

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, May 21, 2025

7:00 PM

Council Chambers
1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. PZC2025-12

7322 Darien Lane – Mark Garber

Petition for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).

b. PZC2025-11

7415 Cass Avenue – Indvestia Darien LLC

Petition for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).

4) Regular Meeting – Old Business

a. PZC2024-09

7511 Lemont Road – Chestnut Court Darien IL LLC

A petition for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The project includes the following:

- A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use);
- A variation to allow for ground-floor residential for a multifamily apartment building;
- A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;

- A preliminary plat of subdivision to re-subdivide the site for development purposes
- The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units;
- Façade improvements for the commercial center;
- On-site improvements including landscaping, fencing, walkways, parking and loading areas, on-site utilities, and drainage/stormwater facilities

5) Staff Updates & Correspondence

6) Approval of Minutes May 7, 2025

7) Next Meeting June 4, 2025

8) Public Comments [On Any Topic Related to Planning and Zoning]

9) Adjournment

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
MAY 21, 2025

CASE

PZC2025-12

Variation

Mark Garber – 7322 Darien Lane

ISSUE STATEMENT

A petition from Mark Garber for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).

GENERAL INFORMATION

Petitioner:	Mark Garber
Property Owner:	Mark and Patricia Garber
Property Location:	7322 Darien Lane
PIN Number:	09-27-108-014
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	Single-Family Residence (R-2); Single-Family
North:	Single-Family Residence (R-2); Single-Family
East:	Single-Family Residence (R-2); Single-Family
South:	Community Shopping Center District (B-2);
West:	Shopping Cntr
Size of Property:	0.24 Acres
Floodplain:	N/A
Natural Features:	Generally flat, gentle slope from west to east
Transportation:	Accessed from a driveway on Darien Lane.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO**
- 2) PLAT OF SURVEY**
- 3) CONTRACTOR'S BID/SITE PLAN**
- 4) JUSTIFICATION LETTER**

BACKGROUND / ANALYSIS

Background: The subject property, 7322 Darien Lane, is located at the east of the Jewel-Osco on Cass Avenue, south of the intersection of Timber Lane and Darien Lane in the Single-Family R-2 District (see Attachment 1). It is part of the Hinsbrook Unit 2 Subdivision. The 0.24-acre parcel is improved with a single-family residence and gently slopes from west to east.

Proposal: As depicted in the plat of survey (see Attachment 2) and contractor's bid/site plan (see Attachment 3) the petitioner proposes to demo and repour the driveway/apron for the property, widening the driveway and constructing an RV/trailer parking space adjacent to the property line to the north, on the side of the home and outside of the front yard setback. The widened portion

is approximately 9-feet in width and 60 feet long, and tapers in width to meet the existing driveway apron.

Zoning Code Regulations: Section 5A-11-3-4 of the Darien Zoning Code requires that any driveway areas be setback a minimum of five feet (5') away from the property line. Additionally, other Sections of the City's Code contain regulations that prohibit RVs and trailers from being parked on the front driveway or in the front yard of residential properties, with limited exception.

Variation: In order to allow the driveway extension and RV/trailer parking space, a variation from Section 5A-11-3-4 would have to be obtained by the petitioner that would allow the paving to encroach within the required setback all the way to the property line.

Findings of Fact: City staff has reviewed the petitioner submitted documents. The petitioner submitted a Justification Letter (see Attachment 4) with a detailed description of the project and requested relief, in addition to Findings of Fact that would support the variation request. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

Variation Criteria:

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

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
 - b) The plight of the owner is due to unique circumstances.*
 - c) The variation if granted will not alter the essential character of the locality.*
 - d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
 - e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
 - f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
 - g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
 - h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
 - i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
 - j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*
-

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on May 21, 2025.

MEETING SCHEDULE

Planning and Zoning Commission

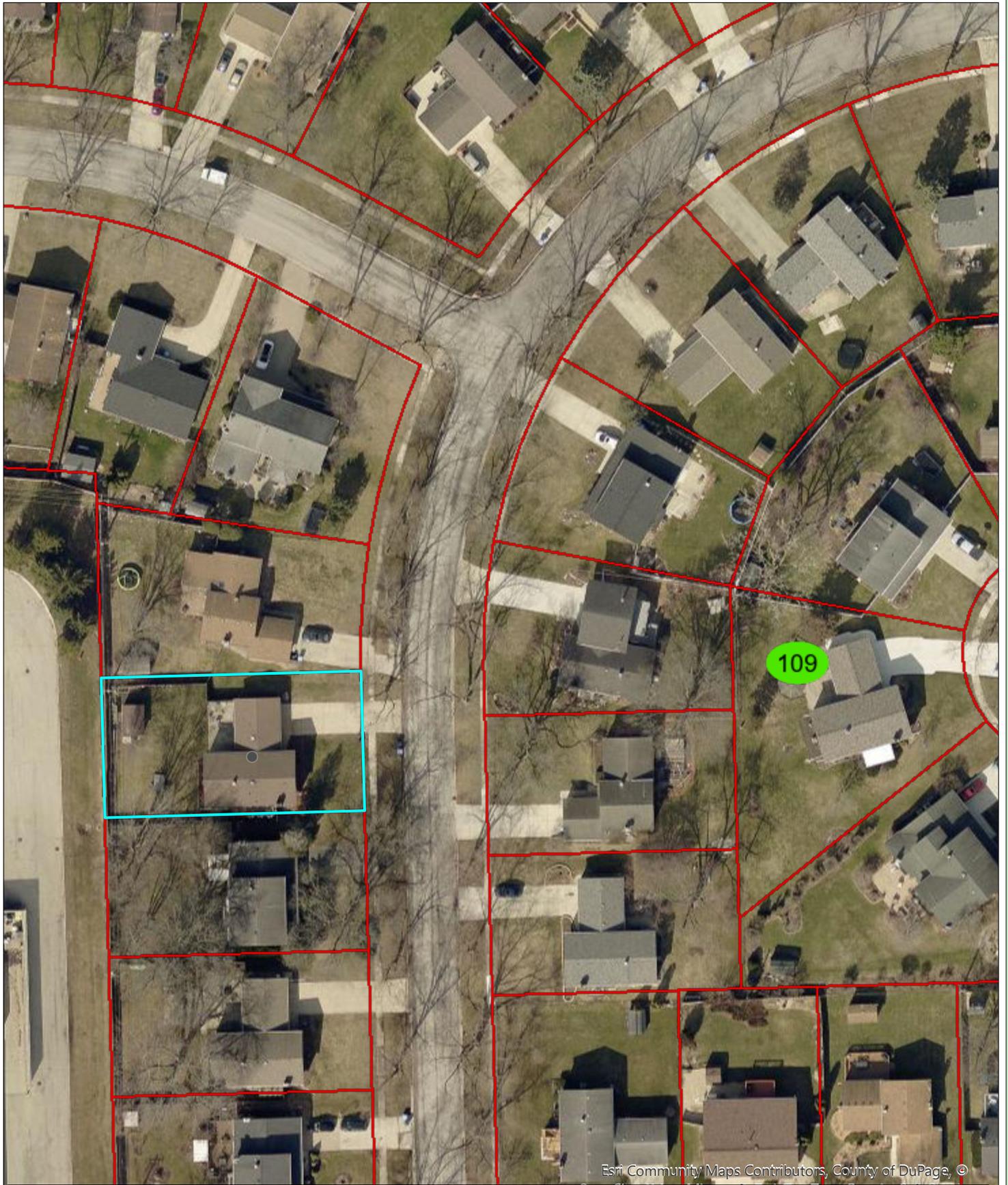
May 21, 2025

Municipal Services Committee

May 27, 2025

City Council

June 2, 2025



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- Subdivision Lot Lines
- Cadastral Realestate

PROPOSAL



www.fortispaving.com
fortisgw@yahoo.com

24w733 Lake Street ♦ Roselle, IL 60172
Phone: (630) 213-9540 ♦ Fax: (630) 213-9570

Name: Garber, Mark
 Address: 7322 Darien Ln.
 City: Darien
 Phone: (H) 708 921 0202 (C) _____
 E-mail: garberfam6@yahoo.com
 Date: 3-30-25 Representative: Biagio 6309454848

We propose to provide the labor and material to complete the following project to city codes:

ITEMS	REMOVAL / HAUL AWAY ITEMS (OFFICE USE ONLY)			
	Concrete	Asphalt	Dirt	Other
<input checked="" type="checkbox"/> Driveway <u>48x17</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Drive Ext. <u>1.5L/1.5R</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Apron <u>14x17.5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Apron Ext. <u>1.5L/1.5R</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Front Walk <u>10x4 → 8.5x6</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Back Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Public Walk <u>5 squares</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio Ext.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patio Borders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Garage Floor <u>3x16</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Front Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Side Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Back Stoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Curbs <u>25 ft</u>	<input type="checkbox"/> Cut	<input checked="" type="checkbox"/> Remove & Replace		
<input type="checkbox"/> Footings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Backfill <u>not included</u>	<input type="checkbox"/> Additional Cost: \$			
<input type="checkbox"/> Other				

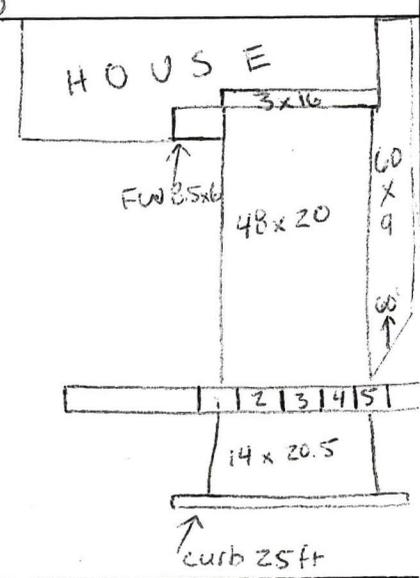
Concrete Specs:
 Install: 4000 PSI Cement Mix
 Thickness 4" 5" 6"
 Control Joints
 Expansion Joints
 Stone Base
 Vapor Barriers
Reinforcement
 Fiber Mesh Wire Mesh
 Dowels Rebar
Finish Type:
 California Regular Brush
 Exposed Aggregate
 Stamp with Color
 Pattern _____
 Color _____
 Release _____

Asphalt Specs:
 Prepare Stone Base & Compact with Vibratory Roller:
 Install New Stone Base
 Add Stone as Needed for Proper Base
 Install Asphalt & Compact with Vibratory Roller:
 Thickness of Asphalt: _____
 Surface Asphalt
 Binder Asphalt

Permits
 Homeowner to Apply
 Fortis to apply, homeowner to reimburse all fees. Permit fee plus \$150 Fortis service Fee

Machine Accessible:
 Yes No

1. Driveway w/ Ext. (48x20) - \$9,400⁰⁰
 (3rd car Ext. 60AVE x 9) - \$5,950⁰⁰
 2. Apron w/ Ext (14x20.5) - \$2,800⁰⁰
 3. Front walk (8.5x6) - \$600⁰⁰
 4. Partial Garage Floor (3x16) - \$650⁰⁰
 5. Public walk squares (5 @ 4x5) - \$1,000⁰⁰
 6. Curb R&R (25 ft) - \$1,150⁰⁰
 Total: \$21,550. can do \$20,900 per Biagio



WE PROPOSE: hereby to finish materials and labor-complete accordance with the above specifications, for the sum of: _____ dollars (\$ _____)

ALL PAYMENTS TO BE MADE ON DAY OF POUR UNLESS OTHERWISE STATED.
 2% CREDIT CARD SERVICE FEE IF CREDIT CARD USED FOR PAYMENT.

All material is guaranteed to be as specified. Any alteration or deviation from the above specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposed price. All agreements contingent upon strikes, weather or delays beyond our control. Due to the nature of material and their reaction to uncontrollable variables, such as climate or site conditions, any popping, spalling, heaving, cracking, or discoloration are beyond the contractors' control and no guarantees verbal, written or implied can be assumed. Gas/Electric/Water/Sprinkler lines: Any underground wiring, gas, water or sprinkler lines are the responsibility of the homeowner. Any damage caused to the lines will not be the responsibility of Fortis Paving and will not affect our payout. This proposal is valid for only 90 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above. If payment amount is not received as specified above, I understand and agree to pay all reasonable attorney's fees and costs incurred in the collection of the above stated contract amount. I (We) understand that there is a fee equal to 20% of the proposed price for the cancellation of this contract after 3 day grace period. (See reverse side)

Signature: _____ Date of acceptance: _____

CITY OF DARIEN
ZONING VARIATIONS
JUSTIFICATION NARRATIVE

RECEIVED
 APR 28 2025
 Community Development
 City of Darien

Purpose

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

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

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

I need to park my camper on my property and need the room

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

just enough room for camper up to property line.

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

it would be a ground level so it won't be seen

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

I can't put the camper in the backyard without tearing down fence.

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

it wouldn't change anything, I will make sure it slopes toward the street

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

for the camper to fit I need to go to property line

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

my neighbor who owns the property next door is OK with it

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

I can see no problem that would be created by this

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

the camper would be pretty much out of sight

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

it would make it so I would get it off of my driveway

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
MAY 21, 2025

CASE

PZC2025-11

Special Use
(Indvestia Darien, LLC – 7415 Cass Avenue)

ISSUE STATEMENT

Petition from Indvestia Darien LLC for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).

GENERAL INFORMATION

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

ATTACHMENTS

- 1) **LOCATION MAP & AERIAL IMAGE**
- 2) **EXISTING TOPOGRAPHIC SURVEY**
- 3) **BUSINESS NARRATIVE**

BACKGROUND / ANALYSIS

The subject property, the former Sears and American Freight tenant space, is located in a shopping center at the northeast corner of the 75th Street and Cass Avenue intersection (see Attachment 1), within the Community Shopping Center Business District (B-2). While the

overall center is comprised of several parcels and businesses, note that the petition site for this case is the property including Chuck E. Cheese, World Star Nails, and Concentra Immediate Care. The site layout is shown in the topographic survey provided by the petitioner (see Attachment 2).

Special Use: Permitted and special uses are listed within Sections 5A-8-3-3 and -4 of the City Code. While recreational facilities/health clubs are not listed specifically as a permitted use of special use within the B-2 District, other gyms and health clubs within the B-2 District have been permitted with a Special Use in the past, such as the Anytime Fitness on the southwest corner of 75th and Cass and others. Through precedent, the use is a special use, requiring approval by the Planning, Zoning and Economic Development Commission and City Council in accordance with the procedures outlined in Section 5A-2-2-6 of the City Code.

Building / Operational Characteristics: The total square footage available within the former American Freight space is approximately 25,000 square feet, inclusive of an outdoor patio approximately 3,600 square feet in size. As a retail building, it is mostly empty on the interior to allow a future tenant to do complete their own buildout, and demising walls can be used to create tenant spaces of varying size.

More than one national fitness center chain is interested in the space, and the petitioner has provided a general business description/narrative which outlines basic use characteristics and equipment that the site could facilitate, including the use of exercise equipment, tanning and massage amenities, fitness classes and the sale of merchandise, snacks, and beverages to paid, registered members. The proposed hours of operation are weekends 7AM to 10PM, Mondays 5AM to 12AM, Tuesday through Thursday 24 hours, and Fridays 12AM-10PM.

Decision Criteria: For reference, the criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use request are included below:

Special Use Criteria:

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

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
- 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 5. That the exterior architectural design, landscape treatment, and functional plan of any*

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

6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

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

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on May 21, 2025.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

May 21, 2025
May 27, 2025
June 2, 2025



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- - - - Subdivision Lot Lines
- Cadastral Real estate

TOPOGRAPHIC AND BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- UTILITY PEDESTAL
- TRAFFIC SIGNAL
- SIGNAL VAULT
- UTILITY VAULT
- GAS VALVE
- WATER VALVE
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- AUTO SPRINKLER
- MONITORING WELL
- GROUND LIGHT
- BOLLARD
- BI-BOX
- SIEN
- FLAG POLE
- MANHOLE
- SANITARY MANHOLE
- STORM STRUCTURE (CLOSED)
- STORM STRUCTURE (OPEN)
- CURB INLET
- VALVE VAULT
- CLEAN OUT
- FLARED END SECTION
- WATER LINE
- TELEPHONE/CATV LINE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- STIA - STORM WATER
- SAN - SANITARY SEWER
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- IRON FENCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- DEGREES
- FEET/MINUTES
- INCHES/SECONDS
- S.F. SQUARE FEET
- REC'D RECORD BEARING/DISTANCE
- TF TOP OF FOUNDATION
- FF FINISHED FLOOR
- TP TOP OF PIPE
- B.S.L. BUILDING SETBACK LINE
- P.U.L. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L ARC LENGTH
- R RADIUS LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- OMP CORRUGATED METAL PIPE
- CONCRETE SURFACE

MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE NORTH RIGHT OF WAY LINE OF 75TH STREET TO BE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS WEST.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM CASS AVENUE AND 75TH STREET WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 7409, 7411, 7415, AND 7421 CASS AVENUE.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

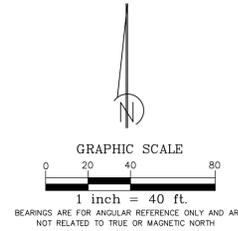
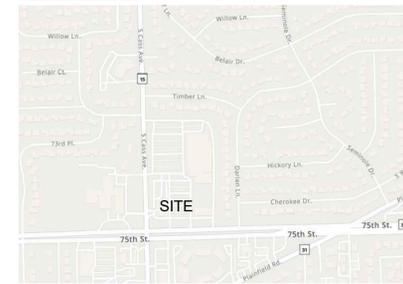
SIGNIFICANT OBSERVATIONS:

NO SIGNIFICANT OBSERVATIONS TO REPORT.

LAND AREA:

206,709.86 SF ± OR 4.75 ACRES ±

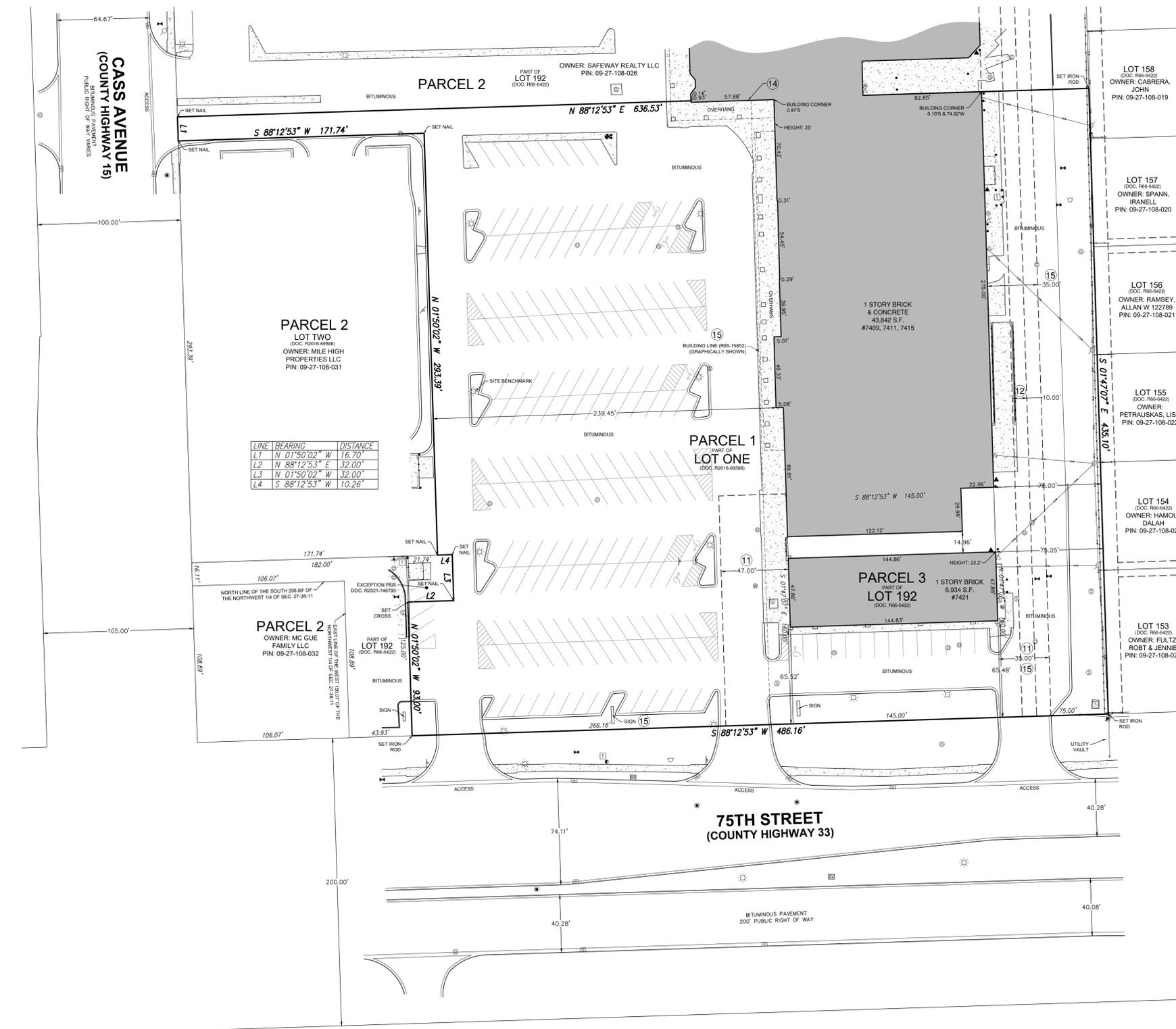
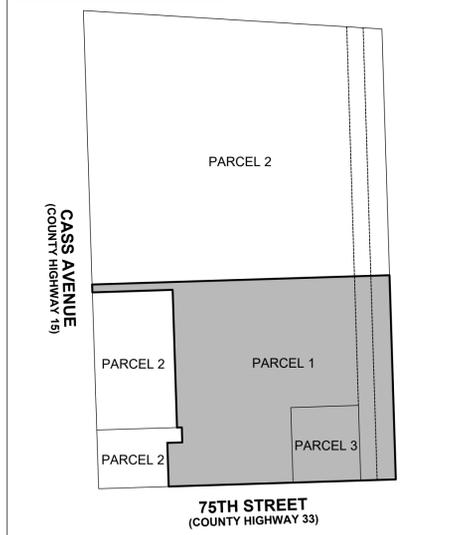
VICINITY MAP:



SCHEDULE B:

- EASEMENT MADE BY 75TH & CASS PROPERTIES, INC., A DELAWARE CORPORATION TO JETCO PROPERTIES, INC., A DELAWARE CORPORATION, DATED DECEMBER 17, 1970 AND RECORDED DECEMBER 22, 1970 AS DOCUMENT R70-46689, GRANTING PERPETUAL EASEMENTS AND RIGHTS OF WAY IN COMMON WITH SAID GRANTOR TO PASS AND REPASS WITH VEHICLES AND ON FOOT ALONG AND OVER 2 STRIPS OF LAND OF THE GRANTOR. ITEM IS SHOWN. (ITEM MAY NO LONGER APPLY DUE TO MERGER OF TITLE.)
- GRANT OF EASEMENT RECORDED DECEMBER 8, 1978 AS DOCUMENT NUMBER R78-117564, MADE BY AND BETWEEN JEWEL FOOD STORES AND NORTHERN ILLINOIS GAS COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN GAS MAINS AND NATURAL GAS TRANSMISSION AND DISTRIBUTION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE WEST 10 FEET OF THE EAST 60 FEET OF THE LAND AND OTHER PROPERTY) ITEM IS SHOWN.
- PARKING LOT AGREEMENT DATED MARCH 25, 1980 BETWEEN CITY OF DARIEN AND 75TH & CASS PROPERTIES, INC., AND RECORDED AS A PART OF CITY OF DARIEN ORDINANCE NO. 0-10-80 AS DOCUMENT R80-19428. ITEM IS NOT SURVEY RELATED.
- PARTY WALL AGREEMENT DATED OCTOBER 18, 1978 AND RECORDED JANUARY 30, 1979 AS DOCUMENT NO. R79-08885. ITEM IS SHOWN.
- RECIPROCAL EASEMENT AGREEMENT BETWEEN 75TH & CASS PROPERTIES, INC., A DELAWARE CORPORATION, AND DARIEN-CASS PROPERTIES, INC., A DELAWARE CORPORATION, DATED JANUARY 1, 1985 AND RECORDED MARCH 7, 1985 AS DOCUMENT R85-15852, FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1986 AS DOCUMENT R86-6422 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ITEM IS BLANKET IN NATURE. (BUILDING LINE IS GRAPHICALLY SHOWN.) (SIGN EASEMENT IS SHOWN.) (ACCESS AND DRIVEWAY EASEMENT IS SHOWN.)
- RIGHTS OF THE PUBLIC AND OF THE MUNICIPALITY IN AND TO SO MUCH OF THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, AS FALLS IN CASS AVENUE AS ORIGINALLY CONSTITUTED, RUNNING ALONG THE WEST LINE OF SAID PROPERTY AND AS REFLECTED IN DEEDS RECORDED AS DOCUMENTS R85-65616, R85-65617 AND R85-65618. ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY.
- RIGHTS OF THE PUBLIC AND OF THE MUNICIPALITY IN AND TO THAT PART OF THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, FALLING WITHIN 75TH STREET RUNNING ALONG THE SOUTH LINE OF SAID PROPERTY AND AS REFLECTED IN DEEDS RECORDED AS DOCUMENTS R85-65616, R85-65617 AND R85-65618. ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY.

