Is there an option to attend virtually?
This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.
- Is there a link to obtain additional information?
Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56: <https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>
- Are the buildings proposed to be condos and/or townhouses?
The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.
- Will they be section 8?
Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.
- If so, what percentage of the building(s) would be section 8?
(N/A)
- How many people will be allowed to occupy each unit?

Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748

- What type of parking will they have?
Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.
- How much will that impact the property values in the community?
At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.
- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?
Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.



www.darien.il.us

Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561

Email: jyanke@darienil.gov

Office: (630) 353-8113 |

Connect with the City of Darien!



Begin forwarded message:

From: dewyzefan6@comcast.net

Date: March 26, 2021 at 12:24:48 PM CDT

To: Dan Gombac <dgombac@darienil.gov>

Cc: dewyzefan6@comcast.net

Subject: darien new builds - apartments / condos on sokol court

I hope you are having a good week. My name is Annie Shea and Byron Vana suggested I contact you.

I was informed by a neighbor there is going to be a meeting on April 7 about the proposed 2 new buildings on Sokol Court being built in our neighborhood in Darien.

Darien Apartment Project Has Some Concerned | Darien, IL Patch

<https://patch.com/illinois/darien-il/darien-apartment-project-has-some-concerned>

Please see my questions below:

- When and where is the meeting?
- I understand the meeting is open to the public?
- Is there an option to attend virtually?

- Is there a link to obtain additional information?
- Are the buildings proposed to be condos and/or townhouses?
- Will they be section 8?
- If so, what percentage of the building(s) would be section 8?
- How many people will be allowed to occupy each unit?
- What type of parking will they have?
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- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road
(especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood.
- If so, where may I view the results?

I LOVE Darien and our quiet, wonderful neighborhood.

In order to determine how we choose to proceed with our home and living in Darien in the future will be vastly dictated by the potential addition of 2 new buildings being built abutting our community and the park.

Thank you,
Annie Shea

From: Bryon Vana <bvana@darienil.gov>
Sent: Monday, November 23, 2020 11:05 AM
To: dewyzefan6 <dewyzefan6@comcast.net>; Dan Gombac <dgombac@darienil.gov>; Joe Marchese <jmarchese@darienil.gov>
Subject: RE: apartments / condos on sokol court

Yes, all residents are encouraged to participate in this and all city issues. We will determine the review process once we receive formal application for the developer.



Bryon Vana

City Administrator
 1702 Plainfield Road, Darien, IL 60561
Email: bvana@darienil.gov
Office: (630) 353-8114 | **Mobile:** (630) 514-1251
Connect with the City of Darien!

From: dewyzefan6 <dewyzefan6@comcast.net>
Sent: Monday, November 23, 2020 11:02 AM
To: Bryon Vana <bvana@darienil.gov>; Dan Gombac <dgombac@darienil.gov>; Joe Marchese <jmarchese@darienil.gov>
Subject: RE: apartments / condos on sokol court

great. thank you. i rely appreciate your reply. are we allowed to participate when the city meets about this to ask questions and voice concerns once we know their plan?

----- Original message -----

From: Bryon Vana <bvana@darienil.gov>
Date: 11/23/20 10:22 AM (GMT-06:00)
To: dewyzefan6 <dewyzefan6@comcast.net>, Dan Gombac <dgombac@darienil.gov>, Joe Marchese <jmarchese@darienil.gov>
Subject: RE: apartments / condos on sokol court
 Ann

The plans approved in 2005 allow 2 building with a total of 66 units. The time frame for this project is not determined and the developer needs to make formal application to the City.
If you have additional questions please contact Dan Gombac, Director of Community Development.
Bryon

Bryon Vana

City Administrator
1702 Plainfield Road, Darien, IL 60561

Email: bvana@darienil.gov

From: Bryon Vana <bvana@darienil.gov>

Sent: Sunday, November 22, 2020 11:53 AM

To: dewyzefan6 <dewyzefan6@comcast.net>; Dan Gombac <dgombac@darienil.gov>; Joe Marchese <jmarchese@darienil.gov>

Subject: RE: apartments / condos on sokoi court

I'll send you more info tomorrow from the office. Thanks

Bryon

Bryon Vana

City Administrator

----- Original message -----

From: dewyzefan6 <dewyzefan6@comcast.net>

Date: 11/22/20 9:15 AM (GMT-06:00)

To: Bryon Vana <bvana@darienil.gov>

Subject: apartments / condos on sokol court

I saw this article and it's very concerning to me. We have lived here for almost 13 years and I love this community, town and its "peacefulness".

When are they going to be putting this building up?

Between noisy construction and a new building and not knowing how big it's going to be ... and the new truck facility coming ... we live very close to where all this congestion will be happening ...

I used to want to live in Darien until I died and now I'm dying to not live in Darien.

Darien Apartment Project Has Some Concerned | Darien, IL Patch

<https://patch.com/illinois/darien-il/darien-apartment-project-has-some-concerned>

From: Jeanne Peterson
To: Jordan Yanke
Subject: Input on Zoning Meeting 4/7/21
Date: Tuesday, April 6, 2021 12:21:35 PM

I wanted to send my input in two items on the agenda for the April 7, 2021 planning meeting. I own a townhome in Waterfall Glen. I am opposed to the development of apartments for the Sokol Court property. I read on line that the developer wants to put in "upscale" apartments. How are \$1,500 a month apartment rentals "upscale"? I know that is what people in Midlothian are paying for apartments. We have enough issues with people using our private park and walking the neighborhood from the Extended Stay Hotel. For this reason, I now have security cameras. I am not opposed to condos but do not support apartments. I do support the Cannabis dispensing Organization.
Thank you.