EXHIBIT - NOT TO SCALE



RECORD DESCRIPTION:

PARCEL 1: LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69589, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 7, 1985 AS DOCUMENT R85-15852 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1986 AS DOCUMENT R86-147018 TO USE THE DRIVEWAYS, SERVICE DRIVES AND OTHER PARKING FACILITIES WHICH MAY EXIST FROM TIME TO TIME.

PARCEL 3: THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN HINSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN DUPAGE COUNTY, ILLINOIS.

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

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

PARCEL B: THAT PART OF LOT 192 IN HINSBROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1986 AS DOCUMENT R86-6422 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 A DISTANCE OF 486.16 FEET TO A POINT 43.93 FEET EAST OF THE WEST LINE OF SAID LOT 192 FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 43.93 FEET TO THE WEST LINE OF SAID LOT 192; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 108.89 FEET TO A CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 106.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT 192, BEING ALSO ON THE EAST LINE OF CASS AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 16.11 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 182.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 A DISTANCE OF 32.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 FOR A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND: EXCEPTING THOSE PARTS TAKEN FOR ROAD PURPOSES.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCT22012078, DATED MARCH 1, 2023.

BENCHMARKS:

ON SITE BM: CHISELED SQUARE ON EAST SIDE OF LIGHT POLE BASE LOCATED APPROXIMATELY 76 FEET NORTH OF THE NORTHWEST CORNER OF THE PROJECT AREA. ELEV: 751.51 (NAVD88)

FEMA BM: PID DK3296. ELEV: 732.18 (NAVD88)

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

DATE	BY	REVISIONS

TOPOGRAPHIC AND BOUNDARY SURVEY
 7409 CASS AVENUE
 DARIEN, ILLINOIS 60561

PROJ. MGR.: SR
 DRAWN BY: _____
 CHECK BY: _____
 FIELD DATE: 12/11/2023
 SCALE: 1"=40'

SHEET
1 OF 2
 23-1239-100



James L. Harpole
 James L. Harpole, PLS 12/13/2023
 Illinois Professional Land Surveyor No. 035-04046
 Expires 11-30-2024
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC AND BOUNDARY SURVEY.

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

PARCEL 2

LOT TWO
(DOC. R2016-69588)
OWNER: MILE HIGH
PROPERTIES LLC
PIN: 09-27-108-031

LINE	BEARING	DISTANCE
L1	N 01°50'02" W	16.70'
L2	N 88°12'53" E	32.00'
L3	N 01°50'02" W	32.00'
L4	S 88°12'53" W	10.26'

PARCEL 2

OWNER: MC GUE
FAMILY LLC
PIN: 09-27-108-032

PARCEL 1

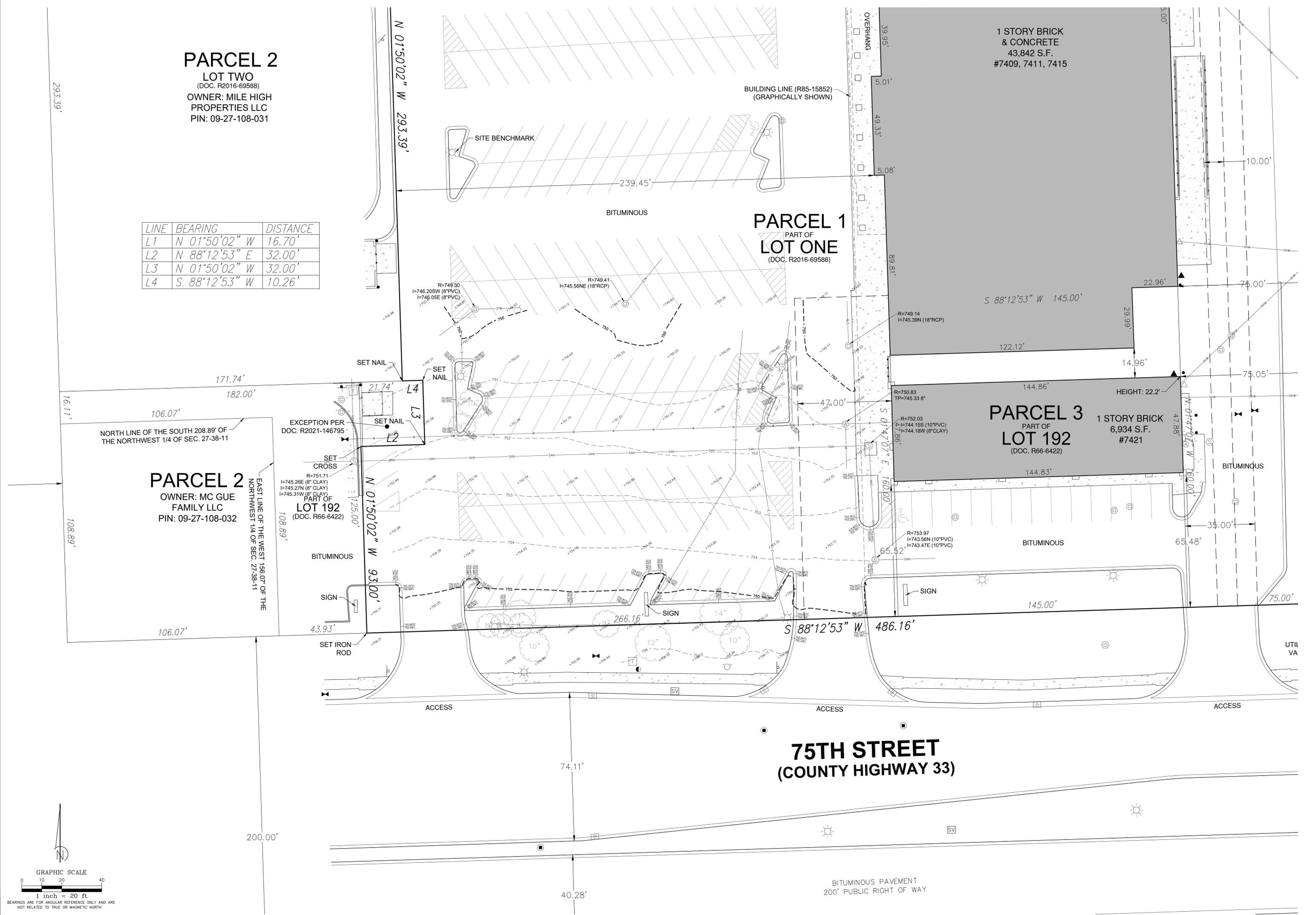
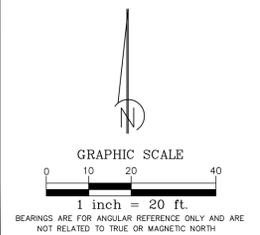
PART OF
LOT ONE
(DOC. R2016-69588)

1 STORY BRICK
& CONCRETE
43,842 S.F.
#7409, 7411, 7415

PARCEL 3
PART OF
LOT 192
(DOC. R66-6422)

1 STORY BRICK
6,934 S.F.
#7421

75TH STREET
(COUNTY HIGHWAY 33)



Ryan Murphy

From: Vick Mehta, CCIM <vm@investia.com>
Sent: Tuesday, April 29, 2025 6:23 PM
To: Ryan Murphy; chris cj-architects.com
Cc: Dan Gombac
Subject: RE: 7415 S Cass Ave (former American Freight/Sears Outlet) - App for Special Use
Attachments: 250circle.pdf; radius pdf.pdf; REIMBURSEMENT AGREEMENT.pdf

Ryan,

Please see attached. Here is a quick narrative on what we are seeking.

Approval for a fitness center offering the use of exercise equipment, tanning, massage amenities, fitness classes and the sale of merchandise, snacks, and beverages to paid, registered members.

Hours of operation are Saturdays & Sundays 7 am – 10 pm, Mondays 5 am – 12 am, Tuesdays, Wednesdays, Thursdays 24 hours, Fridays 12 am – 10 pm

Let me know if there is anything else you need to get on the May agenda. Should I stop by tomorrow with the check?

Thanks,
 Vick

From: Ryan Murphy <rmurphy@darienil.gov>
Sent: Thursday, April 17, 2025 5:38 PM
To: chris cj-architects.com <chris@cj-architects.com>; Vick Mehta, CCIM <vm@investia.com>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: RE: 7415 S Cass Ave (former American Freight/Sears Outlet) - App for Special Use

Chris,

See attached Reimbursement Agreement and Fee Sheet.

The next available meetings are May 21st and June 4th. May 21st if you submit the package/docs by the end of the month, June 4th if after.



Sincerely,

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



CITY OF DARIEN

Memorandum

TO: Planning, Zoning and Economic Development Commission

FROM: Ryan Murphy, Senior Planner
Dan Gombac, Municipal Services Director

DATE: May 21, 2025

SUBJECT: PZC2024-09 (Chestnut Court Darien IL LLC)

ATTACHMENTS

- A) PZC2024-09 AGENDA MEMO – MAY 7, 2025
- B) CHESTNUT COURT MARKET STUDY
- C) FIRE DISTRICT REVIEW CORRESPONDENCE
- D) FOREST PRESERVE DISTRICT OF DUPAGE COUNTY CORRESPONDENCE
- E) MEMO FROM PETITIONER RE: DUDOT PERMITTING

On May 7, 2025, the Planning, Zoning and Economic Development Commission held a public hearing for PZC2024-09, also known as the Chestnut Court Redevelopment Project (see Attachment A – PZC2024-09 Agenda Memo – May 7, 2025). Following staff’s report, testimony by the petitioner and members of the public, and discussion/deliberation, the Chair closed the public hearing and the Commission voted 5-1 to approve a motion continuing PZC2024-09 to the next regularly scheduled Planning, Zoning and Economic Development Commission meeting on May 21, 2025, in order to obtain information concerning market studies conducted by the petitioner prior to submittal of the application, and the review of other agencies, including the Forest Preserve District of DuPage County, DuPage County Division of Transportation, and the Darien-Woodridge Fire District. Below is a summary of the requested items, which are also attached to this memorandum.

Market Study

Per the Commission’s request, the petitioner, Chestnut Court Darien IL LLC, has provided a copy of the market study that was prepared prior to their submittal of the application (see Attachment B). Dated February 20, 2024, the study evaluated the market potential for mixed-use rental apartment development in Darien at the project site, and concluded that a mixed-use apartment development at the project site was a “viable development”, based on a variety of factors.

Staff note that a market study is not required to be prepared or submitted by the petitioner for planning and zoning applications.

Review by Other Agencies

Fire District: During the development review process, staff distributed copies of the proposed plans to the Darien-Woodridge Fire Protection District for review and comment. The last email correspondence from the Fire District to the City on December 31, 2024 (see Attachment C) indicated that there were no further review comments.

Forest Preserve District of DuPage County: Following public notice mailings prior to the cancelled April 2, 2025 public hearing and the May 7, 2025 public hearing, the Forest Preserve District of DuPage County provided comments on the project to mitigate potential impacts to the Forest Preserve (Fox Hollow) south of the project site. The comments requested that the petitioner use native plants in planting areas to reduce the spread of non-native and/or invasive species, and requested that during the buildout and operation of the project, that coal-tar products not be used in paved areas and non-chlorine deicers used during winter months. Following receipt of the Forest Preserve's comments, the petitioner revised their landscape plan. The landscape plan was provided to the Forest Preserve District prior to the May 7, 2025 public hearing and the agency had no further comments. The landscape plan and correspondence is attached to this memo (see Attachment D)

DuPage County Division of Transportation (DuDOT): Due to the petitioner not proposing any changes to their existing access driveways and the traffic study provided by the petitioner that indicated an overall reduction in vehicle trips generated by the project, City staff did not solicit the review of DuDOT. In response to the Commission's request for County correspondence on the project, the petitioner prepared a memo describing the details of any future reviews that may be required by DuDOT (see Attachment E) and on May 9, 2025, solicited comments on the project from DuDOT staff. At the time of publication, the City has not received any comments from DuDOT with regard to the project.

CC: Dan Gombac, Municipal Services Director
Bryon Vana, City Administrator
Project file

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
MAY 7, 2025

CASE

PZC2024-09

Rezone, Preliminary Plat of Subdivision, Variations
(Chestnut Court Darien IL LLC – 7511 Lemont Road)

ISSUE STATEMENT

Petition from Chestnut Court Darien IL, LLC for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The project includes the following:

- A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use);
- A variation to allow for ground-floor residential for a multifamily apartment building;
- A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;
- The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units;
- Façade improvements for the commercial center;
- On-site improvements including landscaping, fencing, walkways, parking and loading areas, on-site utilities, and drainage/stormwater facilities.

GENERAL INFORMATION

Petitioner:	Chestnut Court Darien IL LLC
Property Owner:	Chestnut Court Darien IL LLC
Property Location:	7511 Lemont Road
PIN Numbers:	09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025
Existing Zoning:	B-3 (General Business District)
Proposed Zoning:	M-U (Mixed-Use)
Existing Land Use:	Shopping Center
Comprehensive Plan:	Commercial (Existing); Commercial (Future)
	<u>Key Development Area #1:</u> Prioritized for mixed-use development, infill development and site enhancements or improvements.
Surrounding Zoning & Uses	
North:	N/A, City of Downers Grove; Shopping Center
East:	Single Family Residence District (R-2); Single Family
South:	Office, Research and Industrial District (OR-I); Wetlands
West:	N/A, Village of Woodridge; Shopping Center
Size of Property:	15.6 Acres
Floodplain:	N/A
Natural Features:	N/A

Transportation/Access: The petition site gains access from three driveways on 75th Street, and three driveways on Lemont Road, one of which is signalized.

ATTACHMENTS

- A) LOCATION MAP AND AERIAL PHOTO**
- B) SITE PLAN**
- C) EXISTING ZONING MAP**
- D) COMP PLAN UPDATE; KEY DEVELOPMENT AREA NO. 1**
- E) PROPOSED ZONING MAP**
- F) PARKING AND TRAFFIC ANALYSIS**
- G) RETAIL FLOOR PLANS AND ELEVATIONS**
- H) MULTIFAMILY FLOOR PLANS AND ELEVATIONS**
- I) LANDSCAPE PLANS**
- J) GRADING AND UTILITY PLAN**
- K) PRELIMINARY PLAT OF SUBDIVISION**
- L) PROJECT REVIEW CRITERIA**
- M) JUSTIFICATION LETTER / FINDINGS OF FACT**

BACKGROUND

The 15.6-acre subject property is located at the southwest corner of 75th Street and Lemont Road (see Attachment A – Location Map and Aerial Photo), within the General Business District (B-3). Prior to incorporation into the City of Darien, the property was rural in character. In 1986, the City of Darien adopted Ordinance No. O-05-86, and entered into an annexation agreement for the property, which had recently been approved for development of a shopping center under the jurisdiction of DuPage County. Amendments to the agreement were approved in 1997 and 2002, to allow for expansion of the center and changes to the freestanding signs on the property. The site configuration remains roughly the same as originally permitted and is comprised of roughly 172,697 square-feet of retail space.

Chestnut Court was highly successful in the 80’s, 90’s, and 2000’s. It was formerly occupied by many big box stores such as Stein Mart, Joann Fabric, the Salvation Army, bakeries and furniture stores and stores such as Blockbuster Video. In recent years, the site has experienced a high vacancy rate as big box stores and retail continues its downward trend following the popularization of delivery services and effects of the COVID pandemic. Currently the site needs maintenance and repair, and has underperformed in comparison to the rest of the City and neighboring shopping centers.

In 2022, the City adopted a Comprehensive Plan update that identified the site as Key Development Area No. 1. The City’s stated goals for the site include the prioritization of mixed-use development, and the facilitation of additional tenants and improvements for the shopping center. In June 2024, the City adopted a Zoning Text Amendment establishing a Mixed-Use Zoning District in the City Code, in anticipation of future development in Key Areas identified in the Comprehensive Plan, including the project site.

PROPOSAL

Chestnut Court Darien IL LLC, who purchased the property in late 2023, is now petitioning for a major redevelopment of the site to revitalize the center (see Attachment B – Site Plan), which includes the following:

- Demolition of approximately 90,204 square-feet of building area primarily located along the south wing of the shopping center, including a small retail building on Lemont Road
- Construction of new retail buildings:
 - Retail “A” – 11,228 square-feet
 - Retail “H” (Drive-through restaurant) – 5,000 square-feet
 - Retail “F” (Remodeled portion of a previous building) – 13,040 square-feet
 - New overall total of 107,165 square-feet of retail space
- Construction of one (1) 151,196 square-foot, four-story, 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas
 - Includes a request for an option to increase the number of units to a total of 166-units without changing the square footage of the building
- Façade improvements for the rest of the commercial center
- On-site improvements including landscaping, fencing, walkways, parking and loading areas, on-site utilities, and drainage/stormwater facilities.

A preliminary plat of subdivision to re-subdivide the site for development purposes is also proposed. In order to allow the multi-family apartment building on the site, the petition includes a request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use). Variations are also requested to allow for ground-floor residential for a multifamily apartment building, and a reduction in the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit.

ANALYSIS

A) Existing Zoning and Land Use

Existing Zoning and Land Use: The subject property currently lies within the General Business District (B-3) (see Attachment C – Existing Zoning Map). Due to the location of the property at the northwest corner of the city, it is bordered to the north by the City of Downers Grove, and to the west by the Village of Woodridge – with each jurisdiction hosting a shopping center at the border of the site. Bordering the site to the east is Single Family Residence District (R-2) and single family homes, and to the south, wetlands within the Office, Research and Industrial District.

Comprehensive Plan: As mentioned in the Background section of this report, in 2022, the City adopted a Comprehensive Plan Update that identified the site as Key Development Area No. 1 (see Attachment D – 2022 Comp Plan Update; Key Development Area No. 1). The City’s stated goals for the site include the prioritization of mixed-use development, and the facilitation of additional tenants and improvements for the shopping center. Staff’s review of the proposed project finds that it is consistent with the Comprehensive Plan and implements all of the stated policies and objectives for Key Development Area No. 1.

B) Rezone

Rezone: The petitioner proposes to rezone the property from the General Business District (B-3) to the Mixed-Use (M-U) District, which would facilitate the development of the site with both residential and commercial uses on the same property (see Attachment E – Proposed Zoning Map). The proposed zone change, if approved, would directly implement the policies and objectives of the Comprehensive Plan Update adopted in 2022, as analyzed previously. The proposed land uses comply with those allowed within the Mixed-Use District, City Code Section 5A-8-5-5.

C) Mixed-Use Redevelopment

Land-Use and Development Standards: The stated intent of the Mixed-Use (M-U) District promotes efficient land use by facilitating compact, high-intensity development, minimizing the amount of land needed for surface parking and other facilities. As such, development standards are not restrictive, and the developer is able to propose a site layout tailored to this specific development. The project meets/exceeds all design and development standards for the Mixed-Use (M-U) District established in Section 5A-8-5 of the City Code, with the exception of residential parking and the placement of residential on ground floors, as analyzed further in this report.

Density/Unit Mix: There are no density restrictions within the Mixed-Use District. The resulting density proposed by the project is approximately 10.6 units/acre. See the summary table below.

Table 1: Unit Matrix (Estimated)

	Studio	1 Bedroom	2 Bedroom	Total
No. of Units (% of Total)	16 units (10%)	92 units (59%)	48 units (38%)	156 units

Site Design, Access and Circulation: As shown Attachment B – Site Plan, the buildings on site are generally placed near the perimeter, with the interior portions of the site comprised of shared surface parking areas. Multiple access points are provided: three driveways on 75th Street, and three driveways on Lemont Road, one of which is signalized. A system of drive aisles, loading berths and service roadways connect interior parking areas.

Site Parking: Four shared surface parking areas are created by the redevelopment plan. No covered spaces are provided. Refer to the table below for a parking summary.

Table 2: Parking Area Summary

Use	Size	Parking Standard	Total Parking	
			Required	Proposed
Retail / Shopping Center	107,165 sq. ft.	4 space / 1000 sq. ft.	429 stalls	461 stalls

Multifamily Apartments	156 units (166 units with option)	2 stalls/unit	332 stalls	274 stalls (1.65 stalls/unit)
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Parking and Traffic Impact Analysis: To evaluate any possible traffic impacts from the project and the proposed reduction in required parking, the petitioner prepared a parking traffic impact analysis (see Attachment F). The study evaluated existing conditions without the project, existing conditions plus the project, nationally standardized parking requirements published by the Institute of Transportation Engineers (ITE), and analyzed the specific roadway and site access improvements that are included as part of the project. The study concluded that due to the reduction in retail space, which is generally a high-demand land use, there will be a reduction in traffic volume generated by the site of approximately 9-10%, and that the parking provided for the apartments (1.65 spaces/unit) will exceed parking demand (1.19 spaces/unit). No additional site or traffic improvements were recommended.

Architecture: The retail shopping center features varied massing with flat and gabled rooflines, incorporating projecting cornices and standing seam metal roofing for visual interest. The façade blends red-brick veneer, stucco, and EIFS cladding, complemented by storefront window systems that enhance visibility. Architectural details such as ornamental gable windows, aluminum awnings, aluminum cladding, and wall sconce lighting add depth and articulation. The design balances traditional and contemporary commercial elements, creating a dynamic design (see Attachment G – Retail Floor Plans and Elevations).

The apartment building features a rectilinear massing with a slightly undulating flat roofline. The lower levels utilize brick veneer, while the upper floors transition to EIFS/stucco with cornices. Aluminum awnings and wrought iron balconies add depth, blending traditional and contemporary urban design elements (see Attachment H – Multifamily Floor Plans and Elevations).

Landscaping and Fences: A preliminary landscape plan was provided by the petitioner (see Attachment I). Landscaping consists of a variety of shade trees, ornamental trees, shrubs and groundcover. In response to comments received by the Forest Preserve District of DuPage County, the petitioner is utilizing native-friendly plantings to avoid impacts to the neighboring forest preserve. The final landscape plan will be required to comply with the City’s Zoning Ordinance. No new fences are proposed. The existing fence located along the eastern boundary of the site is required to remain, and will be evaluated during the building permit process. Any portions in disrepair will be required to repaired or replaced.

Grading, Utilities and Drainage: The grading plan (see Attachment J) illustrates that the fully-developed site is generally flat, and is serviced by three stormwater basins, at the northwest, northeast, and southeast corners of the site. The redevelopment plan proposes to modify this system by reducing the size of the northwest basin and eliminating the northeast basin. A new underground detention stormwater storage system below the new parking area will replace the lost detention volume. The southeast basin will remain in its current configuration, and may be

improved with new retaining walls. New public utility infrastructure will be required to service the site. Staff are working with the developer to determine the nature of additional watermain infrastructure requirements that would be required for the development.