Jeanne Peterson

9471 Waterfall Glen Blvd

Darien, IL

Jordan Yanke

From: Mary Sullivan
Sent: Tuesday, April 6, 2021 7:15 PM
To: Jordan Yanke; Bryon Vana; Dan Gombac; Joe Marchese
Subject: Fwd: Darien Heights Apartment Complex

Please make sure PZC receives this communication. Thank you!

Mary Coyle Sullivan
City of Darien Alderperson Ward 5
1702 Plainfield Road, Darien, IL 60561
Email: msullivan@darienil.gov
Phone: (630) 606-8664

Begin forwarded message:

From: Marema <marebunch@aol.com>
Date: April 6, 2021 at 7:07:19 PM CDT
To: Mary Sullivan <msullivan@darienil.gov>
Subject: **Darien Heights Apartment Complex**

Hello Mary,

On November 13, 2020, I had emailed you about the property on Sokol Court. You passed my email on to Dan Gombac, who emailed information about the project. In that email, he stated that there were minor modifications to the project and it would need City Council site plan approval only. So basically, he was telling me that it was a done deal. After receiving the latest Direct Connect and reading on the Darien Patch, there are several changes that Mr. Swanson wants for this apartment complex. Now, his plan is going to the Planning and Zoning Commission on Wednesday.

The 2005 project that was approved had 66 units, he now wants 68 units plus 2 models for a total of 70 units. The 2005 project was for two buildings, he now wants one huge building. One of the things that really bothers me, is that he wants a variance of just 20 feet from our park fence, when it should be 40 feet because of the height of his building.

Your comments at the City Council meeting were surprising to me. You said that Mr. Swanson has received positive input about his project. I would like to know from who? People that are not living in this area and are not affected by it? No one that I know of from the townhomes are happy at all about this project. The few people that I have talked to from the condos aren't happy either. We wonder what this will do to the property value of our homes. Our townhome values are at an all time high. We get requests from people and realtors if any of our units are going on the market any time soon. His reasoning for having apartments over condos is very surprising to me as the real estate market is very hot right now and there is little new construction in this area. We would much rather see this project as condos instead of apartments.

Mr. Swanson is selling this project as a luxury, upscale apartment complex. I don't really think that many people would like to look out of their apartment window and see the Extended Stay

Hotel where drug deals happen and vehicles are burglarized. His rents for the apartments are comparable to those of the Farmingdale Apartment complex, and I don't consider those apartments upscale at all.

I have talked to Mr. Swanson several times in the past and met with him once but I just can't get on board with this project. How do you think the residents of your neighborhood would react to this project being built in their neighborhood? I think that a lot of the residents that live in the townhomes and condos feel that this is a done deal and there is nothing we can do about it. I have lived in Darien for 46 years, the last 19 on Waterfall Glen, and I have seen a lot happen in this city, some positive yet some negative.

I will be attending the meeting on Wednesday.

Chris Marema
9405 Waterfall Glen Blvd.

Sent from my iPad

Jordan Yanke

From: dewyzefan6@comcast.net
Sent: Wednesday, April 7, 2021 9:33 AM
To: Dan Gombac; Bryon Vana; Joe Marchese; Joseph Kenny; Ted schauer; Thomas Chlystek; Eric Gustafson; JoAnne E. Ragona; mjcoren@darienil.gov; Michael J. Coren; Mary Sullivan; Tom Belczak; Jordan Yanke; Lester Vaughan; EconomicDevelopment
Cc: dewyzefan6@comcast.net
Subject: Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS

I really appreciate your attention to this issue that is **VERY IMPORTANT** to the residents of this community and strongly urge that you **DO NOT APPROVE THIS AMENDMENT FOR APARTMENTS ON SOKOL IN DARIEN.**

Please see all my questions and comments below. I have talked to several people in our HOA and everyone I've talked to so far feels the same.

COMPLIANCE ISSUES WITH CODES:

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1

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;
The community and surrounding communities are filled with and inhabited with single family homes, townhomes and condos. Most residents are owners and well established. Even if there may be some renters, they are renting from a single vested owner. Renters are not vested in communities like owners. It's more transient, renters don't typically maintain properties as well as owners. There will be a revolving door of people in and out of the city for the rest of time if this amendment goes through. the **CHARACTER** of the neighborhood is larger lots - SFR,TH, etc. **NOT** apartments and permitting the proposed use would **IRREVOCABLY ALTER THE ESSENTIAL CHARACTER** of the surrounding area. (please see more in my comments below about the wonderful people and sense of community we have here).
2. The zoning classifications of property within the general area of the property in question;
I believe that the **ZONING CLASSIFICATIONS** of property within the general area are single family and some multi-family (townhomes/condos) with the exception of the hotel, which from my understanding is mostly inhabited by elderly people trying to survive as best and safely as they can. Putting apartments in the middle of large lot single family/condo/townhome **OWNER** residences is contrary to the criteria for a Zoning amendment and should not be allowed. If you want to change the Zoning to permit apartments **IN AN AREA ALREADY FULL OF APARTMENTS**, then that makes sense. It seems that apartments are inconsistent with the **other** uses permitted.
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;
This property is perfectly suited for **CONDOMINIUMS** for which it is already zoned and has been

for 16 years. The current economy encourages SALES, not rentals. With historically LOW INTEREST RATES and the fact that people, especially in this economy and with all that's been happening in the last year, I can't see people wanting to spend \$1500-\$2700 to get NO EQUITY to live directly off an expressway when there's no amenities anywhere near the property and the ZONING AMENDMENT IS NOT NEEDED. The economy is in a different place now than it was in the last 16 years and it is ripe for condos and people wanting to establish themselves and have and build equity.

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;

Trend of development in the area are that people seem to want to purchase property. Single family homes, condos and townhomes have occupied this area for a long time and when homes in our community go on the market they SELL. The trend is toward SFR./TH's and not apartments.

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

The developer can still make plenty of money developing the parcel as condos. The current Zoning as condos does not significantly reduce the value of the property. And that the public and city will gain from more home ownership, stable residents, rather than potentially transient renters. The proposed use would REDUCE property values and the hard working current residents in the area will be the ones to suffer the financial losses we've been working SO HARD to build up for a lot of years.

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

I HAVE BEEN UNABLE TO REVIEW THE CITY'S COMPREHENSIVE PLAN BUT THERE IS NO INDICATION THAT THE PROPOSED USE IS CONSISTENT WITH ANY LONG -TERM PLAN OF THE CITY NOR ITS RESIDENTS. I feel that the plan to put up apartments will significantly devalue homes rather than add value and completely change the dynamic of the entire area.

In looking through all the online documentation I saw it said this proposal was sent to neighboring HOAs and there was no negative feedback. I have never seen any communication about this amendment - and to the best of my knowledge and in talking to other residents in our HOA community - no one has seen any communication about this amendment so many people are not informed at all about this issue and I believe would definitely oppose it if they were informed.

QUESTIONS

https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter

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home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes

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CONCERNS

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I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS CURRENT RESIDENTS FIRST!!!!

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Thank you,
Annie Shea

From: Jordan Yanke <jyanke@darienil.gov>
Sent: Wednesday, March 31, 2021 3:58 PM
To: dewyzefan6@comcast.net
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- Are the buildings proposed to be condos and/or townhouses?
The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.
- Will they be section 8?

Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.

- If so, what percentage of the building(s) would be section 8?
(N/A)
- How many people will be allowed to occupy each unit?
Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".
https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748
- What type of parking will they have?
Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.
- How much will that impact the property values in the community?
At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.
- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?
Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.



Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561
Email: jyanke@darienil.gov
Office: (630) 353-8113

Connect with the City of Darien!



Jordan Yanke

From: Tim Tumlin <tumlintr@comcast.net>
Sent: Wednesday, April 7, 2021 11:54 AM
To: Jordan Yanke
Cc: kkzzus@yahoo.com
Subject: RE: Planning and Zoning Commission - Public Comment

Hello Jordan,

Thank you for your very prompt reply.

I see that the agenda (linked below) has the address with a period between darien and il. The address I see in your email to me does not. That likely explains what the problem is.

I must say that, at the risk of sounding curmudgeonly, this still makes me concerned. I am confident that virtually all my neighbors will be quite distressed over the proposals to be addressed in hearing PZC2021-02. I myself have only learned that it's up for discussion tonight, and I am certain they are in the same boat. Given the controversy this is sure to generate, there may well be a possibility that any action taken tonight which we believe is adverse to our interests would be vulnerable to subsequent challenge since the opportunity for residents to offer questions and comments has been limited by this error, innocent as I'm sure it is.

Therefore, I would like to ask that at least this hearing be canceled for tonight and continued to the next meeting so that we residents have a full opportunity offer input. I hope this isn't too much trouble, but I do think it will not only serve us residents better, and it could avoid much more trouble for all of us in the future.

Sincerely,

Tim Tumlin

<https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>

From: Jordan Yanke [mailto:jyanke@darienil.gov]
Sent: Wednesday, April 7, 2021 11:36 AM
To: tumlintr@comcast.net
Subject: Planning and Zoning Commission - Public Comment

Hi Tim –

This is a test email to make sure you can reply to it with your comments for this evening's meeting. Let me know if it comes through. Thank you.



Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561

Email: jyanke@darienil.gov

Office: (630) 353-8113 |

Connect with the City of Darien!



Jordan Yanke

From: Karen Martin <mikar1085@gmail.com>
Sent: Wednesday, April 7, 2021 2:44 PM
To: Jordan Yanke
Subject: amendment

Mr. Yanke,

I am unable to attend tonight's meeting.

As a Waterfall Glen townhome owner, I have concerns regarding the amendment to the original plan for the proposed development along Frontage Road.

A condo building would be a more desirable neighbor than apartment rentals, more long term residents in owned condominiums than short term rental units.

Also, this would add to the congestion on Frontage Road, which is already filled with speeding traffic. This proposed property would be closely situated next to the extended stay facility which is also next to a commercial area. There was a deadly accident at this same spot last year.

Thank you for your time.

Karen Martin

Jordan Yanke

From: rick millard <rickmillard@att.net>
Sent: Wednesday, April 7, 2021 2:51 PM
To: Jordan Yanke
Subject: Condo South frontage

Hi Jordan,

This is Rick Millard at 9210 waterfall glen and I am alittle concerned about the new apartments on the south frontage when it was zoned as Condo's before. I know they said it is individual metered and can switch later but this would bring about a pause to this development in my mind. Plus the space where this is at does not seem adequate also and would crowd this small area.