D) Preliminary Plat of Subdivision

The petitioner has also submitted a preliminary plat in accordance with Section 5B-1-5 of the City Code. The proposed preliminary plat map (see Attachment K) would subdivide the 15.6-acre project site into a total of 5 lots for development purposes, and sets the lot configuration and easements for the project. The preliminary plat meets the lot requirements for the Mixed-Use Zoning District per City Code Section 5A-8-5-9. Refer to the table below for a lot summary.

Table 3: Lot Summary

Lot No.	Lot Size (in square-feet)
1	46,407 sq. ft.
2	312,634 sq. ft.
3	238,135 sq. ft.
4	30,166 sq. ft.
5	53,987 sq. ft.

Lot 4 is included as a vacant outlot, which at this time is not proposed for development. Any future project on the outlot will be required to be evaluated separately.

E) Zoning Variations

Ground-floor Residential: As noted previously in this report, the project proposes ground-floor residential, through the placement of a standalone multifamily apartment building on a separate parcel. Section 5A-8-5-5 (Permitted Uses) of the Mixed-Use District Ordinance permits multifamily residential on upper floors of a building only. In order to permit the project as proposed, a variation from the Section is 5A-8-5-5 would be required to allow ground floor residential.

Based on staff’s review of the proposed project and established planning practice, this variation would meet the purpose and intent of the Mixed-Use District. It is widely recognized that there are two types of mixed-use development: vertical and horizontal. Vertical mixed-use developments have multiple uses within a single building. For example, each floor may have a different use and purpose (i.e., ground floor retail/restaurants with office or residential uses above). Horizontal mixed-use developments refer to sites where each building is generally single-use, within a larger development. This conforms with the City’s Code in providing for a more balanced mix of uses in the siting and design of new developments such as the proposed project.

Parking: The petitioner has also requested relief from the minimum parking requirements in Section 5A-11-5 of the City Code to allow for a parking ratio of 1 space per dwelling unit, in lieu of the required 2 spaces per dwelling units. As previously analyzed in this report, the petitioner

has provided a parking study that found that the site will continue to have sufficient parking if approved.

F) Justification Narrative / Project Review Criteria

The various criteria the administrative bodies use when acting on this project are included in Attachment L. The petitioner submitted a *Justification Narrative* and *Findings of Fact* that would support the application request (see Attachment M).

G) Economic Incentives / Economic Development

During the application review process, the petitioner was asked to clarify the nature of any economic incentives that would be requested to develop the project. The petitioner has formally requested economic incentives to assist with construction of the project and has stated that the project will face serious challenges moving forward without financial support. The subject application does not include any financial incentives and is comprised solely of the rezone and land development entitlements necessary for construction of the project. The City is currently exploring available economic incentives and any future financial incentive will be required to receive separate review and approval by the appropriate administrative authorities.

H) Public Comment

Pursuant to City Code and Illinois Statutes, a public notice was published and mail notices were sent to all property owners, business owners and occupants within 250 feet of the project boundary. The City shared project plans with several interested parties who contacted staff for information. At the time of publication of this staff report, three (3) public comments have been received. Two comments from residents to the east of the site were received, and generally expressed support for the project, but asked that the developer be required to repair any fencing in disrepair along the project boundary. One public comment was received from the owner of a small parcel of land that is located within the signalized driveway on Lemont Road, but is outside of the project boundary. The commenter objected to the use of his property for ingress and egress to the project site. Based on staff’s review of recorded easements and project documents submitted by the petitioner, staff note that permanent easements appear to be recorded over the property for public utilities and access, and that no development or alterations are proposed on the commenter’s property.

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on May 7, 2025.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

May 7, 2025
May 27, 2025
June 2, 2025

CITY OF DARIEN

PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION

APRIL 2, 2025

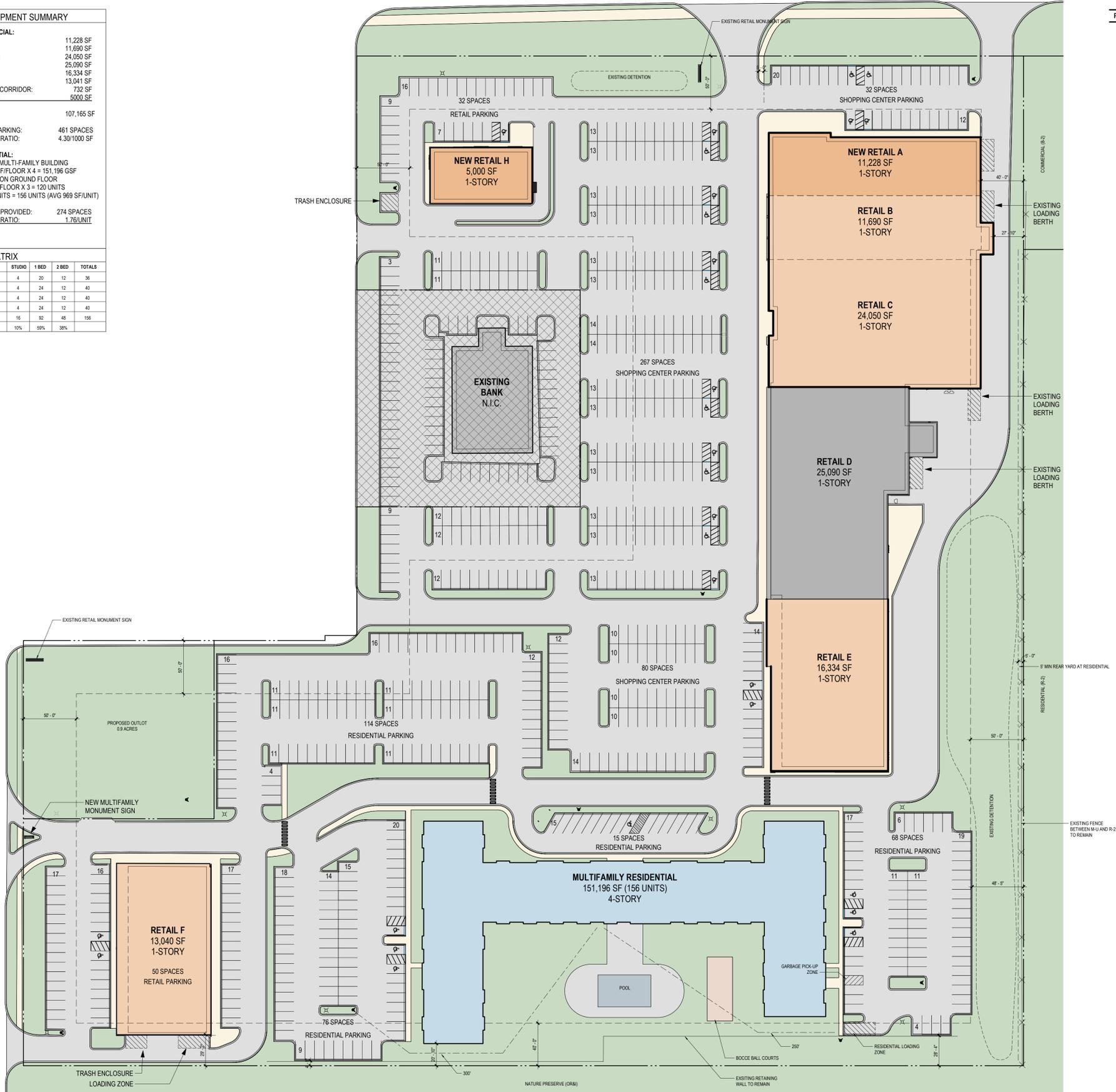
LOCATION MAP



Project No.: PZC2024-09 – 7511 Lemont Road

ZONING SUMMARY		
ZONING DISTRICT: MIXED-USE DISTRICT (M-U)		
USE: PLANNED UNIT DEVELOPMENT WITH RETAIL AND RESIDENTIAL		
LOT SIZE: 60,000 SF (15.6 ACRES)		
MINIMUM LOT SIZE:	ORDINANCE REQUIREMENTS	PROPOSED
2,500 SF		15.6 ACRES
MINIMUM LOT WIDTH:	20'	402' MIN
YARD REQUIREMENTS:	FRONT YARD DEPTH: NO MINIMUM SIDE YARD DEPTH: NO MINIMUM REAR YARD DEPTH: NO MINIMUM ADJONING NON-RESIDENTIAL: 5'-0" MIN. ADJONING RESIDENTIAL: 10'-0" MIN. ADJONING NON-RESIDENTIAL: 10'-0" MIN. ADJONING RESIDENTIAL: 20'-0" MIN.	COMPLIES. BUILDING SIDE YARD DEPTHS VARY: S CORNER SIDE YARD DEPTH AT R-2 SHOWN DASHED ON PLAN.
FAR:	1.5 MAXIMUM	0.38 PROPOSED
BUILDING HEIGHT:	75'-0" MAXIMUM	VARIES. MULTI-FAMILY (TALLEST) = 48'-0"
BUILDING STORES:	SIX (6) MAXIMUM	RETAIL BUILDINGS: ONE (1) 1-STORY MULTI-FAMILY BUILDING: FOUR (4) STORES
MIXED-USE BUILDING:	AT LEAST ONE FLOOR OF MULTI-FAMILY BUILDING DEVOTED TO ALLOWED NON-RESIDENTIAL USES	VARIANCE REQUEST: MULTI-FAMILY BUILDING HAS NO NON-RESIDENTIAL USES
LANDSCAPE:		
PERIMETER YARD:	FRONT, CORNER SIDE, INTERIOR SIDE, AND REAR YARDS SHALL BE LANDSCAPED PER FORMULA PROVIDED IN CHAPTER 10 SECTION 2A-10-4 OF DARIEN ILL. CITY CODE.	YARDS TO BE LANDSCAPED PER ZONING REQUIREMENTS.
PARKING LOT LANDSCAPING:	ONE (1) SHADE TREE AND THIRTY SEVEN (37) SHRUBS FOR EA. ONE HUNDRED (100) LINEAR FT. OF PARKING SPACES. ONE (1) LANDSCAPE ISLAND EVERY FIFTEEN (15) PARKING SPACES. MINIMUM 9'-0" WIDE ISLAND AT END OF EVERY ROW	ONE (1) LANDSCAPE ISLAND PROVIDED EVERY FIFTEEN (15) PARKING SPACES.
FOUNDATION LANDSCAPING:	10'-0" WIDE PLANTING BED FOR MINIMUM 50% OF THE BUILDING FACES. 10'-0" WIDE MIN. FOUNDATION LANDSCAPING PROVIDED AT MULTI-FAMILY BUILDING	FOUNDATION LANDSCAPING DOES NOT EXISTANCE PROPOSED AT EXISTING SHOPPING CENTER 10'-0" WIDE MIN. FOUNDATION LANDSCAPING PROVIDED AT MULTI-FAMILY BUILDING
REFUSE DISPOSAL LANDSCAPING:	10'-0" WIDE PLANTING BED ON TREE (3) SIDES OF REFUSE DISPOSAL AREA.	
PARKING:		
SHOPPING CENTER UNDER 200,000 SF:	4 SPACES PER 1,000 SF 98,350 SF / 1,000 SF = 98 SPACES	SHOPPING CENTER RETAIL: 379 SPACES
RETAIL OUTLOTS:	4 SPACES PER 1,000 SF RETAIL F: 13,040 SF / 1,000 SF = 13 SPACES RETAIL H: 5,000 SF / 1,000 SF = 5 SPACES	RETAIL F: VARIANCE REQUEST - 58 SPACES PROVIDED RETAIL H: 32 SPACES
DWELLING, MULTI-FAMILY:	2 SPACES PER DWELLING UNIT 156 UNITS x 2 = 312 SPACES REQUIRED 1 LOADING BERTH FOR FIRST 200K SF, THEN 1 PER 200K SF AFTER	VARIANCE REQUEST - 273 SPACES PROVIDED 146 BIKING PARKING SPACES PROVIDED IN BUILDING 1 LOADING BERTH PROVIDED 1 GARBAGE PICK UP ZONE PROVIDED
DINING DRINKING:	1 STALL PER 3 SEATS, INDOOR AND OUTDOOR 1 STALL PER 2 SEATS	SHARED WITH SHOPPING CENTER PARKING
ACCESSIBLE SPACES:	21 TO 50 = 2 ACCESSIBLE SPACES 51 TO 75 = 3 ACCESSIBLE SPACES 201 TO 300 = 4 ACCESSIBLE SPACES 301 TO 400 = 5 ACCESSIBLE SPACES	RETAIL H OUTLOT: 1 PROVIDED RETAIL F OUTLOT: 2 PROVIDED MULTI-FAMILY: 7 PROVIDED SHOPPING CENTER: 19 PROVIDED
RETAIL OFF-STREET LOADING:	SETBACK: ADJONING NON-RESIDENTIAL: 20'-0" MIN. ADJONING RESIDENTIAL: 30'-0" MIN. SIZE: 12' x 30', 14' VERTICAL CLEARANCE REQUIRED FOR BUILDINGS 7,000 TO 60,000 CSF	LOADING PROVIDED BEHIND RETAIL BUILDINGS VARIES, SEE PLAN.

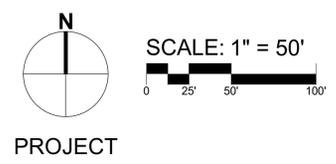
DEVELOPMENT SUMMARY				
COMMERCIAL:				
RETAIL A:	11,228 SF			
RETAIL B:	11,690 SF			
RETAIL C:	24,050 SF			
RETAIL D:	25,090 SF			
RETAIL E:	16,334 SF			
RETAIL F:	13,041 SF			
SERVICE CORRIDOR:	732 SF			
RETAIL H:	5,000 SF			
TOTAL:	107,165 SF			
RETAIL PARKING:	461 SPACES			
PARKING RATIO:	4.30/1000 SF			
RESIDENTIAL:				
4 STORY MULTI-FAMILY BUILDING	37,799 GSF FLOOR X 4 = 151,196 GSF			
36 UNITS ON GROUND FLOOR				
40 UNITS/FLOOR X 3 = 120 UNITS				
TOTAL UNITS = 156 UNITS (AVG 969 SF/UNIT)				
PARKING PROVIDED:	274 SPACES			
PARKING RATIO:	1.76/UNIT			
UNIT MATRIX				
	STUDIO	1 BED	2 BED	TOTALS
LEVEL 01	4	20	12	36
LEVEL 02	4	24	12	40
LEVEL 03	4	24	12	40
LEVEL 04	4	24	12	40
TOTALS	16	92	48	156
RATIO	10%	59%	38%	



PLAN LEGEND:	
[Dashed Outline]	SCOPE OF PROJECT AREA WITHIN INDICATED OUTLINE
[Grey Box]	EXISTING BUILDINGS TO REMAIN
[Orange Box]	EXISTING BUILDINGS TO BE RENOVATED
[Light Blue Box]	NEW BUILDINGS WITHIN SCOPE OF WORK AREA
[Dark Blue Box]	NEW MULTIFAMILY RESIDENTIAL BUILDING
[Hatched Box]	LOADING ZONE
[Fire Hydrant Symbol]	FIRE HYDRANT
[X Symbol]	EXISTING LIGHT POLE
[X Symbol]	NEW LIGHT POLE



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PROJECT

RETAIL REDEVELOPMENT

CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
02/26/25 Project #: 23079

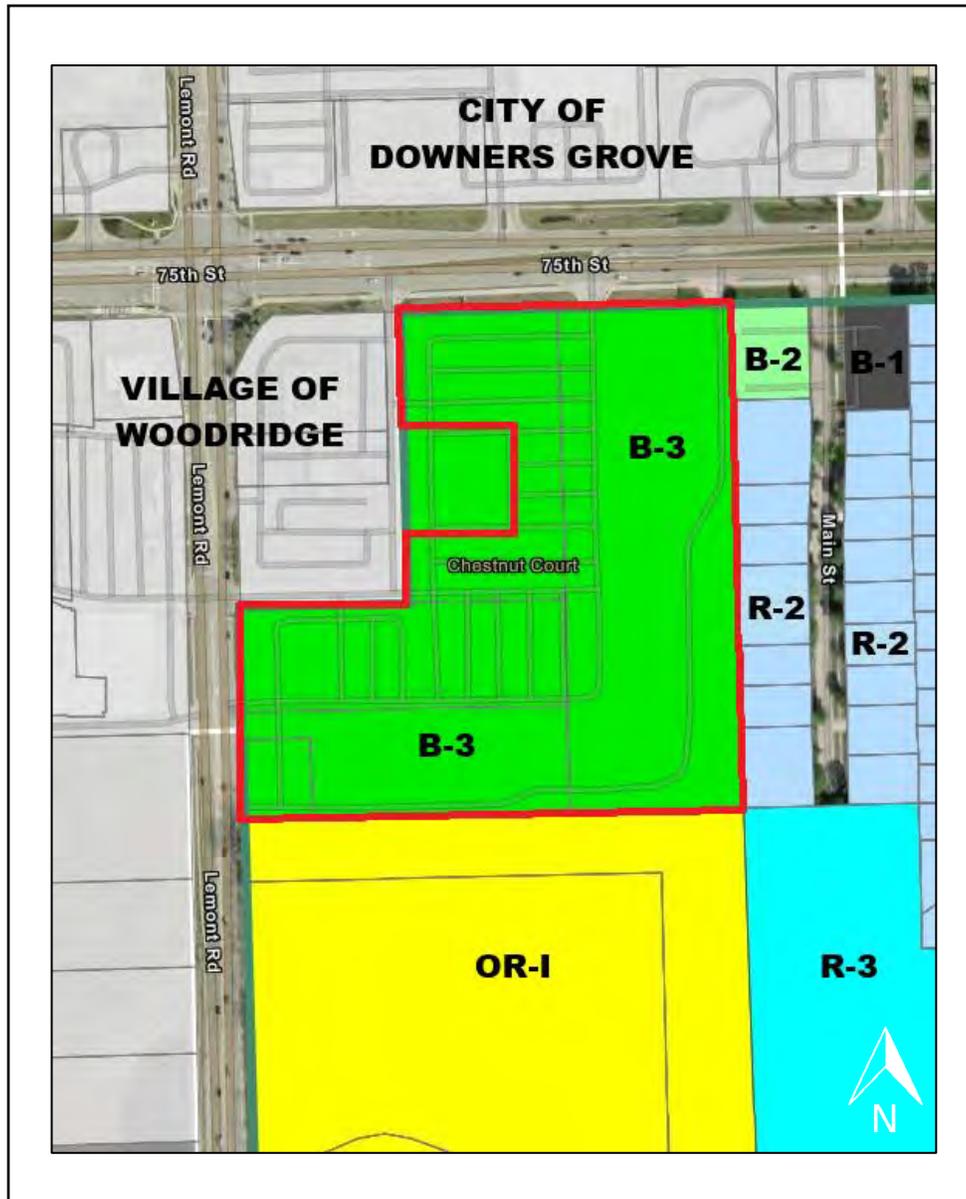
02
SITE PLAN -
PROPOSED

CITY OF DARIEN

PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION

APRIL 2, 2025

EXISTING ZONING MAP



Project No.: PZC2024-09 – 7511 Lemont Road

KEY DEVELOPMENT AREA #1

Location: Southeast corner of 75th Street and Lemont Road intersection (Chestnut Shopping Center).

Existing Conditions: Fully developed shopping and commercial center with existing retail uses throughout.

Zoning: B-3 Business District.

Proposed Land Use: Prioritize mixed-use redevelopment but also focus on filling existing tenant vacancies and improving the aesthetics of the site (i.e. façade enhancements). Infill development consistent with the current center is also viable.

Adjacent Land Uses:

- North: Commercial
- South: Forest Preserve
- East: Residential
- West: Commercial

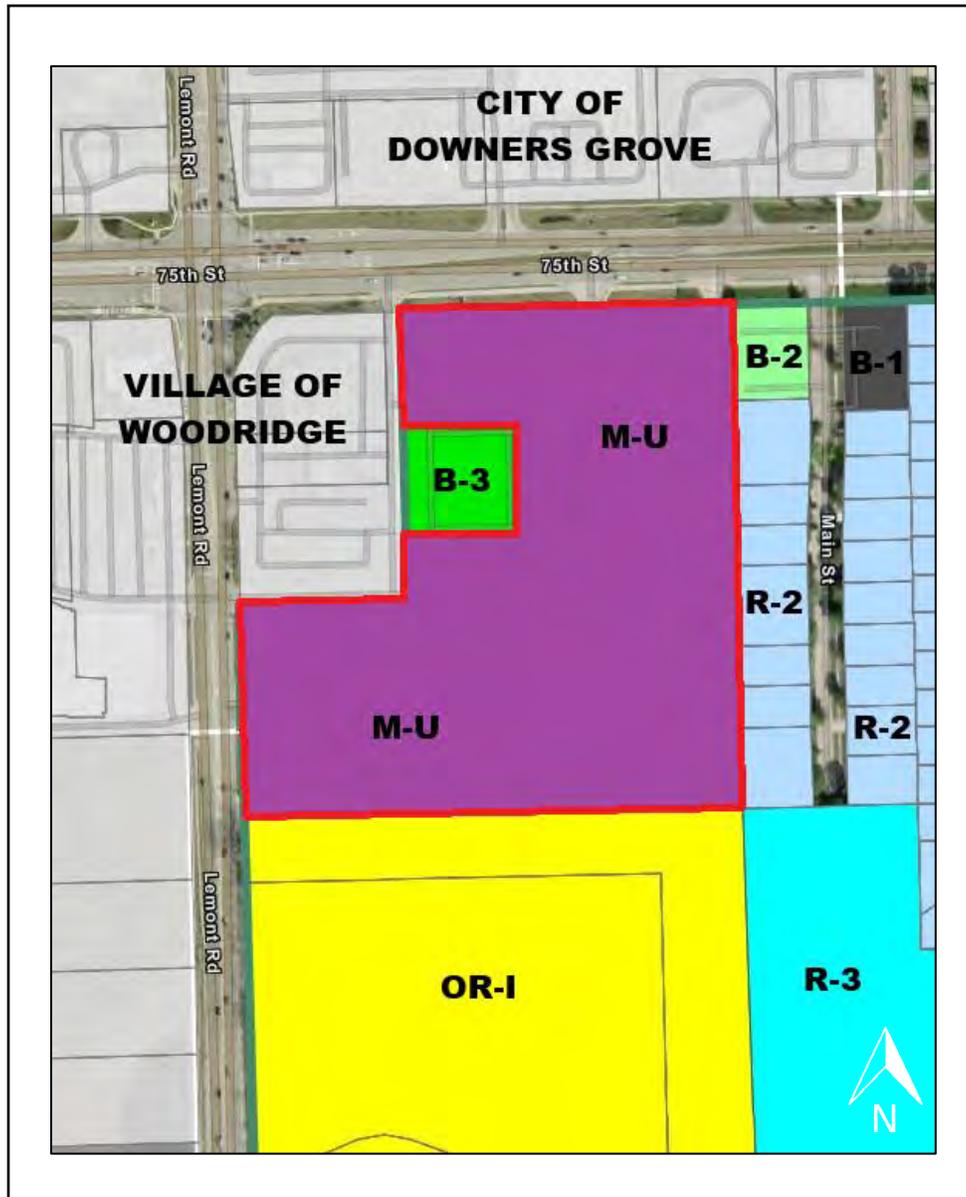


CITY OF DARIEN

PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION

APRIL 2, 2025

PROPOSED ZONING MAP



Project No.: PZC2024-09 – 7511 Lemont Road



Memorandum

TO: Mr. Kumar Bhavanasi
Chestnut Court Darien IL, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: October 2, 2024

RE: Traffic and Parking Analysis
Chestnut Court Shopping Center Redevelopment
Darien, Illinois

This memorandum provides a traffic and parking analysis for the redevelopment of Chestnut Court Shopping Center in Darien, Illinois. Chestnut Court Shopping Center is a retail center near the southeast corner of 75th Street and Lemont Road. The redevelopment plan will replace a portion of the retail space with apartments. The purpose of this study is to assess the change in traffic volumes and the parking needs of the development.