Thanks

Rick

From: Bryan Gay
To: Jordan Yanke
Subject: Fwd: Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS
Date: Wednesday, April 7, 2021 1:08:47 PM
Attachments: image002.png
image001.png

Hi Jordan,

I wanted to let you know, by not providing a virtual option, I won't be able to participate at tonight's meeting. I'm still not sure why this isn't an option, the City of Aurora, which I work with on a daily basis has moved every meeting to a virtual format since last March. I don't understand why this is no longer an option in Darien.

Anyways, I've been very diligent over the past year, limiting my in person interactions to a minimum, protecting my ability to work with my staff and help my parents when needed. FYI, I'm scheduled to be fully vaccinated on April 20. I'm so close, and I'll be ready to meet in person starting in May. I hope everyone understands, and will excuse my absence tonight.

Just for the record, I'm in favor of the Sokol Ct variance. While I understand Ms Shea's concerns, I disagree with several of the points she makes in the email below. The current housing market continues to be driven by renters; condominiums are not seen as favorable concepts and rental units are in high demand. This location is a premium with it's close proximity to the Interstate system, and with a hotel next door, and townhomes/condos within the general area, this product should fit in nicely.

As you know, P&Z does not cover HOA issues, and those questions should be discussed between the HOA in question and the property owner. This property is not a part of any existing HOA, is it? If it is, then it would be subject to that HOA's rules.

I will also point out, that a large development like this is not subject to any type of architectural review, or design standards. While the facade renderings are nice, I'm not a fan of the stucco along the top of the buildings. To me, it cheapens the look of the building and does not meet current building standards we see in other communities. I'd like to see the stucco removed and replaced with another masonry product, stone or glass.

Thank you for your time.
Bryan Gay

----- Forwarded message -----

From: <dewyzefan6@comcast.net>
Date: Wed, Apr 7, 2021 at 9:33 AM
Subject: Proposed Darien Apartments on Sokol - QUESTIONS / CONCERNS
To: <dgombac@darienil.gov>, <bvana@darienil.gov>, <jmarchese@darienil.gov>, <jkenny@darienil.gov>, <tschauer@darienil.gov>, <tchlystek@darienil.gov>, <egustafson@darienil.gov>, <jragona@darienil.gov>, <mjcoren@darienil.gov>, <mjcoren@darienil.gov>, <msullivan@darienil.gov>, <tbelczak@darienil.gov>, Jordan Yanke <jyanke@darienil.gov>, <lvaughan@darienil.gov>, <EconomicDevelopment@darienil.gov>
Cc: <dewyzefan6@comcast.net>

I really appreciate your attention to this issue that is **VERY IMPORTANT** to the residents of this community and strongly urge that you **DO NOT APPROVE THIS AMENDMENT FOR APARTMENTS ON SOKOL IN DARIEN.**

Please see all my questions and comments below. I have talked to several people in our HOA and everyone I've talked to so far feels the same.

COMPLIANCE ISSUES WITH CODES:

According to the relevant section 5A-2-2-5, below are the criteria a petitioner must meet to be able to illustrate that the petition for a Zoning Amendment meets the required criteria in Darien and it appears the petitioner does **NOT** meet the criteria to approve this amendment:

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-1

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;
The community and surrounding communities are filled with and inhabited with single family homes, townhomes and condos. Most residents are owners and well established. Even if there may be some renters, they are renting from a single vested owner. Renters are not vested in communities like owners. It's more transient, renters don't typically maintain properties as well as owners. There will be a revolving door of people in and out of the city for the rest of time if this amendment goes through. the CHARACTER of the neighborhood is larger lots - **SFR,TH**, etc. NOT apartments and permitting the proposed use would **IRREVOCABLY ALTER THE ESSENTIAL CHARACTER** of the surrounding area. (please see more in my comments below about the wonderful people and sense of community we have here).
2. The zoning classifications of property within the general area of the property in question;

I believe that the ZONING CLASSIFICATIONS of property within the general area are single family and some multi-family (townhomes/condos) with the exception of the hotel, which from my understanding is mostly inhabited by elderly people trying to survive as best and safely as they can. Putting apartments in the middle of large lot single family/condo/townhome OWNER residences is contrary to the criteria for a Zoning amendment and should not be allowed. If you want to change the Zoning to permit apartments IN AN AREA ALREADY FULL OF APARTMENTS, then that makes sense. It seems that apartments are inconsistent with the other uses permitted.

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;

This property is perfectly suited for CONDOMINIUMS for which it is already zoned and has been for 16 years. The current economy encourages SALES; not rentals. With historically LOW INTEREST RATES and the fact that people, especially in this economy and with all that's been happening in the last year, I can't see people wanting to spend \$1500-\$2700 to get NO EQUITY to live directly off an expressway when there's no amenities anywhere near the property and the ZONING AMENDMENT IS NOT NEEDED. The economy is in a different place now than it was in the last 16 years and it is ripe for condos and people wanting to establish themselves and have and build equity.

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;

Trend of development in the area are that people seem to want to purchase property. Single family homes, condos and townhomes have occupied this area for a long time and when homes in our community go on the market they SELL. The trend is toward SFR./TH's and not apartments.

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

The developer can still make plenty of money developing the parcel as condos. The current Zoning as condos does not significantly reduce the value of the property. And that the public and city will gain from more home ownership, stable residents, rather than potentially transient renters. The proposed use would REDUCE property values and the hard working current residents in the area will be the ones to suffer the

financial losses we've been working SO HARD to build up for a lot of years.

6. The policies of all current official plans or plan elements of the City.
I HAVE BEEN UNABLE TO REVIEW THE CITY'S COMPREHENSIVE PLAN BUT THERE IS NO INDICATION THAT THE PROPOSED USE IS CONSISTENT WITH ANY LONG -TERM PLAN OF THE CITY NOR ITS RESIDENTS. I feel that the plan to put up apartments will significantly devalue homes rather than add value and completely change the dynamic of the entire area.

In looking through all the online documentation I saw it said this proposal was sent to neighboring HOAs and there was no negative feedback. I have never seen any communication about this amendment - and to the best of my knowledge and in talking to other residents in our HOA community - no one has seen any communication about this amendment so many people are not informed at all about this issue and I believe would definitely oppose it if they were informed.

QUESTIONS

https://patch.com/illinois/darien-il/big-darien-apartment-complex-proposed?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter

it stated we can submit questions to be asked in the meeting. below are my questions :

- To verify, once the amendment is approved you can't regulate it and no one will have any say in anything that happens or "changes" by the developer at any time?
- The developer can start out with his "proposed" high end apartments for \$1500 to \$2700, but then can change his mind anytime and go with any different price point and a whole different kind of apartment and the city and the long term residents can't do anything about it?
 - How will that affect property values?
- Can they then add section 8 since it can't be regulated?

- How will that affect property values?
- Will putting apartments directly in our community lower our home values?
 - That will also lower property taxes, which will not only be a loss to all the owners to lose equity in your home, but also the city of Darien as well because the city will lose all the revenue on the higher property values/taxes
- Is the developer currently talking to, working with, receiving funds or planning to work with any agencies, companies, government or any other entities to change the “proposed” apartments going for the high-end prices and floor plans to other floor plans, price points, etc?
- The darien patch article states that the developer indicated that when the market for condos comes back they MIGHT turn them into condos.
 - We just saw on the news last week that the Chicago area has become desirable and it’s hard to find houses to purchase, etc. so how is buying a condo not desirable right now?
 - With historically LOW interest rates currently, they’re stating people would rather pay \$1500-\$2700 a month to RENT and NOT buy?
- From what I understand, the developer purchased the land in 2005 and got permission for CONDOS.
 - Why after 16 years do they want to build apartments instead?
 - If no one can regulate their decisions, that could be very bad for the city of Darien and the surrounding communities in/near this location.
- If the city sadly approves this amendment, will rules be posted at the complex that residents of the new complex/building/buildings CANNOT use the facilities of the neighboring HOAs like the pond and facilities that belong to any neighboring HOAs who pay extra each month for these amenities?
- When do they plan on starting construction?
- How long would construction take?
- Does their amended request meet Darien zoning codes?
- How much of the frontage road will be blocked off and for how long in either direction?
 - This is very important to know as the frontage road is only ONE LANE each in BOTH directions and could totally hinder both residents and emergency vehicles getting in and out of the community in a timely matter. Not to mention all the bicycle people and groups who use the frontage roads a lot.

CONCERNS

PLEASE DO NOT ALLOW THE AMENDMENT TO CHANGE FROM CONDOS TO APARTMENTS TO GO THROUGH.

Once you allow the amendment to go through to change from OWNERS to RENTERS in a large apartment building, there will be a never-ending revolving

door of people constantly coming and going in Darien and a lot of unknowns that sound like they CAN'T be regulated and no one will be able to change anything once that's happened.

It will change the entire dynamic of our wonderful community, awesome town and surrounding communities a lot, and there's no going back.

We are the people/citizens of Darien who LIVE in this community so I hope that will be forefront in consideration of this amendment and how it will affect us.

I HOPE THE CITY COUNCIL DOES THE RIGHT THING AND PUTS ITS CURRENT RESIDENTS FIRST!!!!

The residents put their trust in the city officials and council to look out for US and OUR BEST INTERESTS. I've talked to some other residents and I strongly urge you to please NOT ALLOW this amendment to pass and to seriously consider how the people who the officials represent feel, and how unsettling this is.

When you have a community of OWNERS, they take a lot of pride and are extremely VESTED; not only in their homes, but the community and the entire city of Darien than when you RENT; especially from an apartment manager. When you will only reside there for a short period of time most likely, you aren't really vested in the town. If condos are built and sold and people want to rent from a CONDO OWNER, that individual condo owner is more VESTED than renters.

When you're an owner and long term resident, you get to know your neighbors, become acquaintances and friends, you look out for each other, you feel safe, you help each other out, you have a sense of COMMUNITY, TRUST and SAFETY; and our community is filled with a lot of LONG-TERM residents from all walks of life who work very hard, get along great and don't ask much. Our current community is such a nice, quiet, friendly, wonderful place to live - in a town we have all cared about and taken pride in for YEARS.

If this amendment is allowed to go through, it will sadly show hard working, long term Darien residents feel that our elected officials and representatives put the developer and their proposed plan first before us.

People have all gone through SO MUCH in the last year with COVID and everything it's brought to so many people and all people ask is for SAFETY and COMMUNITY in our city; and if there are going to be more people living in our town, they will be as VESTED as we are!

If the amendment passes to build apartments, I believe a lot of people will be very upset; and people want to keep their faith in Darien, its officials and the people who were voted in to represent US and OUR best interests.