Development Plan

The center is located near the southeast corner of the 75th Street and Lemont Road intersection. The site is bounded by Lemont Road, Chase Bank, and Home Run Pizzeria along the west side of the site and 75th Street along the north side. Single family homes are located to the east and DuPage County Forest Preserve land lies south of the site.

The proposed development plan consists of a four-story apartment building, retail, and a drive through restaurant. The five-story building will have 156 apartments. After redevelopment, the retail will be reduced to 103,933 square feet and add a 2,500 restaurant with a drive thru. Parking lot improvements are proposed.

Site Access

Access to the site is provided by three existing access drives on 75th Street and three on Lemont Road.

75th Street (DuPage 33) is an east-west Other Principal Arterial along the north side of the site. It has three travel lanes in each direction. At its signalized intersection with Lemont Road, there are a separate right-turn lane, three thru lanes, and dual left-turn lane in each direction. Access to the site is provided by two right-in and right-out turn access drives and a left-in, right-in, and right-out drive. It has a 40-mph speed limit and is under the jurisdiction of DuPage Division of Transportation.

Lemont Road is a north-south Minor Arterial Road along the west side of the site with two travel lanes in each direction. At 75th Street, it has a separate right-turn lane, two thru lanes, and dual left-turn lane in each direction. A signalized intersection serving the Chestnut Court and Woodgrove Festival shopping centers is 625 feet south of 75th Street. The Lemont Road legs have a shared thru/right-turn lane, a separate thru lane, and a left-turn lane. The retail space has access drives have a shared thru/right-turn lane, and a left-turn lane. A full access drive under stop sign control, and a right-in and -out drive also serves the site. It has a 40-mph speed limit and is under the jurisdiction of DuPage Division of Transportation.

All access drives to Chestnut Court will remain unchanged with the redevelopment.

Trip Generation

Trip estimates were made for the existing and proposed development to document the changes in traffic generated by the site. Site trips for each use was based on data in the Institute of Transportation Engineer's Trip Generation 11th Ed. Manual which contains trip generation surveys of similar uses. Copies of the trip calculations are included in the **Appendix**.

The existing Chestnut Court development has a total of 151,633 square feet of retail space. The proposed plan will have a drive-through restaurant (2,500 square feet), retail stores (103,933 square feet), and 156 apartments. The resulting site traffic volumes are shown in **Tables 1 and 2**.

Table 1
Existing Site Traffic Volumes

Use	Size	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	151,633 sq. ft.	415	431	846	442	377	819	490	453	943

Table 2
Proposed Site Traffic Volumes

Use	Size	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
Apartments⁽¹⁾	156 units	14	41	55	37	24	61	31	30	61
Restaurant with Drive-thru⁽²⁾	2,500 sq. ft.	60	66	126	65	62	127	70	68	138
Shopping Center⁽³⁾	103,933 sq. ft.	284	296	580	303	258	561	336	310	646
Totals		358	403	761	402	344	749	437	408	845
Change in Traffic		-57	-28	-85	-40	-33	-70	-53	-45	-98

- (1) ITE Land Use Code 221 – Multi-Family (Mid Rise)
 (2) ITE Land Use Code 934: - Fast Food Restaurant with Drive-Through Window
 (3) ITE Land Use Code 821 – Shopping Plaza (40 - 150k)

Site Traffic Impact

The proposed development plan will add apartments and a drive-thru restaurant to the site while reducing the size of the existing retail space. Traffic conditions will improve at the site access points and at the two signalized intersections on Lemont Road with the reduction of overall site traffic volumes. No off-site traffic improvements are required.

Existing Chestnut Court Parking

The existing on-site parking supply is 674 parking spaces with an additional 25 accessible spaces for a total of 699 spaces. The parking lot totals did not include parking at Chase Bank and parking stalls adjacent to Home Run Inn Pizza. The Darien zoning code requires four parking spaces per one thousand square feet of area or 606 spaces as shown in **Table 3**. The current center has a surplus of parking spaces.

Table 3
Existing Site Parking per Darien Zoning Code

Use	Size	Parking Requirements	Total Parking	
			Required	Provided
Shopping Center	151,633 sq. ft.	4 spaces/1,000 sq. ft.	606	674

Proposed Parking Plan

The redevelopment plan creates four separate parking areas for the main retail/restaurant area on the north side of the site, for the apartments, for an existing retail space to remain in the southwest corner, and a future development outlot. The outlot was not included in the parking analysis and will have to be evaluated separately when a plan is proposed. **Table 4** shows the future required parking for the development plan of 745 spaces while the site plan shows 743 spaces provided. A parking variation of 2 spaces for Retail F

and 33 spaces for the apartments are required. Retail H has 33 surplus spaces. Retail spaces A thru E meet the zoning code with no surplus.

Table 4
Proposed Site Parking per Darien Zoning Code

Location	Use	Size	Parking Requirements	Total Parking	
				Required	Provided
Residential	Apartments	156 units	2 spaces/unit	312	279 (1.79 sp/unit)
Retail H	Restaurant With Drive-thru	2,500 sq. ft. (50 seats)	1 per 3 seats plus 15 stacking spaces for drive-thru lane	17	27
		2,500 sq. ft.		10	
Retail A-E	Shopping Center	88,392 sq. ft.	4 spaces/1,000 sq. ft.	354	
Retail F		13,040 sq. ft.		50	
Totals				745	743

National Parking Requirements

National parking data is available from other Institute of Transportation Engineers (ITE) in their publication Parking Generation, 6th Edition for multifamily housing (Land use code 221), drive-through restaurant (Land use code 934), and retail for plaza center (Land use code 821). The ITE data shows lower parking demand than the zoning code requirements and is less than the parking provided.

Table 5
National Parking Survey Results (Proposed)

ITE Land-Use Code	Use	Size	Weekday	Saturday
221	Apartments	156 units	186 (1.19 sp/unit)	156
934	Restaurant (Drive-thru)	2,500 sq. ft.	19	21
821	Shopping Plaza	103,932 sq. ft.	323	249
Totals			528	426

Conclusions

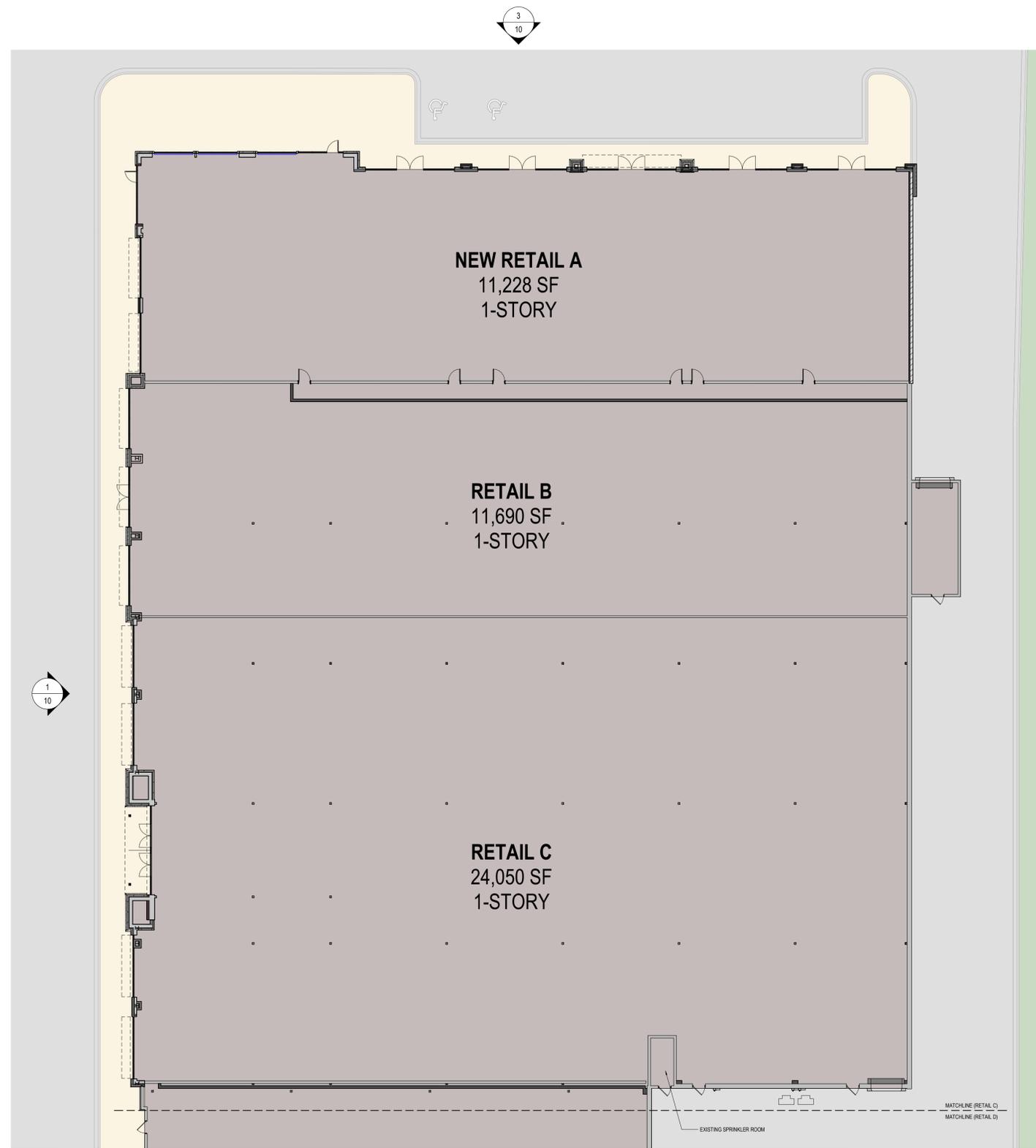
Based on the review of traffic and parking conditions around the proposed site, the following conclusions were reached:

1. The proposed plan with 156 apartments, 103,392 sq. ft. of retail space, and 2,500 sq. ft. of drive through restaurant space of retail will generate 9-10% less traffic volumes than the existing retail space which will benefit existing traffic conditions.
2. The six site driveways on 75th Street and Lemont Road will remain and do not require additional changes.
3. The Darien zoning code requirement for the site is 745 spaces and 743 are provided.
4. Apartment parking is provided at a ratio of 1.79 spaces which is less than the required parking of 2 spaces per unit. The expected parking demand is 1.19 space per unit based on parking surveys of other apartment projects.

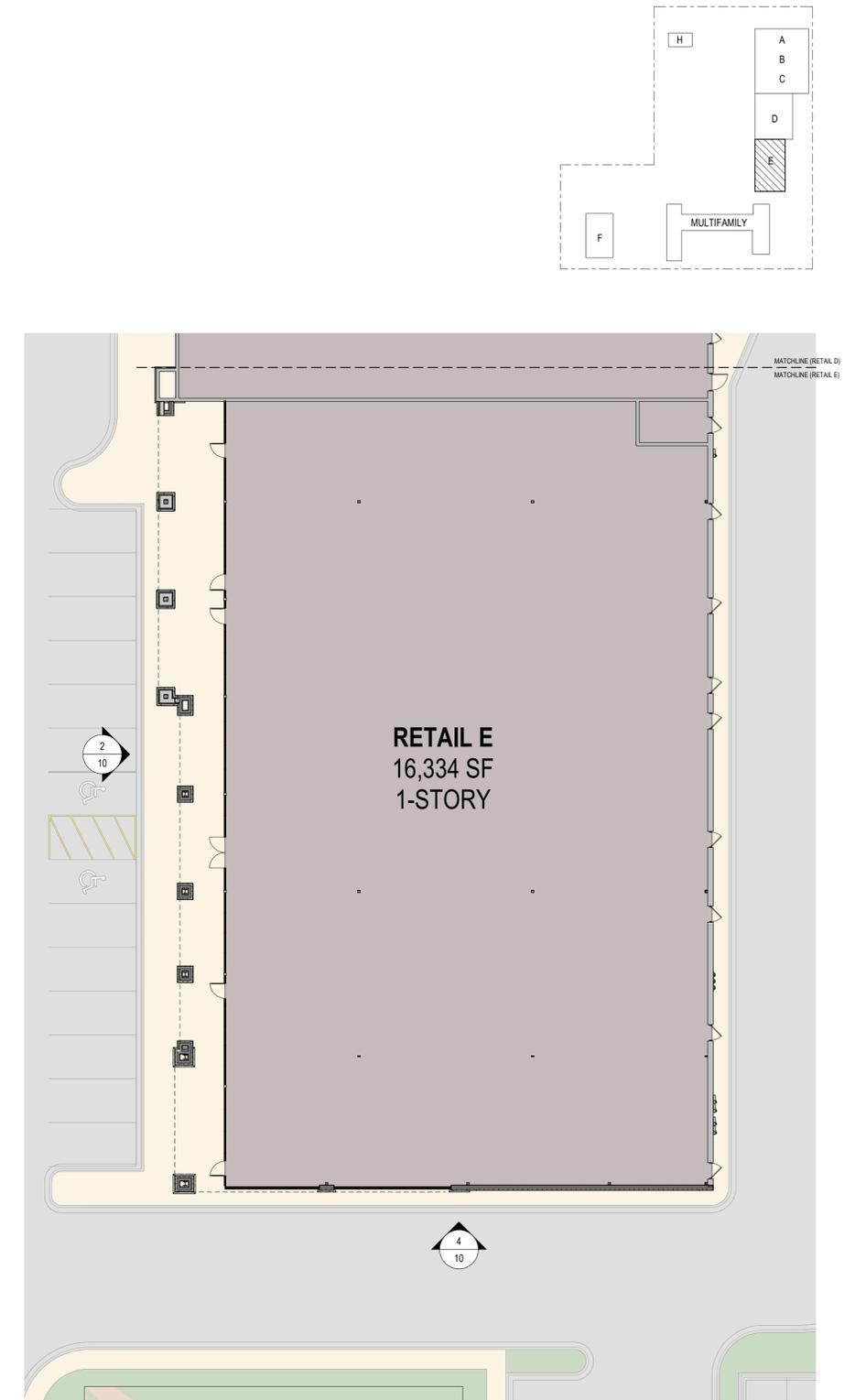
Appendix

ITE Parking Generation Calculations

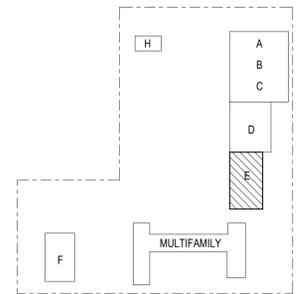
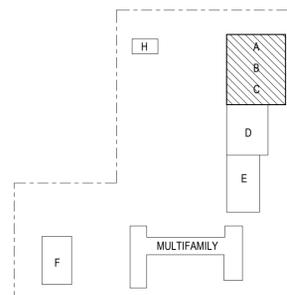
ITE Trip Generation Calculations



1 NEW FLOOR PLAN - RETAIL A, B, C
SCALE: 1/16" = 1'-0"



2 NEW FLOOR PLAN - RETAIL E
SCALE: 1/16" = 1'-0"



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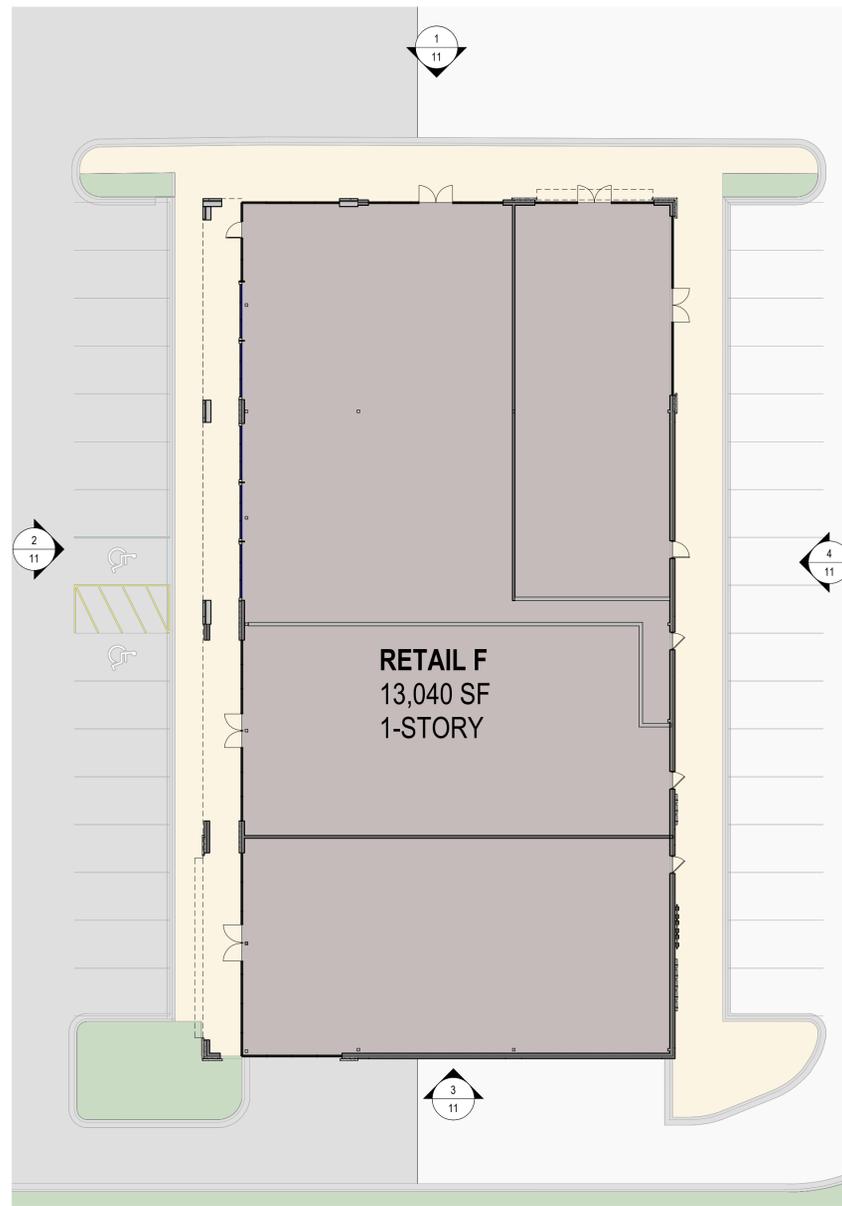
SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

PROJECT

RETAIL REDEVELOPMENT

CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
11/26/24 Project #: 23079

05
NEW FLOOR
PLAN - RETAIL
A,B,C, & E



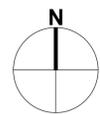
2 NEW FLOOR PLAN - RETAIL F
SCALE: 1/16" = 1'-0"



1 NEW FLOOR PLAN - RETAIL H
SCALE: 1/16" = 1'-0"



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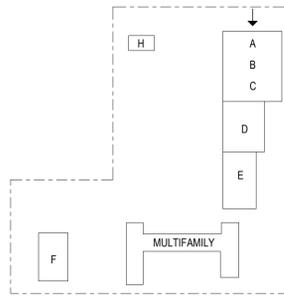
PROJECT

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

RETAIL REDEVELOPMENT

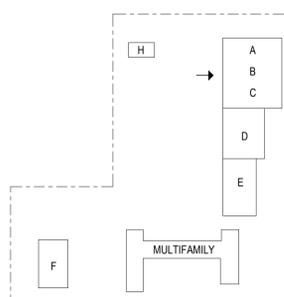
CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
11/26/24 Project #: 23079

06
NEW FLOOR
PLAN - RETAIL
F & H

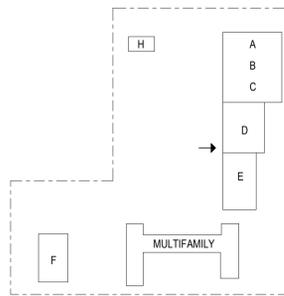


3 NORTH ELEVATION - RETAIL A
SCALE: 3/32" = 1'-0"

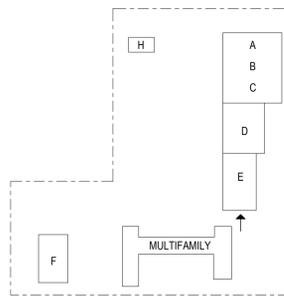
KEYNOTE LEGEND	
KEYNOTE	COMMENT
ASR-1	SLOPED ASPHALT SHINGLE ROOF W/ DARK BRONZ MTL GUTTER
CPY-01	SLOPED SQUARE METAL TRELLIS CANOPY
CPY-02	BLACK METAL TRELLIS
CPY-03	METAL CLAD SOLID CANOPY, ASSUME ROOF DRAIN
CST-01	CAST STONE
CST-02	CAST STONE CORNICE
DR-01	OVERHEAD DOOR WITH GLASS INFILL PANELS
EIFS-01	EIFS LIGHT TAN
EIFS-02	EIFS LIGHT GREY
EIFS-03	EIFS DARK GREY
EIFS-04	EIFS CORNICE
FB-01	FACE BRICK 1 - COMMON BOND
FB-02	FACE BRICK 1 - STACKED SOLDIER BOND
FB-03	FACE BRICK 2 - STACKED SOLDIER BOND
LT-01	DECORATIVE SCONCE
MTL-1	METAL PANEL - BRONZE
STF-01	STOREFRONT SYSTEM
WDW-01	ROUND GABLE WINDOW WITH MASONRY SURROUND



1 WEST ELEVATION - RETAIL A, B, C
SCALE: 3/32" = 1'-0"



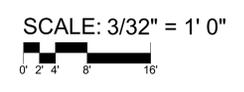
2 WEST ELEVATION - RETAIL D, E
SCALE: 3/32" = 1'-0"



4 NEW SOUTH ELEVATION - RETAIL E
SCALE: 3/32" = 1'-0"



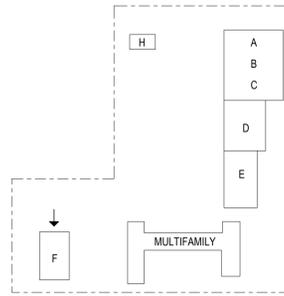
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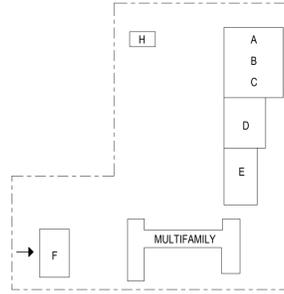
RETAIL REDEVELOPMENT

CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
09/30/24 Project #: 23079

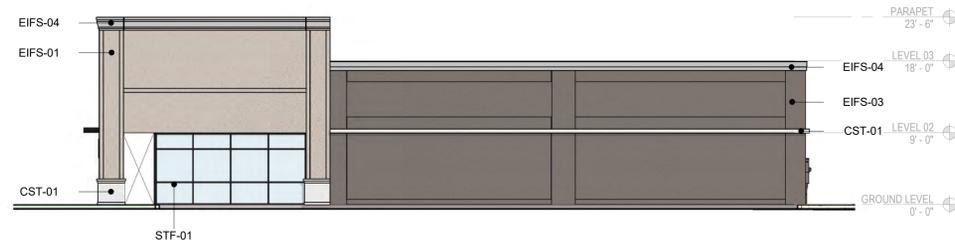
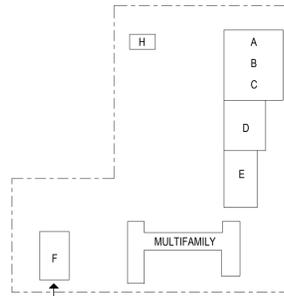
10
NEW
ELEVATIONS -
RETAIL A, B, C,
& E



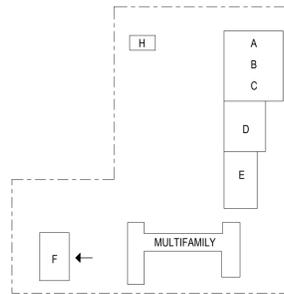
1 NORTH ELEVATION - RETAIL F
SCALE: 3/32" = 1'-0"