Thank you,

Annie Shea

From: Jordan Yanke <jyanke@darienil.gov>
Sent: Wednesday, March 31, 2021 3:58 PM
To: dewyzefan6@comcast.net
Subject: City of Darien Inquiry - Darien Heights Residences (Sokol Court)

Hi Annie –

Thanks again for contacting the City. Please see responses to your questions below (red text). Let me know if you have any questions after reading through. Have a good afternoon.

- When and where is the meeting?

The meeting is at 7:00PM on Wednesday, April 7, 2021. The meeting will be held at City Hall in the Council Chambers (1702 Plainfield Road, Darien, IL 60561).

- I understand the meeting is open to the public?

The meeting will be open to the public with social distancing/face covering requirements in place. The Council Chambers will be limited to a maximum of

twenty (20) members of the public at any one time, FYI.

- Is there an option to attend virtually?

This option will not be available. The meeting will not be available via Zoom, GoTo Meeting, or other virtual platforms.

- Is there a link to obtain additional information?

*Please see the following link that was uploaded to the City website, which contains the entire meeting packet. The subject case and development plan, including parking and traffic analysis, can be found starting on Page 56:
<https://darien.il.us/getattachment/9ed0cd10-83c5-40fb-84ac-e860fb233250/Planning-and-Zoning-Commission-Meeting-April-7,-2021.aspx>*

- Are the buildings proposed to be condos and/or townhouses?

The proposed development includes 68 dwelling units in the form of apartments. No condominiums or townhomes are proposed.

- Will they be section 8?

Inclusion of Section 8 has not been specified or proposed per submitted documents by the petitioner.

- If so, what percentage of the building(s) would be section 8?

(N/A)

- How many people will be allowed to occupy each unit?

Please see the following link for definition of "Family" per the City's Zoning Ordinance. Each proposed dwelling unit can contain a "Family".

https://codelibrary.amlegal.com/codes/darienil/latest/darien_il/0-0-0-4748

- What type of parking will they have?

Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.

- How much will that impact the property values in the community?

At this point, this question cannot be answered with specificity. The applicant can respond to this type of inquiry during the public hearing (04/07/2021) though. Additionally, if directed by the Planning and Zoning Commission, Municipal Services Committee, or City Council, the applicant may be required to submit a financial impact study or market analysis at a later date.

- Has an impact study been produced/conducted in relation to traffic, noise, construction, access to the frontage road (especially during construction as the 1 lane road each way is our ONLY access to get in and out of our neighborhood. If so, where may I view the results?

Please refer to answer above and access the meeting packet for the proposed development plan, parking layout, and traffic analysis.



Jordan Yanke

Senior Planner
1702 Plainfield Road, Darien, IL 60561

Email: jyanke@darienil.gov

Office: (630) 353-8113 |

Connect with the City of Darien!



--
Bryan

630-512-7976

From: [Rachel Townsend](#)
To: [Jordan Yanke](#)
Subject: Proposed Apartments on Sokol Court
Date: Wednesday, April 7, 2021 3:06:11 PM

Dear Mr. Yanke,

I wanted to say I disagree with the petitions for exceptions on 2305 Sokol Court.

The zoning rules exist to keep Darien "A Nice Place to Live," and companies asking for these types of exemptions are unfairly putting burden on the residents to be following up with developments to make sure that we continue to have that nice place to live.

Many people use the public areas here - the sidewalks and verges, and having a much larger building than originally planned, brought so close to the road, with such a large number of apartments instead of condos (without the required parking) will end up making the whole area much more difficult and unpleasant to use. Additionally, the building is requested to be very close to the Waterfall Glen park area, and there needs to be the required space here as well.

Please deny the exceptions for the area. Of course the condos without the exceptions are reasonable, but all these exceptions are too much for this space and neighborhood.

Thank you,
Rachel Townsend
9223 Waterfall Glen Blvd

From: Scott Styles
To: Jordan Yanke
Subject: Sokol Court Apartment Proposal
Date: Wednesday, April 7, 2021 4:05:01 PM

Mr. Yanke,

I've lived in the Waterfall Glen townhomes in Darien for the past 12 years. I love the quiet streets and sunny park. I plan to stay for many more years.

I am writing to encourage a denial of the requested zoning waivers for the proposed Sokol Court apartments. This is not an investment in the community, it's an effort by the developer to profit, by pushing his burden onto existing residents.

Exceptions to building height and minimum setback will put our Waterfall Glen park in the shadows. The high residential density will encourage a transient population.

I fear the proposed development will negatively impact local quality of life, diminishing the community I have grown to love. The previously approved condos were much better suited to Darien.

Please require the developer to meet the standards of our existing zoning ordinances, keeping Darien a nice place to live.

Regards,
Scott Styles

From: [Kevin Drum](#)
To: [Jordan Yanke](#)
Subject: Apartment building
Date: Wednesday, April 7, 2021 5:11:50 PM

I live in waterfall glen townhouse and I am totally against this project. for one building to close to are fence which is are park that we pay for. second I can't believe that with everything going on in this country people can't pay rent and the virus still not controlled anybody in there right mind would want to build apartment's. plus why should there get a waiver for the height and closeness to the street. It's bad. Enough around here when Argonne is getting out and other offices sometimes you have to wait 20 to get on lemont road. And what will happen if he can't rent all the apartment', maybe make it section 8. We have enough people walking around here just from the hotel, I am not for this plan at all!