2 NEW WEST ELEVATION - RETAIL F
SCALE: 3/32" = 1'-0"



3 NEW SOUTH ELEVATION - RETAIL F
SCALE: 3/32" = 1'-0"



4 NEW EAST ELEVATION - RETAIL F
SCALE: 3/32" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE	COMMENT
ASR-1	SLOPED ASPHALT SHINGLE ROOF W/ DARK BRONZ MTL GUTTER
CPY-02	BLACK METAL TRELLIS
CST-01	CAST STONE
CST-02	CAST STONE CORNICE
DR-01	OVERHEAD DOOR WITH GLASS INFILL PANELS
EIFS-01	EIFS LIGHT TAN
EIFS-03	EIFS DARK GREY
EIFS-04	EIFS CORNICE
FB-01	FACE BRICK 1 - COMMON BOND
FB-02	FACE BRICK 1 - STACKED SOLDIER BOND
LT-01	DECORATIVE SCONCE
MTL-1	METAL PANEL - BRONZE
STF-01	STOREFRONT SYSTEM
WDW-01	ROUND GABLE WINDOW WITH MASONRY SURROUND

ELEVATION KEY F
SCALE: 1/2" = 1'-0"



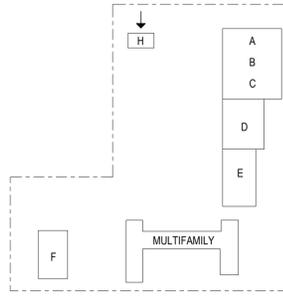
OKW ARCHITECTS
600 W. JACKSON, SUITE 250
CHICAGO, IL 60661



RETAIL REDEVELOPMENT

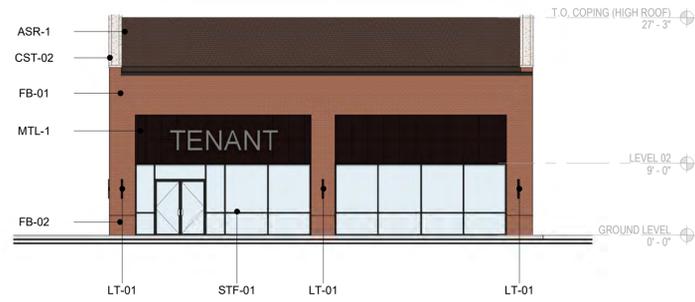
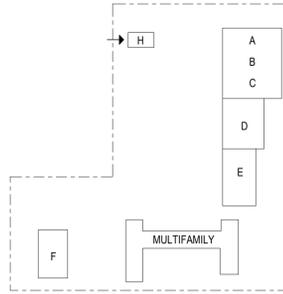
CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
09/30/24 Project #: 23079

11
NEW
ELEVATIONS -
RETAIL F

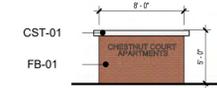


1 NORTH ELEVATION - RETAIL H
SCALE: 3/32" = 1'-0"

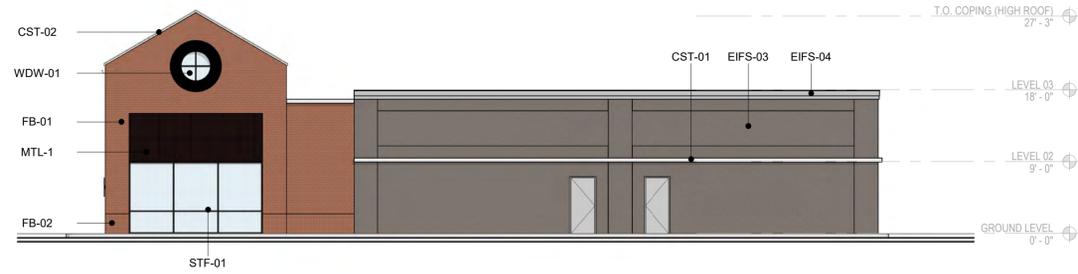
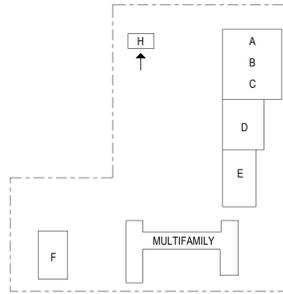
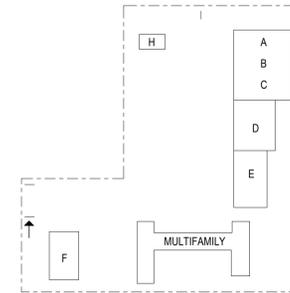
KEYNOTE LEGEND	
KEY NOTE	COMMENT
ASR-1	SLOPED ASPHALT SHINGLE ROOF W/ DARK BRONZ MTL GUTTER
CPY-02	BLACK METAL TRELLIS
CST-01	CAST STONE
CST-02	CAST STONE CORNICE
EIFS-03	EIFS DARK GREY
EIFS-04	EIFS CORNICE
FB-01	FACE BRICK 1 - COMMON BOND
FB-02	FACE BRICK 2 - STACKED SOLDIER BOND
FB-03	FACE BRICK 2 - STACKED SOLDIER BOND
LT-01	DECORATIVE SCOSCE
MTL-1	METAL PANEL - BRONZE
STF-01	STOREFRONT SYSTEM
WDW-01	ROUND GABLE WINDOW WITH MASONRY SURROUND



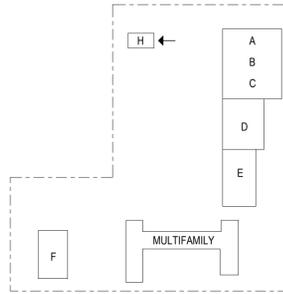
2 WEST ELEVATION - RETAIL H
SCALE: 3/32" = 1'-0"



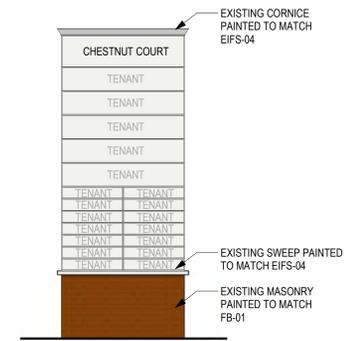
6 MULTIFAMILY SIGN
SCALE: 1/8" = 1'-0"



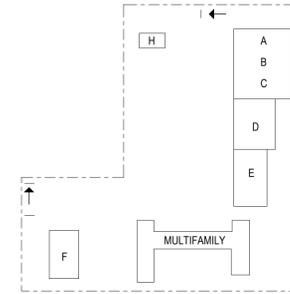
3 SOUTH ELEVATION - RETAIL H
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION - RETAIL H
SCALE: 3/32" = 1'-0"



5 TYPICAL MONUMENT SIGN ELEVATION
SCALE: 3/32" = 1'-0"



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SCALE: 3/32" = 1'-0"
0' 2' 4' 8' 16'

RETAIL REDEVELOPMENT

CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
09/30/24 Project #: 23079

12
NEW
ELEVATIONS -
RETAIL H,
SIGNS

MATERIAL PALETTE



ASR-01



CPY-01



CPY-02



CPY-03



DR-1



CST-01



EIFS-01



EIFS-02



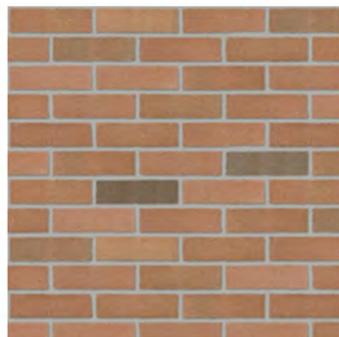
EIFS-03



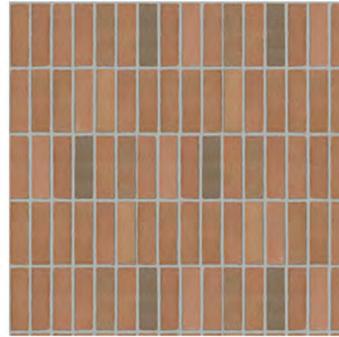
LT-01



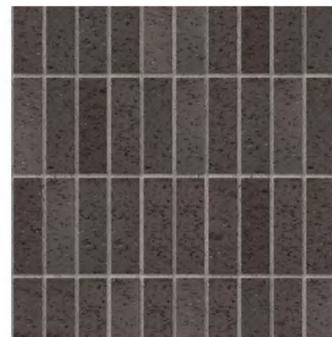
MT-1



FB-01



FB-02



FB-03



STF-01

EXTERIOR MATERIAL SCHEDULE

ITEM TAG	DESCRIPTION
ASR-01	ASPHALT SHINGLE ROOF
CPY-01	SLOPED SQUARE METAL TRELLIS CANOPY
CPY-02	BLACK METAL TRELLIS
CPY-03	SOLID METAL-CLAD CANOPY
CST-01	CAST STONE
DR-1	OVERHEAD DOOR W/ GLASS INFILL PANELS
EIFS-01	EIFS WALL FINISH - LIGHT TAN
EIFS-02	EIFS WALL FINISH - LIGHT GRAY
EIFS-03	EIFS WALL FINISH - DARK GRAY
FB-01	FACE BRICK 1 - RED BLEND COMMON BOND
FB-02	FACE BRICK 2 - RED BLEND STACKED SOLDIER COURSE
FB-03	FACE BRICK 3 - GRAY STACKED SOLDIER COURSE
LT-1	DECORATIVE SCONCE - DARK BRONZE
MT-1	METAL PANEL - DARK BRONZE
STF-01	STOREFRONT SYSTEM W/ DARK BRONZE MULLIONS



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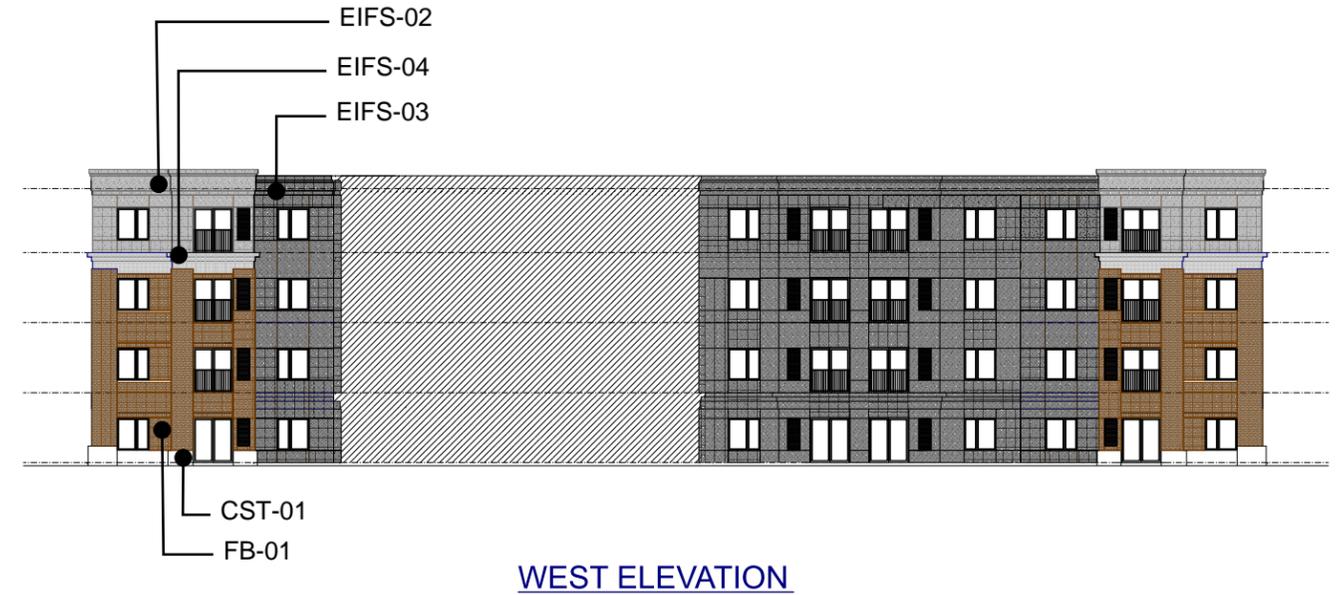
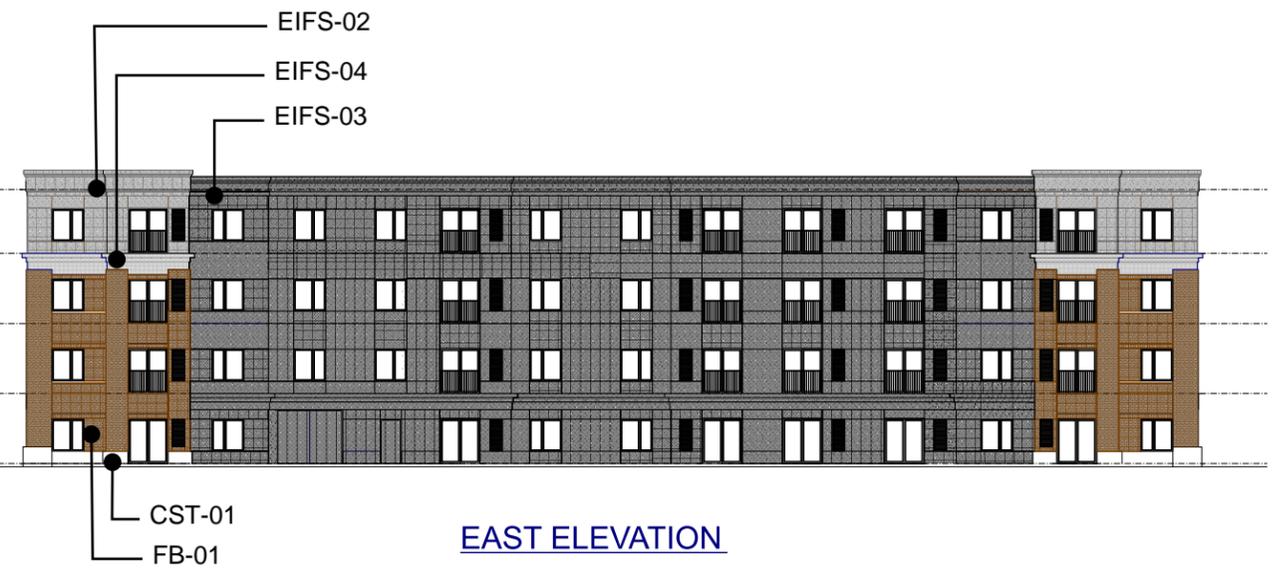
RETAIL REDEVELOPMENT

CHESTNUT COURT SHOPPING CENTER
DARIEN, IL
09/30/24 Project #: 23079



KEYNOTE LEGEND	
KEY NOTE	COMMENT
CST-01	CAST STONE
EIFS-02	EIFS LIGHT GRAY
EIFS-03	EIFS DARK GRAY
EIFS-04	EIFS CORNICE
FB-01	FACE BRICK 1 - COMMON BOND

CUSTOMER: DARIEN APARTMENTS		CITY/STATE: DARIEN, IL	
MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 12/2/2024	BY: MM	SCALE: NTS	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.		EL1	



KEYNOTE LEGEND	
KEY NOTE	COMMENT
CST-01	CAST STONE
EIFS-02	EIFS LIGHT GRAY
EIFS-03	EIFS DARK GRAY
EIFS-04	EIFS CORNICE
FB-01	FACE BRICK 1 - COMMON BOND

CUSTOMER: DARIEN APARTMENTS		CITY/STATE: DARIEN, IL	
MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 12/2/2024	BY: MM	SCALE: NTS	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.		EL2	

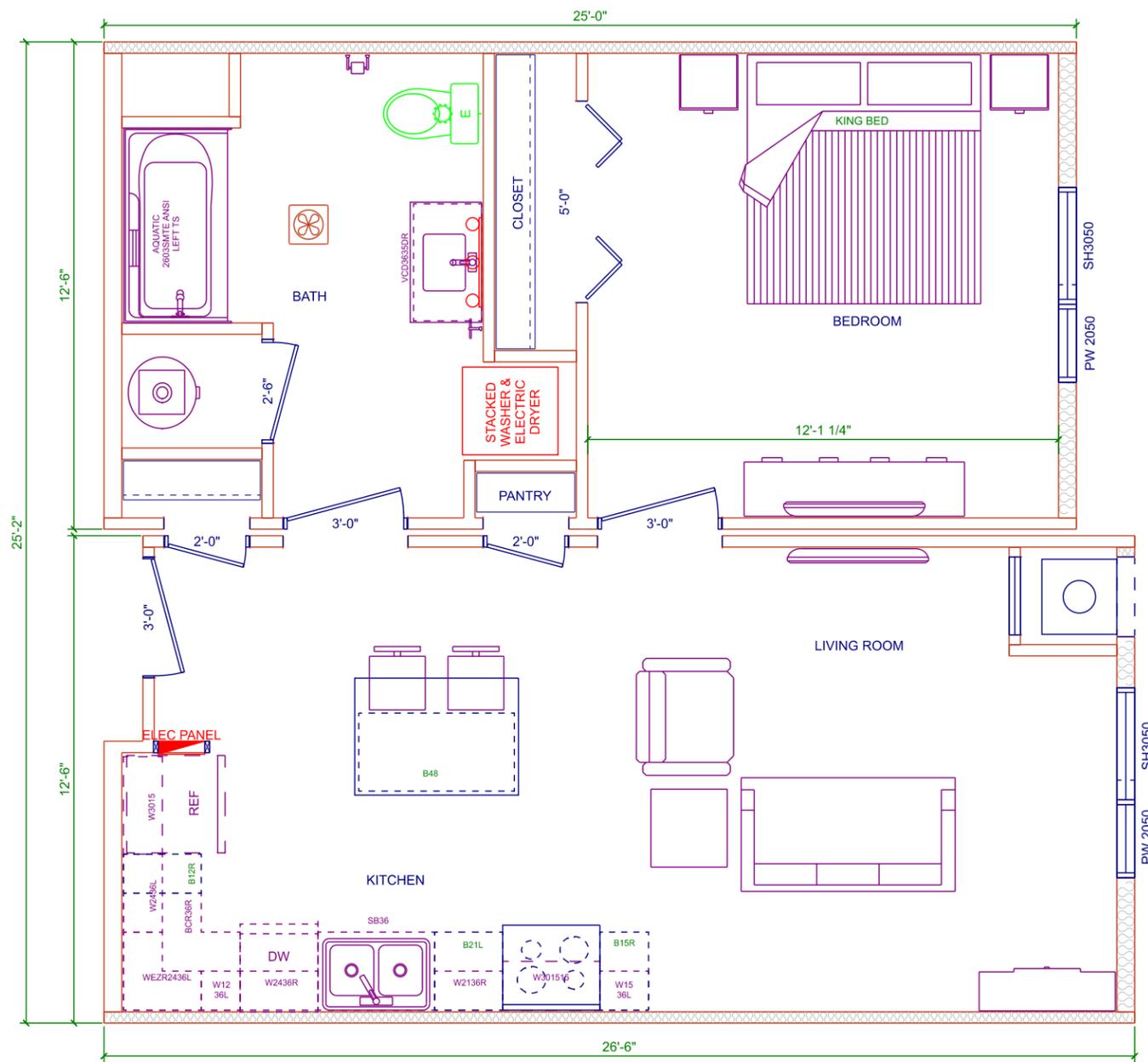


ROOM COUNTS						
	STUDIO	(1) BEDROOM	(2) BEDROOM	ALL ROOMS	AREA (SQ FT)	MODULAR UNITS
1ST FLOOR	4	20	12		37,799	51
2ND FLOOR	4	24	12		37,799	51
3RD FLOOR	4	24	12		37,799	51
4TH FLOOR	4	24	12		37,799	51
TOTAL	16	92	48	156	151,196	204
PERCENTAGE	10%	59%	31%			
TARGET	12%	50%	38%	155		

APARTMENT LAYOUT

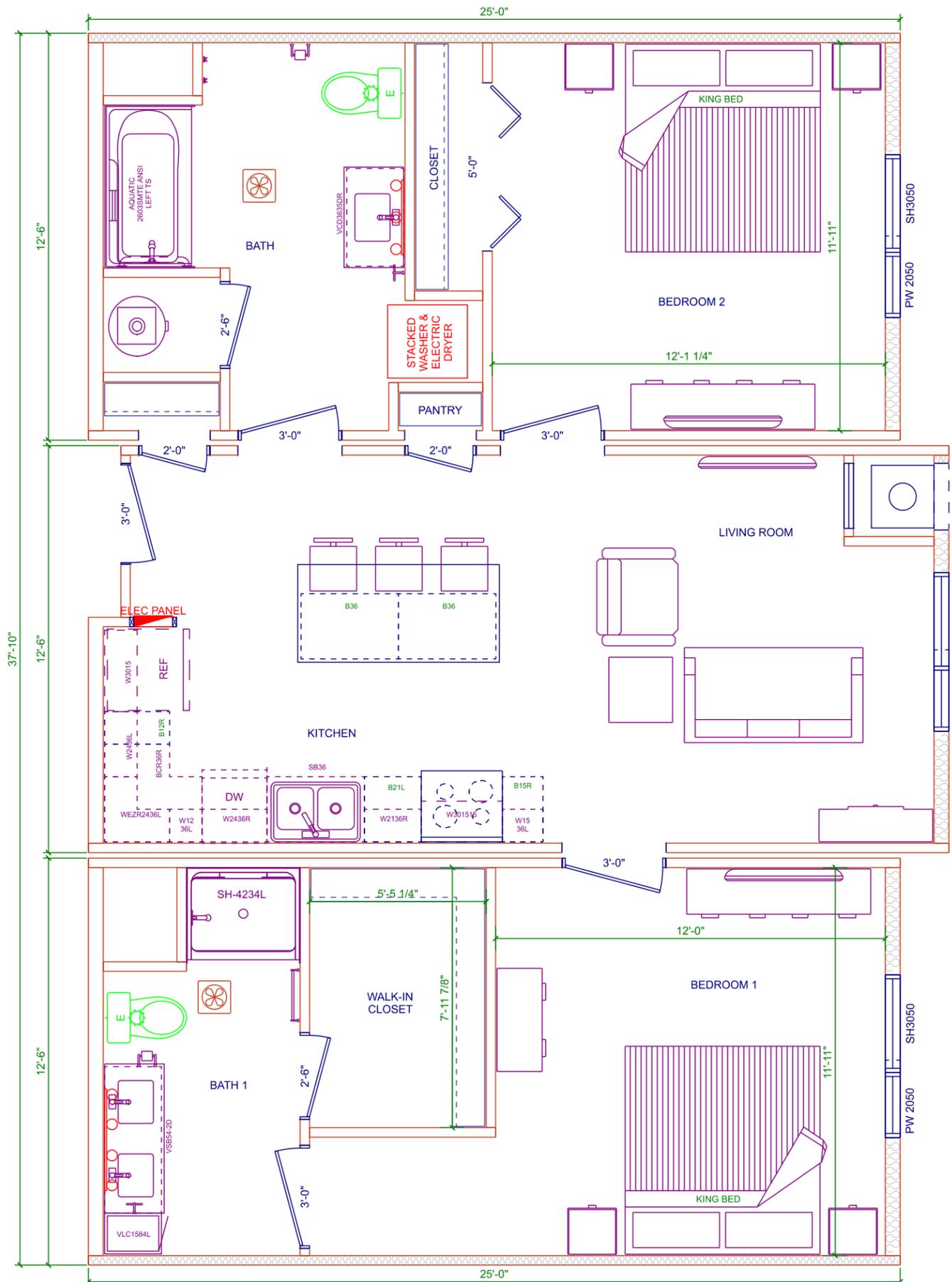
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MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 12/2/2024	BY: MM	SCALE: NTS	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.			L2





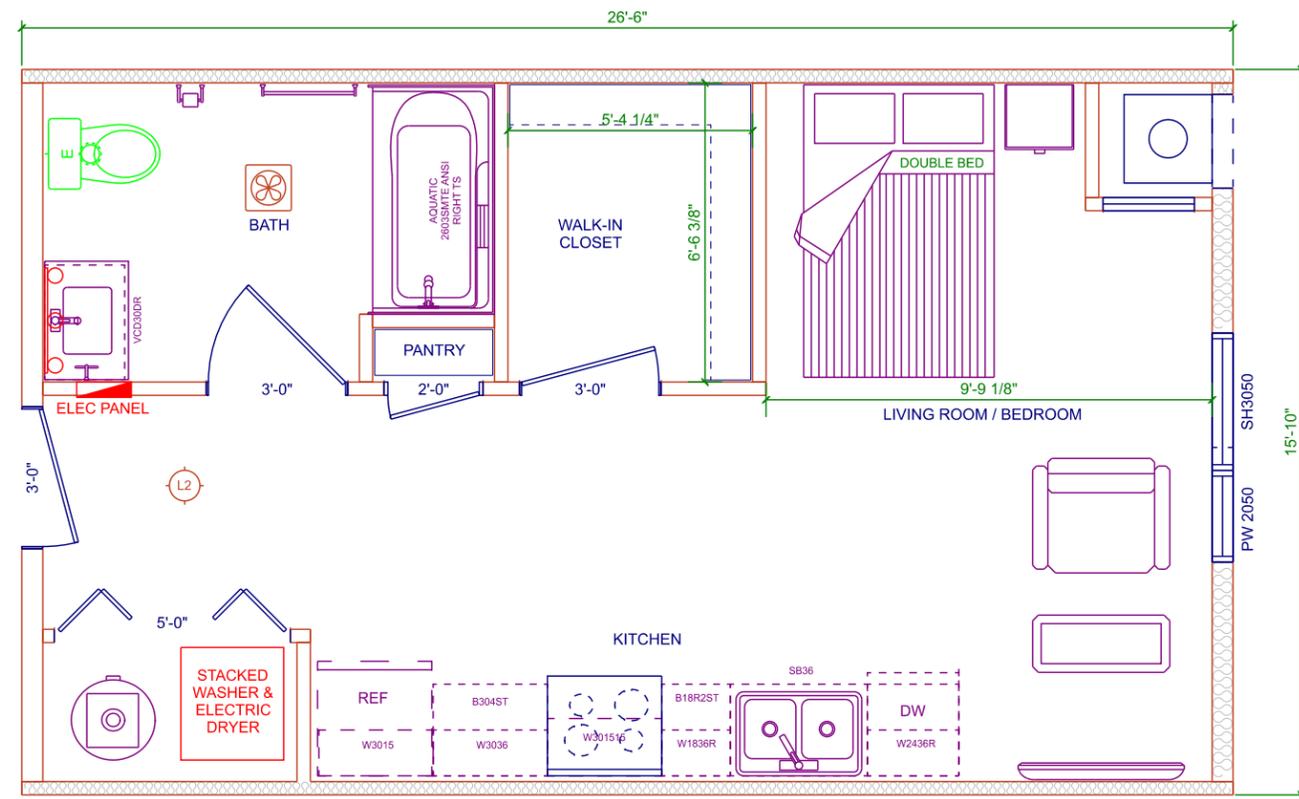
ONE BEDROOM UNIT
 9'-0" WALLS, 655 SQ. FT.

CUSTOMER: DARIEN APARTMENTS		CITY/STATE: DARIEN, IL	
MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 8/26/2024	BY: MM	SCALE: 1/4" = 1'-0"	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.		RT-1	



TWO BEDROOM UNIT
 9'-0" WALLS, 974 SQ. FT.

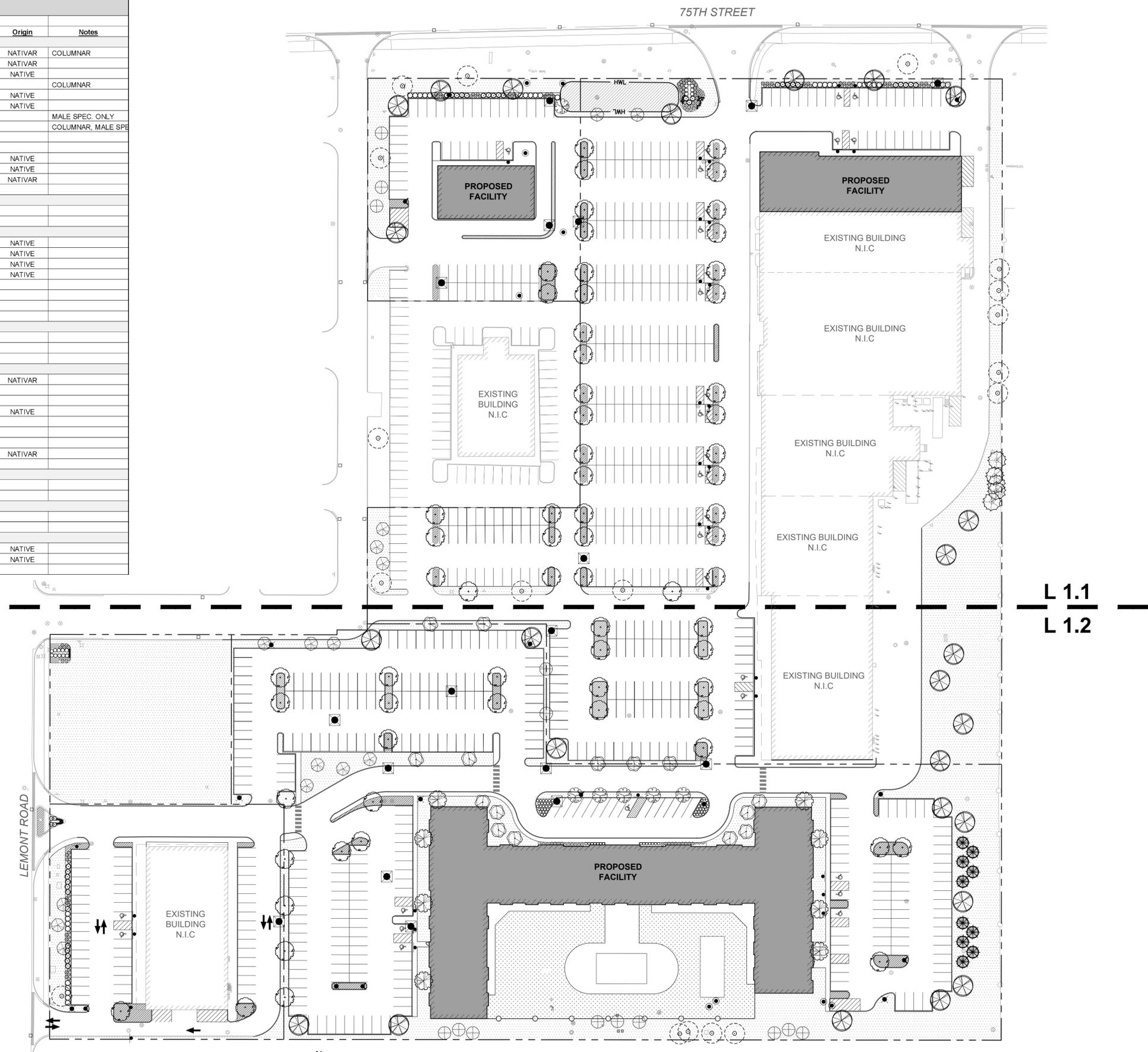
CUSTOMER: DARIEN APARTMENTS		CITY/STATE: DARIEN, IL	
MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 8/26/2024	BY: MM	SCALE: 1/4" = 1'-0"	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.		RT-2	



STUDIO UNIT
 9'-0" WALLS, 420 SQ. FT.

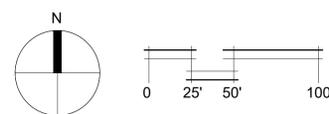
CUSTOMER: DARIEN APARTMENTS		CITY/STATE: DARIEN, IL	
MODEL: 4 STORY APT		PRODUCTION NO: 2024	
DATE: 8/26/2024	BY: MM	SCALE: 1/4" = 1'-0"	
100 HOMEWAY CT. DEER CREEK, IL 61733 PH: (309) 447-6267 www.homewaycommercial.com			
BUILDING PLANS PROPERTY OF HOMEWAY COMMERCIAL INC.			

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFA	2	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" BB	NATIVAR	COLUMNAR
AFR	10	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	NATIVAR	
BEN	5	BETULA NIGRA	RIVER BIRCH	10" BB	NATIVE	
CAF	4	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	3" BB		COLUMNAR
CAT	3	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	2	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	
GBI	12	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC ONLY
GBP	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB		COLUMNAR, MALE SPEC
GTI	18	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
PLA	10	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		
QBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QMA	4	QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE	
TAR	21	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR	
Evergreen Trees						
POM	10	PICEA OMORIKA	SERBIAN SPRUCE	8" BB		
Ornamental Trees						
AE	1	AESCULUS PAVIA	RED BUCKEYE	6" BB	NATIVE	
AC	12	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB	NATIVE	
CC	9	CERCIS CANADENSIS	EASTERN REDBUD	8" BB	NATIVE	
CA	5	CORNUS ALTERIFOLIA	PAGODA DOGWOOD	8" BB	NATIVE	
CM	7	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6" BB		
MG	8	MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB		
SYR	8	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB		
Evergreen Shrubs						
JCM	4	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
TD	17	TAXUS X MEDIA 'DENSII'	DENSE YEW	24" BB		
Deciduous Shrubs						
AM	25	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR	
EA	34	EUNYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3" BB		
HP	20	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RA	46	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE	
RD	14	ROSA 'DRIFT POPCORN'	GROUNDCOVER ROSE	2 GAL		
RK	23	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL		
SM	60	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB		
VD	34	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR	
Groundcover						
ef	8,550	EUNYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Perennials						
hs	41	HEMEROCALLIS 'STELLA D'ORO'	SELLA D'ORO DAYLILY	1 GAL		
Grasses						
ss	14	SCHIZACHYRIUM SCOPARUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVE	
sp	17	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 50'-0"



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landscape architecture
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Clermont, Illinois 60025
c 847.672.5154 | www.ktlandarch.com



initial date
KMT 12-09-24

no.	revision description
1	ISSUED FOR REVIEW

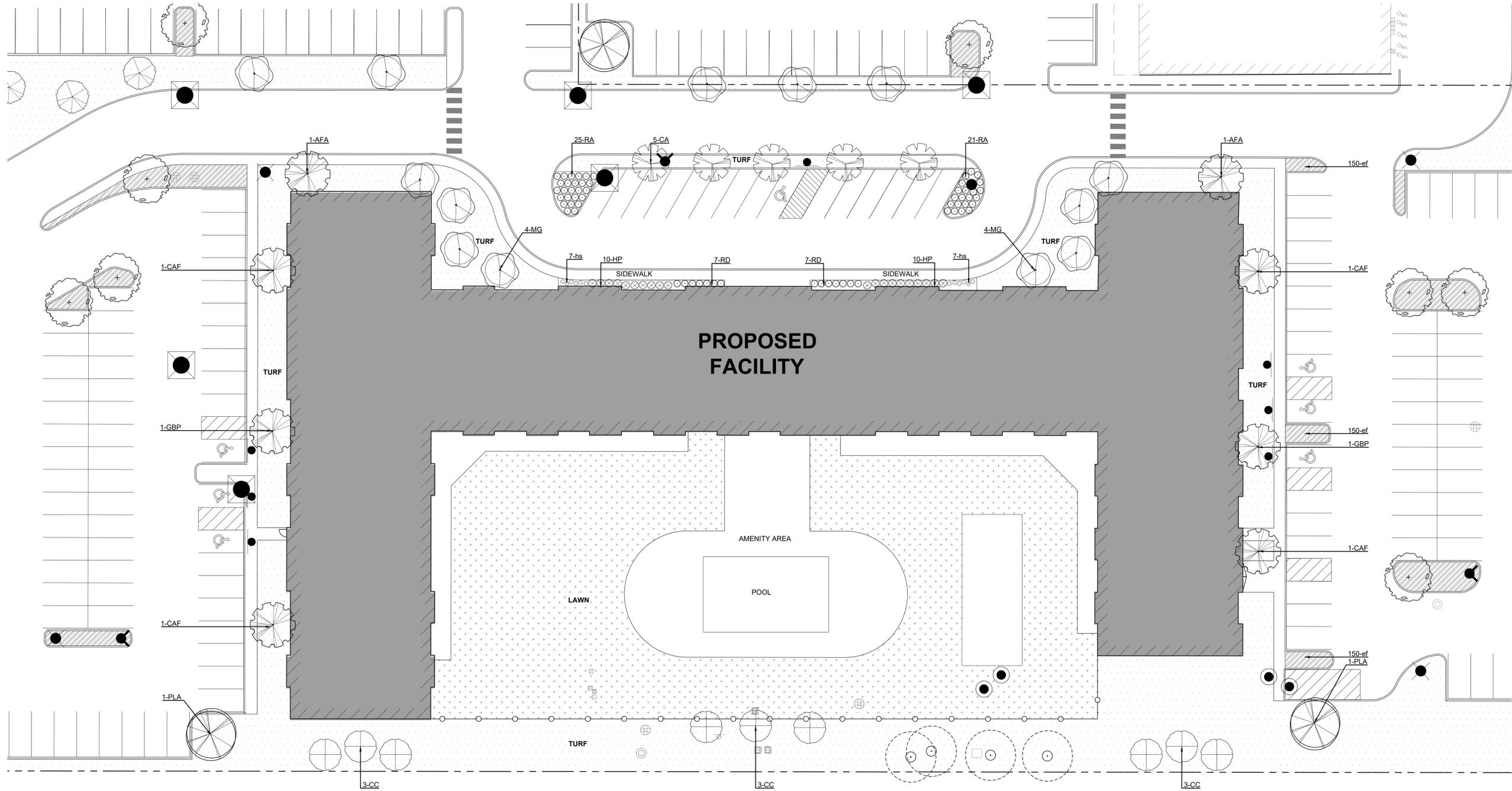
CHESTNUT COURT SHOPPING CENTER
DARIEN, ILLINOIS

OVERALL LANDSCAPE PLAN
MASTER PLANT LIST

date: 09-24-24
drawn: DEB
checked: KMT

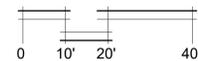
job no.
24390

sheet no.
L1.0



FOUNDATION LANDSCAPE PLAN

SCALE: 1" = 20'-0"



no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	12-09-24

**CHESTNUT COURT
SHOPPING CENTER**
DARIEN, ILLINOIS

FOUNDATION LANDSCAPE PLAN

date:	09-24-24	checked:	KMT
drawn:	DEA		

job no. **24390**

sheet no. **L1.3**

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS
ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS
ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING
THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>1.5%
MAGNESIUM (MG)	100+LBS/ACRE	100+LBS/ACRE
PHOSPHORUS (P2O5)	150+LBS/ACRE	150+LBS/ACRE
POTASSIUM (K2O)	120+LBS/ACRE	120+LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL, NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL, NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP
DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP
PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING
TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING
EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING
SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES
SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING
ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES. DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

- PRUNING GUIDELINES:
- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
 - PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
 - DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
 - HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
 - BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
 - HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
 - CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
 - YEW, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
 - FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
 - PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
 - GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
 - THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON GRAB APPLES, LILACS, VIBURNUMS, ETC.
 - RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.
SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP
PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING
FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING
ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED. TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING
ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.
PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER
THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL
THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

LEAF REMOVAL
ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP
THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

- CLEAN-UP INCLUDES:
- CLEANING CURBS AND PARKING AREAS
 - REMOVING ALL TRASH AND UNWANTED DEBRIS
 - TURNING MULCH WHERE NECESSARY
 - INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE
PERENNIALIZATION OF BULBS:

- AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED, CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

- FLOWER ROTATION:**
- BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
 - DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
 - FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY, OR MULCH WITH COMPOST 1" DEEP.
 - REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

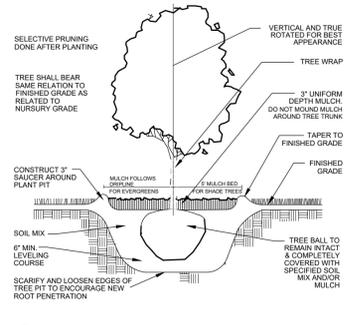
- PERENNIALS:**
- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
 - THE FOLLOWING YEAR:
 - FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
 - CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1. IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
 - MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
 - INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIARIS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
 - WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
 - PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
 - THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
 - LONG-TERM CARE:
 - DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
 - FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOWDY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

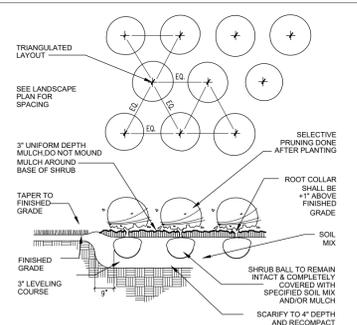
- LAWN MAINTENANCE**
- SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCTIVE TO TURF VITALITY FOR TURF GRASSES.
 - MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
 - AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
 - APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
 - APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
 - MECHANICALLY EDGE CURBS AND WALKS.
 - APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

- TREE, GROUND COVER AND SHRUB BED MAINTENANCE**
- PRUNE SHRUBS, TREES AND GROUND COVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
 - MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
 - APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
 - MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
 - APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
 - ORNAMENTAL SHRUBS, TREES AND GROUND COVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
 - EDGE ALL MULCHED BEDS.
 - REMOVE ALL LITTER AND DEBRIS.

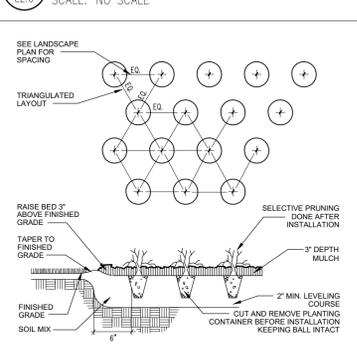
- GENERAL MAINTENANCE**
- REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
 - INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.



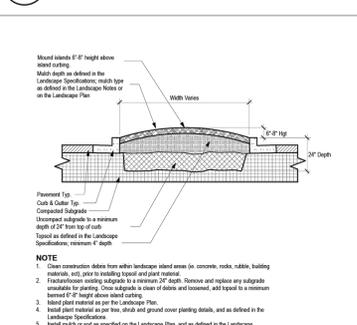
1 TREE PLANTING DETAIL
L2.0 SCALE: NO SCALE



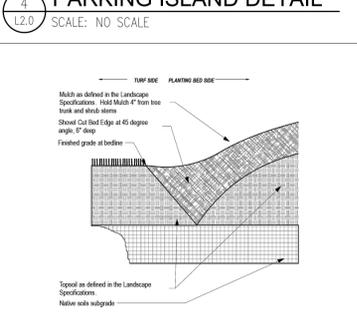
2 SHRUB PLANTING DETAIL
L2.0 SCALE: NO SCALE



3 GROUND COVER DETAIL
L2.0 SCALE: NO SCALE



4 PARKING ISLAND DETAIL
L2.0 SCALE: NO SCALE



5 SPADED PLANTING BED EDGE DETAIL
L2.0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLAN LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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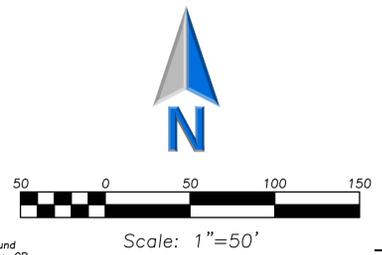
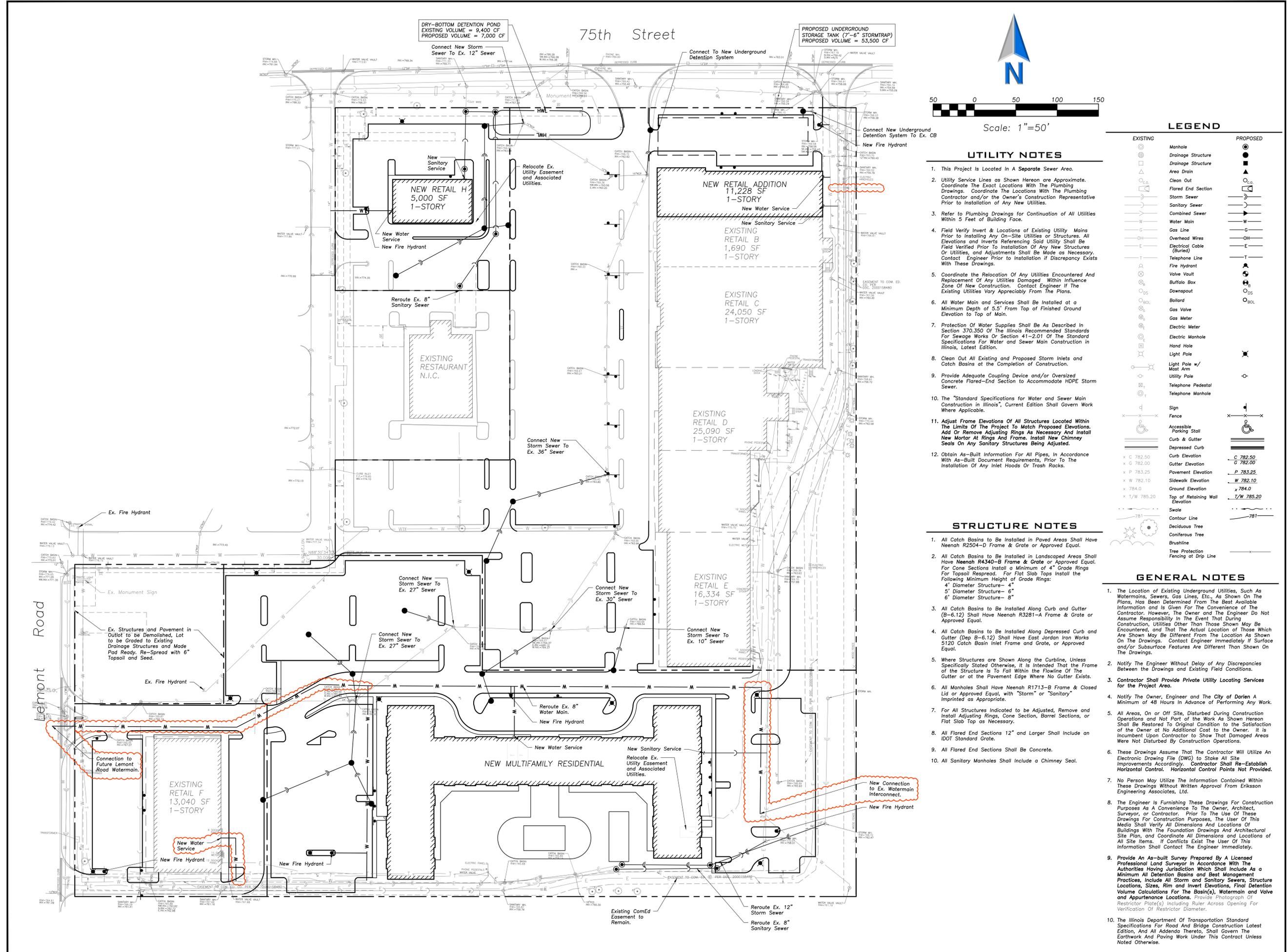
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CHESTNUT COURT SHOPPING CENTER
DARIEN, ILLINOIS

MASTER PLANT LIST
PLANTING DETAILS
LANDSCAPE INSTALLATION AND

date:	09-24-24	checked:	MT
drawn by:	DEA		
job no.	24390		
sheet no.	L2.0		

EEA - P:\24115 - OKW - Chestnut Shopping Center\Drawings\Chestnut Shopping Center_Site Planning
 Plotted: 2/21/25 @ 2:31pm By: cfish



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballard	Ballard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible	Accessible
Parade Stall	Parade Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line

UTILITY NOTES

- This Project Is Located In A Separate Sewer Area.
- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of Water Supplies Shall Be As Described in Section 370.350 of The Illinois Recommended Standards For Sewage Works or Section 41-2.01 of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- Adjust Frame Elevations of All Structures Located Within The Limits of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar at Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
- Obtain As-Built Information For All Pipes, in Accordance With As-Built Document Requirements, Prior To The Installation of Any Inlet Hoods Or Trash Racks.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
 4" Diameter Structure- 4"
 5" Diameter Structure- 6"
 6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works S120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- All Flared End Sections Shall Be Concrete.
- All Sanitary Manholes Shall Include a Chimney Seal.