Sent from my iPhone

From: WALLY RIGHTON
To: Jordan Yanke
Subject: Fwd: 2305 Sokol Court
Date: Thursday, April 8, 2021 8:47:05 AM

As residents of the adjacent Preserves of Waterfall Glen Townhome Owners Association, we are voicing strong opposition to the PUD on Sokol Court as it is currently proposed. Of course, the only reason that Petitioner are requesting an increase in density is only to make the project more profitable for them and not the the long term viability of the surrounding neighborhood.

This building, no matter how well built, well-appointed and expertly marketed as a high end apartment complex is being proposed directly adjacent to one of the biggest interstate highways in the Chicago area. That proximity will prove more of a deterrent than an asset to the renters. Future residents in this proposed building will find the highway noise to be a major issue.

The Developer of the project, if built, undoubtedly will include in its marketing plan, that the State is planning to build a noise wall in the future. However, we all know the likelihood that the noise wall being built in the next ten years is very slim, if ever. Unlike the current townhome and condo owners nearby, it is doubtful most renters will be as determined to adjust to the noise. It is far more likely there will be a high turnover rate, which will only reduce the value of the building and therefore the value of our adjacent townhomes and condos.

I fully understand that the owner of the property has the right to improve it. I also realize that a project that strictly meets the zoning must be approved. Unfortunately for the current property owner, the proximity to the highway is the most likely reason the property has sat vacant for so long. Our property values will diminish when this development, as currently proposed, struggles to be economically viable in the future. If the Petitioner cannot make the financials work with a much more reasonable project, it is neither our fault nor the City's fault. If the Planning and Zoning Committee directs the Petitioner to return with a substantially smaller proposal, the PUD will have a substantially better chance in being an asset, rather than a liability to our neighborhood.

Wally and Joan Righton
9227 Waterfall Glen Boulevard
Darien, IL 60561

From: Mary Sullivan
To: Jordan Yanke; Bryon Vana; Dan Gombac; Joe Marchese
Subject: Fwd: Views on HUD
Date: Thursday, April 15, 2021 11:14:46 AM

See below.

Mary Coyie Sullivan
City of Darien Alderperson Ward 5
1702 Plainfield Road, Darien, IL 60561
Email: msullivan@darienil.gov
Phone: (630) 606-8664

Begin forwarded message:

From: star14666@comcast.net
Date: April 15, 2021 at 11:01:45 AM CDT
To: Mary Sullivan <msullivan@darienil.gov>
Subject: Re: Views on HUD

Hi, This guy Swanson is a slick con man! He applied for FEDERAL HUD FUNDS to build the projects next to my house! HUD means crime crime crime. To call the project an UPSCALE rental is B.S who in hell thinks living 50 yards from I-55 is upscale? Dont vote for carjacking, robbery, even gang murders!

On 04/13/2021 10:07 AM star14666@comcast.net wrote:

Hi, I will be attending the hearing on empty lot on 27 april. One question everyone needs to ask themselves is, would I want to live near a HUD section 8 housing complex? Of course the answer is NO unless your demented!

On 04/07/2021 10:48 AM star14666@comcast.net wrote:

I voted for you Tuesday, glad you won. Now please stand up for us in Darien keeping it safe and a nice place to live! Your opponent was ANTI POLICE and his poor showing confirms Darien is a law and order community. WE dont want criminals here! HUD director Fudge is an anti white racist HATER to the MAX!

On 03/28/2021 2:14 PM
star14666@comcast.net wrote:

I take that as a NO to any and all HUD
programs.

On 03/28/2021 1:16 PM Mary
Sullivan
<msullivan@darienil.gov>
wrote:

To my knowledge there is no
activity in ward 5 of Darien
involving an expansion of
HUD. If an issue as you
described arises, I will research
the matter and vote in the best
interest of my constituents and
fellow residents.

Regards - Mary Sullivan

Mary Coyle Sullivan

City of Darien Alderperson
Ward 5

1702 Plainfield Road, Darien,
IL 60561<x-apple-data-
detectors://1/0>

Email:
msullivan@darienil.gov<mailto:msullivan@darienil.gov>

Phone: (630) 606-8664<tel:
(630)%20606-8664>

On Mar 28, 2021, at 11:47 AM,
star14666@comcast.net wrote:

Oh yes to be clear is; do you support jamming HUD into a subdivision like ours for the "greater good" and force us to grapple with crime and everything else that comes from people who dont work. Never held a job NEVER wanted a job. Not to confuse this with anyone any color who BUYS a home in our subdivison a bonus to us all not a millstone.

On 03/28/2021 11:00 AM Mary Sullivan
<msullivan@darienil.gov>
wrote:

Hello Don . Can you please clarify your question?

Regards - Mary

Mary Coyle Sullivan

City of Darien Alderperson
Ward 5

1702 Plainfield Road, Darien,
IL 60561<x-apple-data-
detectors://4/0>

Email:msullivan@darienil.gov<mailto:msullivan@darienil.gov>

Phone: (630) 606-8664<tel:
(630)%20606-8664>

On Mar 28, 2021, at 10:08 AM,
star14666@comcast.net wrote:

Hi, I see your sign at our exit.
Waterfall glen residents
wonder your view on HUD in
Darien?

I will share your response with
others here.

thank you

Don Letrich sr.