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and the Engineer Do Not Assume Responsibility in the Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify the Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify the Owner, Engineer and the City of Darien a Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed by Construction Operations.
- These Drawings Assume That the Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plans, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2025

CHESTNUT COURT SHOPPING CENTER
 DARIEN, ILLINOIS

Reserved for Seal:

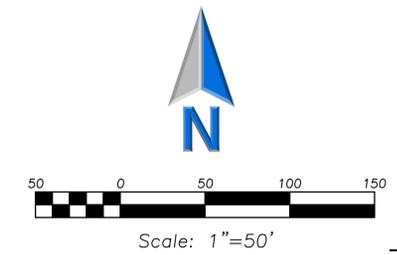
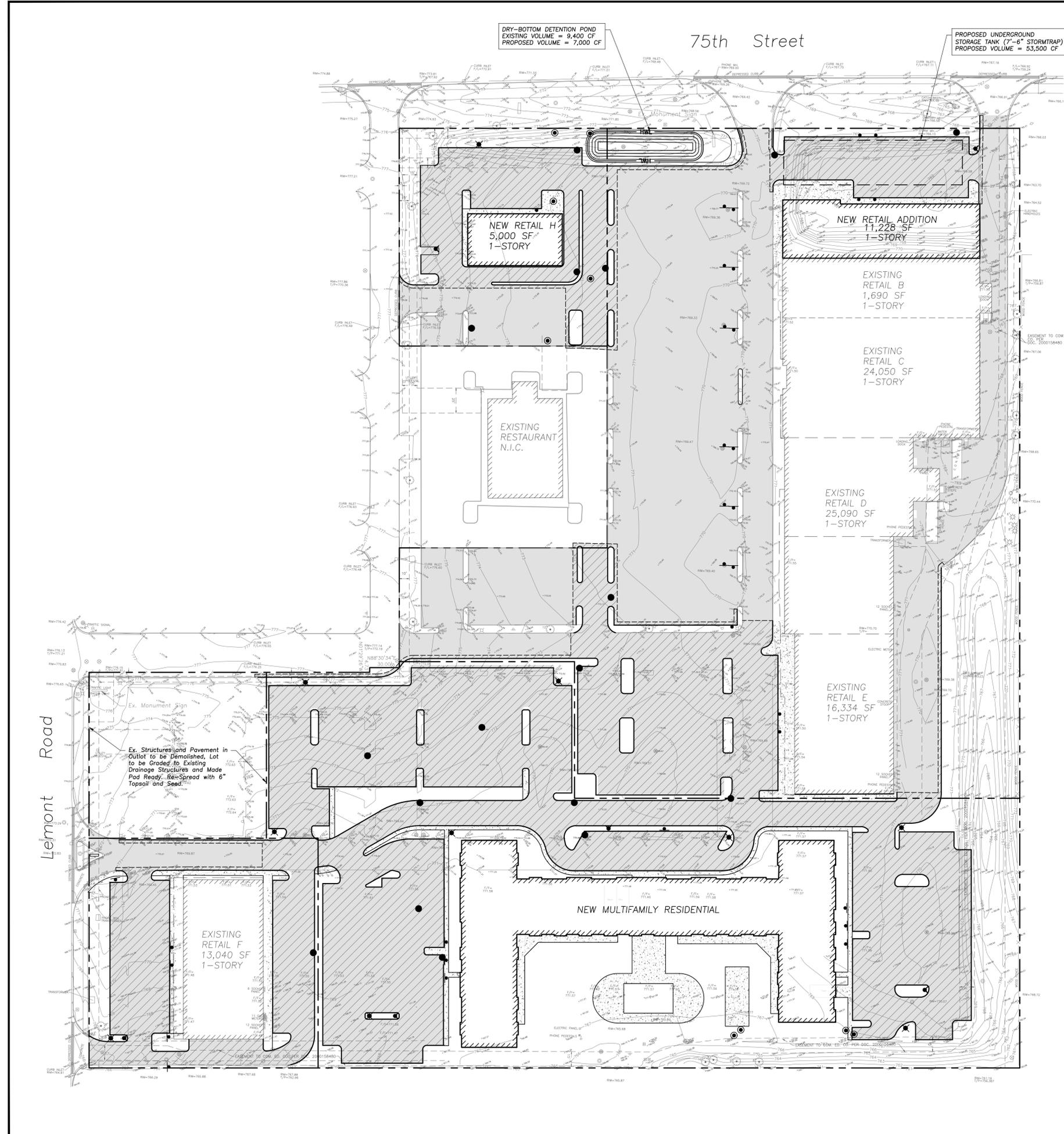
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	08/08/24	CONCEPT PRICING SET
	10/31/24	VILLAGE COMMENTS
	02/21/25	VILLAGE COMMENTS

Design By:	Approved By:	Date:
GFW	CMF	08/08/24

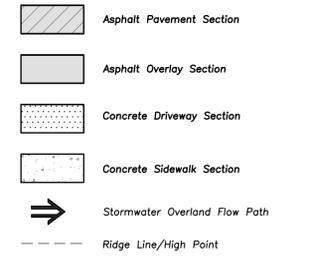
SITE UTILITY PLAN

Sheet No:
C300

EEA - P:\24115 - OKW - Chestnut Shopping Center\Drawings\Chestnut Shopping Center_Site Plan.dwg
 Plotted: 2/21/25 @ 2:32pm By: cfish



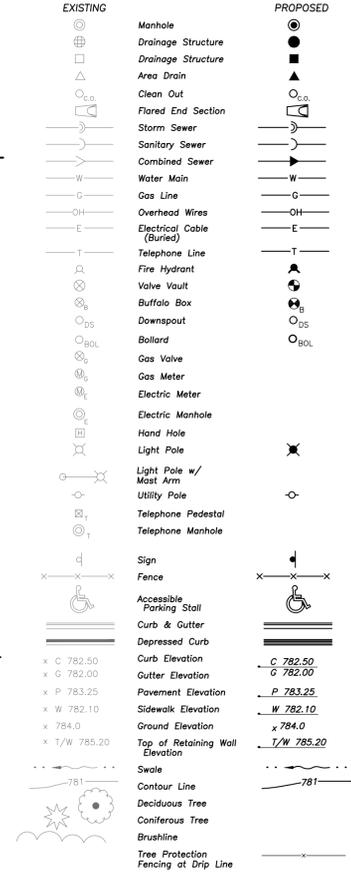
PAVING & SURFACE LEGEND



GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and seeded Unless Noted Otherwise On The Landscape Drawings.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
5. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
11. Adjust Frame Elevations of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

LEGEND



GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Darien A Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plans, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
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CHESTNUT COURT SHOPPING CENTER
 DARIEN, ILLINOIS

Reserved for Seal:

No.	Date	Description
	08/08/24	CONCEPT PRICING SET
	10/31/24	VILLAGE COMMENTS
	02/21/25	VILLAGE COMMENTS

Design By: **GFW** Approved By: **CMF** Date: **08/08/24**

Sheet Title:
GRADING AND PAVING PLAN

Sheet No:
C400

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 CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

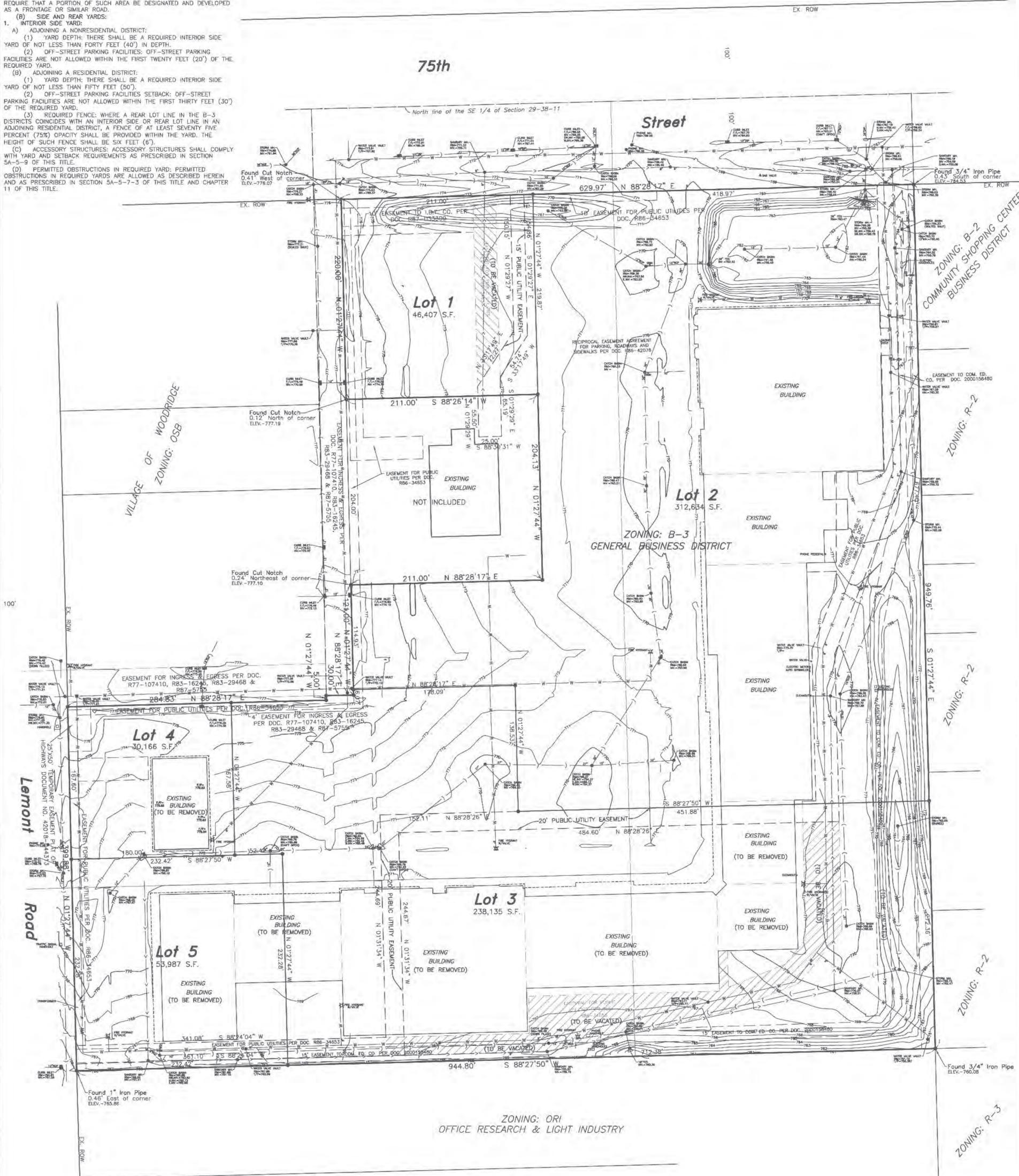
CHESTNUT COURT SHOPPING CENTER RESUBDIVISION

OF

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
7511 LEMONT ROAD, DARIEN, IL
PARCEL AREA = 15.641 ACRES, 661,328 S.F.
PINS: 09-29-300-008
09-29-300-022
09-29-300-023
09-29-300-024
09-29-300-025
CURRENT ZONING: B-3
(GENERAL BUSINESS DISTRICT)

YARD REQUIREMENTS:
THE MINIMUM YARDS REQUIRED IN THE B-3 DISTRICT SHALL BE AS FOLLOWS:
(A) **FRONT AND CORNER SIDE YARDS:**
1. YARD DEPTH: THERE SHALL BE A REQUIRED FRONT YARD OF NOT LESS THAN FIFTY FEET (50') IN DEPTH.
2. OFF-STREET PARKING FACILITIES SETBACK: OFF-STREET PARKING FACILITIES ARE NOT ALLOWED WITHIN THE FIRST FIFTY FEET (50') OF THE REQUIRED YARD, AS A PART OF THE SITE PLAN APPROVAL PROCESS CALLED FOR IN SECTION 5A-8-4-2 OF THE ZONING ORDINANCE, THE CITY MAY REQUIRE THAT A PORTION OF SUCH AREA BE DESIGNATED AND DEVELOPED AS A FRONTAGE OR SIMILAR ROAD.
(B) **SIDE AND REAR YARDS:**
1. INTERIOR SIDE YARD:
A) ADJOINING A NONRESIDENTIAL DISTRICT:
(1) YARD DEPTH: THERE SHALL BE A REQUIRED INTERIOR SIDE YARD OF NOT LESS THAN FORTY FEET (40') IN DEPTH.
(2) OFF-STREET PARKING FACILITIES: OFF-STREET PARKING FACILITIES ARE NOT ALLOWED WITHIN THE FIRST TWENTY FEET (20') OF THE REQUIRED YARD.
(B) ADJOINING A RESIDENTIAL DISTRICT:
(1) YARD DEPTH: THERE SHALL BE A REQUIRED INTERIOR SIDE YARD OF NOT LESS THAN FIFTY FEET (50').
(2) OFF-STREET PARKING FACILITIES: OFF-STREET PARKING FACILITIES ARE NOT ALLOWED WITHIN THE FIRST THIRTY FEET (30') OF THE REQUIRED YARD.
(3) REQUIRED FENCE: WHERE A REAR LOT LINE IN THE B-3 DISTRICTS COINCIDES WITH AN INTERIOR SIDE OR REAR LOT LINE IN AN ADJOINING RESIDENTIAL DISTRICT, A FENCE OF AT LEAST SEVENTY FIVE PERCENT (75%) OPACITY SHALL BE PROVIDED WITHIN THE YARD. THE HEIGHT OF SUCH FENCE SHALL BE SIX FEET (6').
(C) ACCESSORY STRUCTURES: ACCESSORY STRUCTURES SHALL COMPLY WITH YARD AND SETBACK REQUIREMENTS AS PRESCRIBED IN SECTION 5A-5-9 OF THIS TITLE.
(D) PERMITTED OBSTRUCTIONS IN REQUIRED YARD: PERMITTED OBSTRUCTIONS IN REQUIRED YARDS ARE ALLOWED AS DESCRIBED HEREIN AND AS PRESCRIBED IN SECTION 5A-5-7-3 OF THIS TITLE AND CHAPTER 11 OF THIS TITLE.



APPROVAL OF PRELIMINARY PLAT NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE CITY COUNCIL OF THE CITY OF DARIEN, ILLINOIS, AND UPON COMPLIANCE BY THE OWNER WITH THE NECESSARY REQUIREMENTS OR QUALIFICATIONS, THE CITY COUNCIL WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION, IF SUBMITTED BY THE OWNER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY SUBDIVISION REGULATIONS OF THE CITY OF DARIEN. UNLESS THIS PRELIMINARY APPROVAL AND THE CONDITIONS ARE ACCEPTED WITHIN TEN (10) DAYS, THIS APPROVAL IS NULL AND VOID. APPLICATION FOR FINAL PLAT APPROVAL SHALL BE MADE WITHIN ONE HUNDRED EIGHTY (180) DAYS, AND IN THE EVENT SUCH APPLICATION IS NOT SO MADE, THE PRELIMINARY PLAT APPROVAL HEREBY GIVEN SHALL BE NULL AND VOID AND OF NO FORCE AND EFFECT.

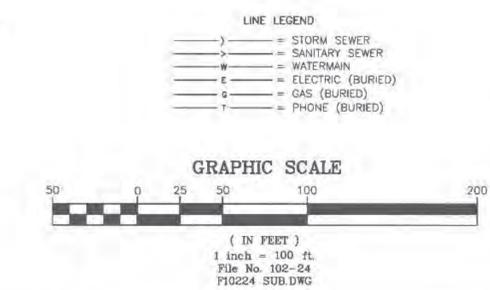
CITY COUNCIL, CITY OF DARIEN, ILLINOIS

DATED: _____, 20____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

ACCEPTANCE: IN CONSIDERATION OF THE PRELIMINARY APPROVAL HEREBY GIVEN, THE TERMS HEREOF ARE HEREBY ACCEPTED:

OWNER ATTEST



NO.	DATE	DESCRIPTION	BY
2	02-13-25	REVISE COMMENTS	B.J.L.
1	12-12-24	ORIGINAL ISSUE	B.J.L.

FIELDWORK COMPLETED: 07-31-2024
CLIENT NAME: Chestnut Court Darien IL, LLC
ADDRESS: 371 Hoes Lane, Site 201
Piscataway, NJ 08854

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

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

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

Project Review Criteria

Mixed-Use Zoning Map Amendment Guidelines:

In making its legislative determination to zone or rezone a property to the M-U Mixed-Use District, the Planning and Zoning Commission and City Council may apply the following guidelines to the proposal under consideration:

(A) The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which might lawfully occur on the property so zoned.

(B) The relationship of the subject property to the various aspects of the City's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.

(C) The adequacy of public services including schools, police and fire protection, and solid waste collection serving the property and the impact the permitted uses would have upon these services.

(D) The potential impact existing or permitted uses in the vicinity would have upon the land uses authorized in the M-U Mixed Use District and the impact such uses, if developed, would have upon existing uses in the vicinity.

(E) The extent to which the proposal will promote balanced growth in the community and will be consistent with the City's goals for equal housing opportunity and a variety of housing types.

(F) The impact any natural disasters, including flooding, would have upon the permitted uses.

(G) The impact the proposal would have upon the environment including noise, air and water pollution.

(H) The conformance of the proposal to the overall comprehensive plan and map for the City.

Variation Criteria:

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

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

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

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

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

e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.

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

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

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

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

CITY OF DARIEN
ZONING VARIATIONS
JUSTIFICATION NARRATIVE

Purpose

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

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

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

The property is currently zoned B-3. B-3 zoning restrictions limit the property's use for retail or office space only. The demand for the type of use permitted by the zoning regulation is low, which impacts full use of the property. Also, current zoning prevents other uses that help revitalize the local economy, affecting the property's value and potential return.

Mixed use zoning will provide flexible zoning regulations, which allows redevelopment to yield higher returns.

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

The local market conditions have shifted significantly since the zoning regulations were established.

There is a high demand for [alternative use, e.g., mixed-use development, commercial space, residential units] in the area, which is not currently permitted under the existing zoning. Allowing the property to be used for these purposes would meet market demand, enhance the neighborhood's vibrancy, and contribute to the local economy.

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

The proposed use of the property is consistent with the existing character of the locality. The proposed variation will blend seamlessly with these existing uses, maintaining the overall aesthetic and functional character of the neighborhood. The design and architecture of the proposed development will be in harmony with the existing structures in the locality. The property will adhere to the same architectural styles, materials, and landscaping standards that are prevalent in the area. This ensures that the visual appeal and historical context of the locality are preserved. The locality's infrastructure is well-equipped to handle the proposed use without any adverse effects. In fact, this redevelopment is in the very spirit of the City's Comprehensive Plan and Key Development Areas.

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

The inability to use the property effectively under the current zoning regulations not only affects the owner but also has broader implications for the community. The property remains underutilized, contributing less to the local economy and community development. Granting the variation would enable the property to be used in a manner that benefits the community, creating jobs, enhancing local services, and contributing to the area's economic vitality. The owner's hardship, therefore, has a ripple effect on the community, making the variation essential for broader economic and social reasons.

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

The unique features of the property, such as its layout and outdated elevation changes, make it

unreasonable for the owner to comply with the Zoning Code for the proposed improvement. This feature was not created by the current owner. Granting the variation is essential to provide equitable relief and allow the owner to make the proposed improvement without facing undue hardship.

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

The current design of the proposed improvements has been optimized for operational efficiency. Reducing the amount of variation or attempting to redesign the improvements would likely result in decreased performance and increased operational costs, ultimately affecting the overall success of the project. The proposed improvements represent the most viable solution given the existing constraints and requirements. Any attempt to redesign or reduce the variation would incur substantial difficulty and hardship, making it impractical and counterproductive to pursue such changes. Additionally, the applicant would not need to change any existing improvements to the right-of-way with this proposal, as adequate ingress and egress already exists.

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

The variation has been designed to integrate seamlessly with the existing environment. It maintains the aesthetic and functional harmony of the neighborhood, ensuring that the visual and structural integrity of the surrounding properties remains unaffected. The proposed variation adheres to all relevant zoning regulations and guidelines. This compliance ensures that the variation is in line with the community's planning and development standards, thereby preventing any adverse effects on neighboring properties. A thorough market analysis indicates that the variation will not diminish the value of neighboring properties. In fact, the enhancement may contribute positively to the overall appeal and desirability of the area, potentially benefiting property values. The variation will not place additional strain on local infrastructure or accessibility. Traffic flow, parking availability, and public services have been considered to ensure that the variation does not create any undue burden on the neighborhood.

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

The variation is expected to bring positive benefits to the community, such as improved property values and enhanced neighborhood appeal. These benefits can serve as a model for future variations, encouraging property owners to invest in improvements that contribute to the overall well-being of the community. The proposed variations may lead to similar requests from other property owners, it has been designed to ensure that it will not cause an unreasonable burden or undesirable result within the community. The variation is intended to enhance the community while maintaining a balance between individual property improvements and the collective well-being of the neighborhood.

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

A feasibility study indicates that if the property were rezoned to Mixed-Use, it could support multifamily with retail, which aligns with market demand and would significantly enhance its economic performance. Rezoning the property would not only benefit the property owner but also contribute positively to the community by creating jobs, providing needed services, and increasing tax revenues. The positive impacts, such as economic growth, job creation, enhanced services, and increased tax revenue, far outweigh any potential negative impacts, making this a beneficial change for all stakeholders involved.

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

This proposal aims to seamlessly integrate the redevelopment with the existing character of the property. To achieve this, we request certain concessions to avoid disrupting the current use and value

of the property. Our goal is to transform an unsightly and underutilized area into a positive, useful, and beneficial space for the property owner, the City of Darien, its residents, and visitors.

Important points to consider:

Lessen Congestion: The development plan includes adequate parking and traffic management strategies to reduce congestion in the area.

Avoid Overcrowding: The proposed use will adhere to density regulations, ensuring that the development does not lead to overcrowding.

Prevent Blight: By redeveloping the property, the project will prevent blight and contribute to the revitalization of the area.

Facilitate Public Services: The development will be designed to facilitate access to public services, including transportation, utilities, and emergency services.

Conserve Land Values: The proposed use will enhance the value of the property and surrounding areas, contributing to the conservation of land values.

Protect from Incompatible Uses: The development will be compatible with surrounding land uses, preventing conflicts and nuisances.

Avoid Nuisances: The project will incorporate measures to minimize noise, pollution, and other potential nuisances.

Enhance Aesthetic Values: The design of the development will enhance the aesthetic values of the area, incorporating landscaping and architectural features that align with community standards.

Ensure Adequate Supply of Light and Air: The development will be designed to ensure an adequate supply of light and air to all buildings and open spaces.

Protect Public Health, Safety, and Welfare: The project will comply with all health and safety regulations, ensuring the well-being of residents and the community.

An Analysis of the Market Potential
For Rental Apartment Development
--- Chestnut Court Apartments ---
Darien, Illinois

Prepared on behalf of:

Chestnut Court Darien IL LLC
371 Hoes Lane, Suite 201
Piscataway, NJ 08854

February 20, 2024



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
847.925.5400 / info@tcrossinc.com
www.tcrossinc.com



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

INTRODUCTION

At the request of Chestnut Court Darien IL LLC., Tracy Cross & Associates, Inc. evaluated the market potential for mixed-use rental apartment development in Darien, DuPage County, Illinois addressing an approximate 3.0-acre component of the Chestnut Court retail center located at 7511 Lemont Road at 75th Street. The objective of this analysis is to provide the Client with a thorough understanding of relevant economic and residential construction trends as they may impact upon future rental apartment development initiatives within the site.

**GEOGRAPHIC DELINEATION: 7511 LEMONT ROAD PROPERTY
-- DARIEN, ILLINOIS --**



Source: Chestnut Court Darien IL LLC and Google Maps

In summary, this analysis establishes the following:

- ❑ An understanding of the strengths and weaknesses of the Darien area's rental apartment marketplace over the 2024-2029 forecast period based upon pertinent economic, demographic, and residential construction trends which define the marketplace.
- ❑ Conclusions regarding the marketability of up to 212 apartments to be developed within an amenity-enhanced mixed-use environment hereinafter referred to as *Chestnut Court Apartments*. These conclusions are based upon factors associated with location, the performance of proximate newer apartment projects, and the near term outlook for rental construction development in the host west suburban region.