From: [Mary Sullivan](#)
To: [Jordan Yanke](#); [Bryon Vana](#); [Dan Gombac](#); [Joe Marchese](#)
Subject: Fwd: Preserves of Waterfall Glen Townhome Owners Association - Darien Heights Residences PUD Rezoning - Meeting Thursday, April 15 - 6:30-9 p.m.
Date: Tuesday, April 13, 2021 1:33:03 PM
Attachments: [Darien Heights Residences - Neighbors 4-12-2021.pdf](#)

Please see communication below

Mary Coyle Sullivan

City of Darien Alderperson Ward 5
1702 Plainfield Road, Darien, IL 60561
Email: msullivan@darienil.gov
Phone: (630) 606-8664

Begin forwarded message:

From: Tim Tumlin <tumlintr@comcast.net>
Date: April 13, 2021 at 1:08:56 PM CDT
To: Mary Sullivan <MSullivan@darienil.gov>
Subject: FW: Preserves of Waterfall Glen Townhome Owners Association - Darien Heights Residences PUD Rezoning - Meeting Thursday, April 15 - 6:30-9 p.m.

Hi Mary,

Thank you for getting back to me so soon. I'll look on Facebook for the information exchange you mentioned.

The attached letter from Mr. Swanson seems to clearly indicate that he is not making any changes in his proposal for the Sokol Court project he is proposing. My understanding from the P&Z Commission meeting was that they delayed a vote so he could consider making these units condos instead of rental apartments and change the design to better fit in to the neighborhood, and that those changes would be necessary for them to approve it. Is that how you interpreted their vote to delay?

I am told that this is the latest of several controversial and failed attempts to use this property for development, mainly because the builders were too ambitious and planned on putting too many units or too large a facility there. Since you have served on the P&Z before, perhaps you have an informed opinion as to whether a solution to this may be for us local residents to seek to change the zoning from R-3 to the less-dense R-2, grandfathering in all the existing usage now. The less-dense use of the land could be much more acceptable to nearby residents and stand a much better chance of

success. However, I'm a complete amateur in this business and this may be entirely unworkable. You would certainly know more than I.

Tim

From: susan@mcPMC.com [mailto:susan@mcPMC.com]

Sent: Tuesday, April 13, 2021 12:46 PM

To: tumlintr@comcast.net

Subject: Preserves of Waterfall Glen Townhome Owners Association – Darien Heights Residences PUD Rezoning – Meeting Thursday, April 15 – 6:30-9 p.m.

Dear Preserves of Waterfall Glen Owners:

See the attached letter received. Sharing with the owners in case you wish to attend the meeting this Thursday.

Michelle D. Cohen, CMCA, AMS

Licensed Community Association Manager

MC Property Management Corp.

14224 McCarthy Road

Lemont, IL 60439

Office: (630) 985-2500, X6605

Fax: (630) 678-9027

From: dewyzefan6
To: Mary Sullivan; Jordan Yanke; dewyzefan6@comcast.net
Subject: FW: Darien Heights Residences - Neighbors 4-12-2021.pdf
Date: Tuesday, April 13, 2021 3:11:35 PM
Attachments: Darien Heights Residences - Neighbors 4-12-2021.pdf

Somehow I was not on the email list for this meeting but my neighbors forwarded this to me.

I'm very confused because everybody's understanding at the end of the last meeting was that Paul Swanson was going to meet with us when he had an alternate proposal for condos and something that looked more like the character of our community. However, this letter from him seems to state that he just wants to try to further convince us again to build apartments and not stick to what the board asked him to do. Yet again not caring about the town or the committee or the residents at all. Just himself and his profits.

He wants the town to break every variance for him and make all special exceptions for him instead of caring about the hundreds and hundreds of people that have to live right here and he supposedly can't get a loan which we feel is very hard to believe, so he wants that to be on us too and it seems like he doesn't want to produce any alternate design that looks like the community. These are all huge red flags showing he does not care about any of the elected officials or respect Darien's rules or our committees or our town or our residents. It seems to me that it's all about him.

Living here for 14 years, believe in my heart of hearts that nobody who wants that lifestyle wants it by the expressway without a charming town and some kind of Starbucks or something. We do not believe people of that scale he refers to will want to pay top dollar to reside in a place on an expressway to get no equity in a booming market - by a park though he totally stresses how these people will most likely not have kids.

We have all resided here for quite a long time and are ingrained in the community and this man has no ties to Darien and he doesn't seem to care at all or he would have this meeting according to what the committee asked him to do and he'd actually care about variances in the rules and the laws and the people who live here. I don't believe it at all that he would want an apartment building right next to his house and I don't think anybody would that is involved in these decisions.

There seems to be a very nice vacant lot across the expressway as well.

He has no vested interest and never plans to have a vested interest. I believe he's going to build and sell right away and then we have no idea what it's going to turn into and nothing can be done then. That is so so scary and so so wrong to do that to every single person and family and citizen who has their whole entire life vested here.

I have been talking to several people and we feel like this is just going to end very badly for everybody if apartments are allowed.

Darien and this whole area going to change the city forever FOR THE BAD and the feel of the city and the feel of the communities and the enthusiasm of all the long-term vested residents who have been giving loyalty to this city for LOTS of years.

there is so much more going on than meets the eye. I have very very good gut instincts. and please mark my words.

----- Original message -----

From: Marema <marebunch@aol.com>

Date: 4/12/21 2:36 PM (GMT-06:00)

To: dewyzefan6@comcast.net

Subject: Darien Heights Residences - Neighbors 4-12-2021.pdf

Annie,

Here is the info about the meeting on Thursday.

Kathe and Chris Marema