- ❑ Detailed development guidelines for those moderate-density apartment forms viewed to hold measurable market support over the near term. These guidelines address development size, building configuration, plan styles, unit size and mix requirements, interior appointments/finishes, as well as community-based amenities necessary to enhance consumer appeal and maximize overall profitability.

- ❑ Alternative benchmark rent strategies to competitively position the proposed development in concert with regional multifamily construction requirements.

THE SUBJECT PROPERTY AND ITS ENVIRONS

The Chestnut Court retail center is situated at the southeast intersection of 75th Street and Lemont Road in the western reaches of the city of Darien, Illinois. This retail center is host to a variety of consumer service providers and national and regional retailers such as JoAnn Fabrics, Ross Dress For Less, ATI Physical Therapy, and Edible Arrangements, along with a number of casual and fast food eateries and a Chase Bank office building which is *not a part of the redevelopment area*. The subject site, in turn, consists of an approximate 3.0-acre redevelopment parcel situated in the southeastern quadrant of the master development and currently supports a number of single story commercial buildings along with under-utilized surface parking. The immediate area supports a concentration of retail centers offering a wide range of national big box retailers, grocery, pharmacy, and daily consumer necessities, along with a variety of dining options.



Chestnut Court – Darien, IL

Overall, the property occupies a strong location relative to employment, shopping, services, and recreation, while its alignment with 75th Street and Lemont Road will provide an ideal marketing window for Chestnut Court Darien IL LLC.

THE PROPOSED DEVELOPMENT

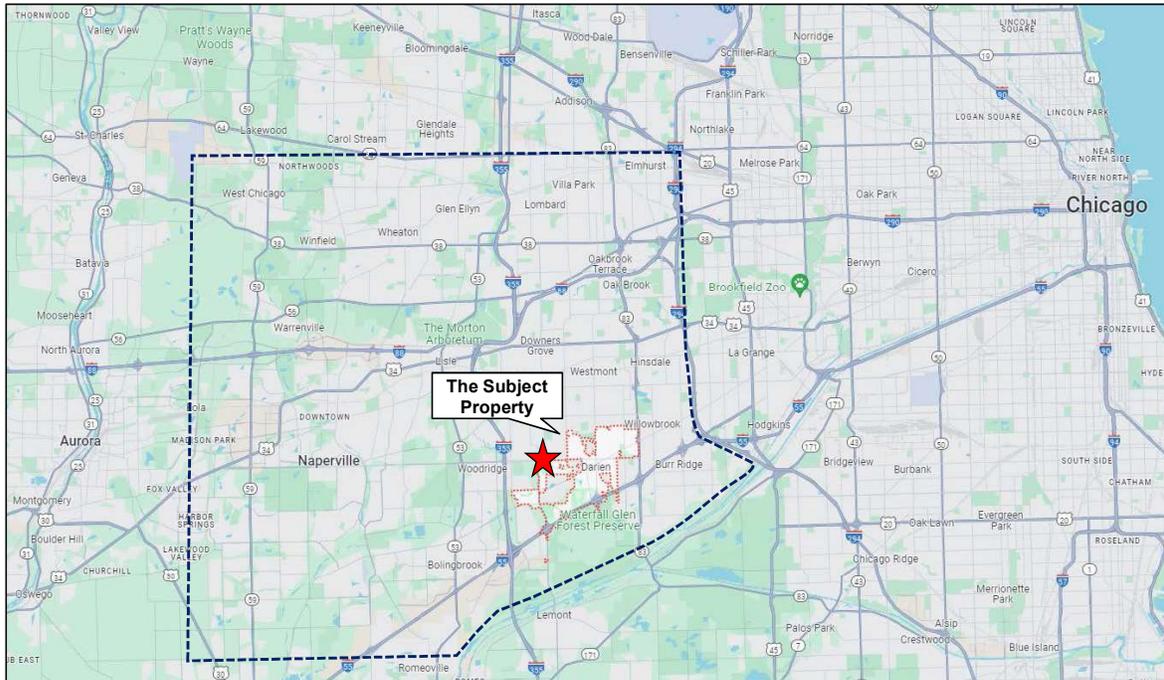
Development of the subject site property envisions moderate-density apartments within a private, amenity-enhanced mixed-use living environment. The purpose of this analysis is to forward recommendations for those apartment housing forms which have measurable market support, blend harmoniously with adjoining residential and commercial areas, and can maximize land values and profitability. For purposes of this analysis, it is assumed that infrastructure development will commence in 2025 in anticipation of phased deliveries beginning in 2027.

THE MARKET AREA

For purposes of this analysis, the *Darien Market Area* is defined as the townships of Downers Grove, DuPage, Lisle, Milton, Naperville, Wheatland, Winfield, and York in west suburban DuPage and northwest Will counties, Illinois. *Generally* extending south from IL-64/North Avenue to 135th Street and east from Interstate 294 to the Kane County line, this market area forms a homogeneous component of the west suburban region defined by its dependence upon like sources of employment, commuting patterns established along the I-88/355/294, US-34/Ogden Avenue, and IL-59, 56, 53 and 83 highway systems;

socio-economic similarities in demographic and household composition; as well as the alignment of newer apartment developments which will serve as sources of competitive influence.

GEOGRAPHIC DELINEATION: THE DARIEN MARKET AREA



CONCLUSION

Planned mixed-use apartment development within the Lemont property is viewed as a viable development opportunity based upon the overall strength of the suburban region’s apartment sector and the property’s strong location proximate to significant concentrations of employment, healthcare, and in-place ancillary shopping and services, along with convenient access to regional transportation systems. Today, there is more than adequate support for quality apartment development which expands housing options to appeal across a broad range of multi-generational consumer segments and enhances the lifestyle orientation of the general area where civic/cultural amenities, shopping, recreation, and (importantly) concentrations of employment are all within a reasonable distance of one’s home. This conclusion also considers the expectation of measured regional economic growth during the 2024-2029 forecast period together with sustaining levels of demand for apartment construction in the marketplace through 2029 and beyond, summarized as follows:

- ❑ Lifestyle residential development within the subject property is consistent with its environs. As noted, the property is proximate to a wide variety of shopping, dining, and entertainment venues aligning the many retail centers along 75th Street, Lemont Road, Plainfield Road, and Fairview and Cass avenues, along with regional and municipal parks, and other civic gathering spots.
- ❑ The property is also within a 30-minute commuting distance of some 1.25 million private sector jobs in west suburban Cook, DuPage, and northern Will counties, accounting for some 36.0 percent of all suburban private sector jobs in the six-county metro region. These include, among others the I-88 Corridor from Aurora east to Oak Brook, which incorporates the Cantera master-planned development in Warrenville as well as the Illinois Technology and Research Corridor; the I-355/IL-

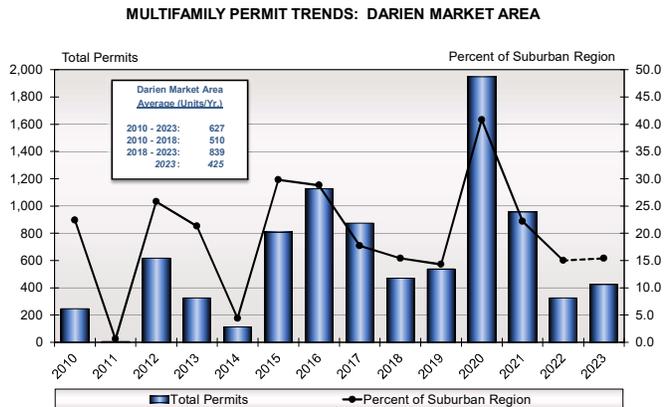
53 Corridor extending from the Woodfield area of Schaumburg through Itasca; and aligning I-294 Corridor in suburban Cook County and surrounding O'Hare International Airport. Major regional employers in these areas include Navistar, Nokia, BP Petroleum, The U.S. Department of Energy's Fermilab National Accelerator Laboratory, Exelon, RR Donnelley, EN Engineering, United Laboratories, Riverbank Acoustical Laboratories, and ALDI Corporate Headquarters (among many others). In addition, area residents may utilize METRA BNSF commuter rail service from its Downers Grove, Westmont or Clarendon Hills stations (respectively) with trains from these locations reaching Chicago's Loop in approximately 45 minutes.

- The property is also within a 15.0-minute drive of several major regional medical campuses including but not limited to Advocate Good Samaritan Hospital in Downers Grove, Adventist Health Hinsdale, Edward-Elmhurst Hospital in Naperville, and Northwestern Medicine Central DuPage Hospital in Winfield, along with private liberal arts colleges including Benedictine University in Lisle, North Central College in Naperville, and Wheaton College in Wheaton. These medical campuses and colleges, together with school districts and public administrations, also represent significant sources of local employment. Hence, our favorable conclusion considers the expectation of tangible yet reserved regional recovery through 2029 in concert with anticipated introduction of the Chestnut Court Apartments in 2027 or later.



Advocate Good Samaritan Hospital
Downers Grove, IL

- Lending support to apartment development within the Darien property, the eight-township Darien Market Area has consistently represented one of the strongest suburban areas of the region for new apartment development, *alone* accounting for roughly 22.0 percent of total suburban multifamily authorizations in the six-county region during the 2010-2023 timeframe (refer to Appendix A1). For example, between 2010 and 2018 an average of 510 units were authorized annually, with multifamily authorizations accelerating to an annual average of 839 units during the more recent 2018-2023 period. This recent development activity largely reflects transit-oriented mixed-use apartment development in the downtown districts of Downers Grove, Elmhurst, Lisle, Lombard, and Naperville, in lifestyle areas east of I-355 such as Oak Brook and aligning the I-88 corridor in Warrenville. In fact, the 1,948 units authorized in 2020 represented the highest volume of authorizations in the market area in more than two decades. Until very recently, however, no multifamily units had been authorized in the city of Darien since 2010. In 2022 and 2023, the city authorized a collective 114 multifamily units, primarily representing the *Jade Residences at Waterfall Glen*, a 70-unit multistory garden apartment community now under construction. Nonetheless, the definitive lack of (particularly) multifamily construction in the localized area is indicative of significant measures of pent-up demand for quality rental alternatives which can appeal across



Source: U.S. Bureau of the Census; C-40 Construction Reports and Tracy Cross & Associates, Inc.

multiple consumer segments, lending support to development of the proposed Chestnut Court Apartments.

- Our conclusion also reflects the fact that Chicago’s suburban apartment sector (in particular) continues to support strong levels of net absorption. For example, during the 2010-2022 timeframe, suburban net absorption among Class A/B+ developments (i.e., market rate developments built in 2000 or later) averaged 2,019 units annually, with absorption over the last two years accelerating to an annual pace of 3,700. Notably, the 4,401 Class A/B+ units absorbed in 2021 *represented the highest annual net level recorded in the suburban region* since our firm began trending in 1995. Net absorption in the greater west suburban region (which includes the Darien Market Area) averaged 798 units yearly during the 2010-2022 timeframe, accounting for 39.5 percent of annual suburban absorption. Notably, since 2020 absorption levels in this sub-area have accelerated to an annual pace of 1,620 units, establishing a peak volume of 2,196 units in 2021. Absorption levels are largely attributed to increased occupancies among established developments, coupled with accelerated construction of late. While absorption levels moderated during the 3rd Quarter 2023, reflecting a year-over-year net absorption of 987 units, they remain substantially stronger than long term trend, also suggesting continued measures of pent-up demand.

ABSORPTION TRENDS: UNITS BUILT IN 2000 OR LATER -- WEST SUBURBAN REGION --	
<u>Time Period</u>	<u>Annual Average (In Units)</u>
2010 - 2022:	798
2010 - 2020:	634
2020 - 2022:	1,620
Y-O-Y 3Q2023:	987

Source: Tracy Cross & Associates, Inc.

- Our conclusion assumes market introduction beginning in 2027 or later, balancing a well-conceived apartment development with strong renter construction requirements during the 2024-2029 forecast period. Specifically, the defined Darien Market area could support construction of 366 market rate rental units *annually* (or 1,830 units through 2029) without creating market weakness. This new construction requirement balances Census estimates of household growth over the five-year forecast period with anticipated phased implementation of mixed-use and/or infill redevelopment initiatives, construction trends over the past two decades, along with a measure of replacement demand. Moreover, new market rate construction requirements *could potentially double* during any given year if supply were made available and competitive rents are maintained (again) on the basis of supply constraints and levels of pent-up demand. This overall derived annual new construction requirement is sufficient to support development of the proposed Chestnut Court Apartments over the five-year forecast period.

**ANNUAL MARKET RATE RENTAL CONSTRUCTION REQUIREMENTS: 2024 - 2029
-- DARIEN MARKET AREA --**

Attribute	Number
Expected Annual Household Growth	715
Expected Annual Conventional (Non-Age Restricted) Renter Household Growth @ 40.0 Percent of Total ⁽¹⁾	286
Annual Vacancy Requirement to Maintain Balance in the Market ⁽²⁾	20
Annual Replacement Demand @ 0.15 Percent of 2024 Estimated Market Rate Rental Inventory	60
Derived Annual Market Rate Construction Requirement	366
<p>⁽¹⁾ Determined by applying the expected percentage of new renter households to the expected number of new household additions from 2024 through 2029.</p> <p>⁽²⁾ A balanced marketplace generally requires vacancies in the range of 5.0 to 6.0 percent; represents annualized estimate applied to total market area renter households over the five-year forecast period.</p>	

Source: Tracy Cross & Associates, Inc.

A BENCHMARK DEVELOPMENT STRATEGY

In determining the strongest market-driven rental housing alternatives for introduction with the Darien property, our firm considered not only location attributes of the site, but also the sustaining depth of various profile consumer segments which could be attracted to the proposed development. Balancing underlying market strengths and anticipated continued economic recovery with competition from existing as well as proposed larger-scale rental developments in the Darien Market Area’s planning pipeline, **Exhibit 1** forwards a suggested product matrix and benchmark rent strategy to competitively position a *prototype* 212-unit midrise apartment development in context with newer construction alternatives throughout the market area. This prototype matrix generally adheres to preliminary gross square footage allocations outlined in Concept Schematics dated December 2023, and envisions a five-story residential building to include one (1) level of private structured parking with four (4) frame construction residential floors above. Structured parking is expected to accommodate approximately 137 single parking stalls, with another +/-150 surface parking spaces provided for additional resident and guest parking. Overall, the proposed 287 total private parking spaces facilitate a parking ratio of 1.35 stalls per residential unit, consistent with newer urban-oriented multifamily development throughout the suburban region and is viewed as sufficient. It is noted that this benchmark strategy is forwarded for purposes of financial planning only and assumes the conceptualized multi-story residential building as defined. Based upon land planning and approvals, unit count could vary by +/-10.0 percent without material impact upon absorption potentials.



Preliminary Concept Schematic

Utilizing energy-efficient construction technologies, it is expected that the prototype development will provide quality apartments which meet the needs of today’s – and tomorrow’s – lifestyle-oriented renters, including architectural design aesthetics complimentary to its environs. Community-based amenities should include a secured reception lobby, separate leasing and management offices, a secured mail/package room with technology concierge, a Resident Club with e-lounge/library nooks, “Zoom Room”/private multi-media meeting room, social and game areas, a service kitchen, and a state-of-the-art fitness center with separate spin and yoga areas. Outdoor socializing areas should include a landscaped and furnished terrace with outdoor kitchen/grill stations and an outdoor pool with sundeck and cabanas. In addition, a dedicated pet area should be allocated, together with a pet grooming area (ideally in the garage), along with a secured bicycle storage/repair shop and a car wash station. EV charging stations should also be considered.



Illustrative Image

As detailed in Exhibit 1, the recommended unit types include a variety of studio, JR-1/convertible, one bedroom, one bedroom & office/flex, and two bedroom plan styles ranging in unit size from 500 to 1,250 square feet. Overall, the suggested development matrix provides 179,700 net leasable square feet with the average apartment containing 848 square feet of living area, exclusive of balcony. As also outlined, benchmark posted *base* rents extend from \$1,550 to \$2,975 and average \$2,167, yielding a value ratio of \$2.56 per square foot. For clarity, *base* rents represent the lowest rent available for a particular plan type and are established on *Floor 2* (i.e., first residential floor) of the suggested midrise building(s). Benchmark base rents **do not include** premiums for floor, corner-unit orientation, enhanced views, or other incremental revenues. It is assumed that the resident will be billed directly for all utilities.

**A BENCHMARK RENTAL STRATEGY^(1:4): A 212-UNIT MIDRISE PROTOTYPE
-- CHESTNUT COURT APARTMENTS - DARIEN, ILLINOIS --**



MULTI-STORY RESIDENTIAL w/STRUCTURED PARKING AT GRADE: 212 UNITS / 287 TOTAL STRUCTURED AND SURFACE STALLS

Plan Designation	A	B	C1	C2	C3	D	E1	E2	F
Number of Units:	4	24	24	32	28	20	36	36	8
Percent Distribution:	1.9	11.3	11.3	15.1	13.2	9.4	17.0	17.0	3.8
Bedrooms:	0	JR-1	1	1	1	1+Ofc	2	2	2+Den (3)
Baths:	1.0	1	1.0	1.0	1.0	1.0	2.0	2.0	2.0
Plan Size (Sq. Ft.):	500	575	625	700	800	925	1,000	1,100	1,250
Benchmark Posted Base Rent ⁽¹⁾ :	\$1,550	\$1,685	\$1,775	\$1,910	\$2,090	\$2,335	\$2,495	\$2,675	\$2,975
Per Sq. Ft.:	\$3.10	\$2.93	\$2.84	\$2.73	\$2.61	\$2.52	\$2.50	\$2.43	\$2.38

Community Summary ^(1:4)	Absorption at Benchmark
Total Number of Units (Per Phase):	212
Total Net Leasable Square Feet (Per Phase):	179,700
Weighted Average Unit Size (Sq. Ft.):	848
Average Posted Base Rent/Sq. Ft.⁽²⁾:	\$2,167
Rent/Sq. Ft.⁽²⁾:	\$2.56
Estimated Overall Average Rent⁽³⁾:	\$2,364
Rent/Sq. Ft.⁽³⁾:	\$2.79
	Average Absorption to Stabilization:
	(In Units)
	12.3
	Months to Stabilization:
	(201 @ 95% Occupancy)
	16.4

Benchmark Standard Features / Community Amenities / Suggested Premiums

<ul style="list-style-type: none"> ■ Programmable Thermostat ■ Internet/Cable/Smart Technology Connectivity ■ Nine-Foot Ceiling Height ■ Luxury Finishes Throughout ■ Plank-Style Laminate Flooring in Kitchen/Living Areas ■ Carpeted Bedrooms and Bedroom-wing Hallways ■ Walk-In Master Bedroom Closet; Adequate Secondary/Linen Closeting ■ Luxury Baths with Laminate or Ceramic Flooring, Quartz/Granite Vanity Top, Frmls Shower Doors (per plan), Solid-Surface Surround with Accessory Niche ■ Contemporary Kitchen Cabinetry and Lighting ■ Quartz/Granite Kitchen Countertop/Island ■ Energy-Efficient Stainless Steel Appliances <ul style="list-style-type: none"> - Range - Dishwasher - Refrigerator - Microwave/Hood Vent - Full-Size Washer and Dryer ■ Undermount Stainless Steel Sink ■ Balcony 	<ul style="list-style-type: none"> ■ Non-Smoking Environment ■ Secured Reception Lobby and Mail/Package Room with Technology Concierge ■ Resident Club with e-Lounge/Library Nooks, Social Areas, Golf Simulator, Service Kitchen, Private Meeting/Dining Room; State-of-the-Art Fitness Center w/Separate Spin/Yoga Areas; Terrace w/Fireside Lounge, Outdoor Kitchen/Grill Stations, Pool w/Sundeck and Cabanas ■ Pet Spa and Dedicated Pet Park ■ Secured Bicycle Storage and Repair Shop ■ Tenant Paid Water/Refuse Collection or Resident Billing System; Individually Metered Utilities ■ Car Wash Station ■ EV Charging Stations ■ On-Site Leasing/Management Office <p align="center"><u>Suggested Premiums/Incremental Fees</u></p> <ul style="list-style-type: none"> ■ Floor Premium: FL 3 @ \$10; FL 4 @ \$10; FL 5 @ \$20 ■ Corner-Unit Premium: \$75 ■ View Premium: \$25 (Assumes maximum of 15% or +/-32 Units) ■ Pet Fees (Deposit/Mo. Rent): \$350 / \$30 ■ Enclosed Single Parking Space: \$150; Tandem (if available): \$175
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⁽¹⁾ To be used for financial modeling; all images intended for illustrative purposes only. Assumes 210,756 gross square feet for residential redevelopment. Based upon land planning and approvals, total unit count could vary by +/-10.0 percent without material impact upon absorption potentials.

⁽²⁾ Benchmark rents are presented in February 2024 dollars and established on Floor 2 (first residential floor). They **do not include** premiums for floor, corner-unit orientation, enhanced views, or incremental revenues derived from enclosed parking, pet fees, administrative fees or other landlord-provided services.

⁽³⁾ Overall posted rents are presented in February 2024 dollars and include **estimates** of standard premiums and incremental revenues (i.e., *excluding* EV charging fees or tandem garage space). Estimated overall rents based upon stabilization at 95.0 percent (201 units occupied); utilized for analytical purposes only.

⁽⁴⁾ Benchmark rents and absorption forecast **assume a minimum** of 287 private parking spaces will be provided, distributed between 137 structured stalls and 150 private surface parking spaces. Parking allocations yield a market-consistent parking ratio of 1.35 parking stalls per unit.

Benchmark rents are presented in January 2024 dollars and assume quality interior appointments/finishes commensurate with new construction apartment development throughout the region and community-based amenities as outlined. Exhibit 1 also forwards a range of market-consistent premiums and other fees for consideration. For proforma analysis, inclusive of most incremental revenue sources (i.e., *excluding* EV charging fees), *overall rents* for the prototype development are expected to hover at the \$2.79 per square foot mark (again) in current 2024 dollars. **Please carefully review all Exhibit 1 footnotes.**

A FORECAST OF ABSORPTION

Assuming market introduction in 2027 *and a continuous construction and delivery schedule*, at February 2024 benchmark rents the prototype apartment development will achieve an overall absorption rate of 12.3 units per month. This projected absorption rate will enable the 212-unit prototype Chestnut Court Apartments to generate stabilization at 95.0 percent or 201 units occupied within an approximate 17.0-month timeframe *from first occupancy*. This leasing period assumes extensive marketing commence with site improvements and three- to six months of lease reservations prior to initial deliveries. While the marketplace is expected to maintain relatively tight to balanced conditions during the 2024-2029 forecast period, over the course of lease-up, it *may* be necessary to offer a discount or lease incentive on *select units* as market conditions dictate. Also, while it is understood that unit counts may vary with final design and approvals, it is strongly suggested that a *proportionate ratio of unit types and plan sizes be maintained* in order to achieve the forecasted rate of absorption.

**A FORECAST OF ABSORPTION BY TIME PERIOD
-- CHESTNUT COURT APARTMENTS --**

Monthly Absorption in Units -- A 212-Unit Prototype Development --	
First 12 Months	13.5
Thereafter	8.8
<i>Average for Community</i>	12.3

Months to Stabilization (201 units @ 95% Occupancy)	16.4

Source: Tracy Cross & Associates, Inc.

COMPETITIVE POSITIONING

In establishing the benchmark development strategy, our firm focused primarily upon competitive plan offerings among 18 newer, generally larger-scale projects marketing throughout the more localized Darien area while giving due consideration to variances in location, project scale, plan offerings, and lifestyle orientation. Appendix A2 provides a geographic orientation of the selected newer developments along with projects now under construction and/or in the area’s planning pipeline. The following paragraphs summarize pertinent market conditions which inform our benchmark product recommendations:

- The suggested apartment matrix addresses current and expected trends in the residential marketplace and is representative of the newest urban-oriented apartment offerings in the region, while the benchmark rent strategy has been established to enable the prototype development to appropriately align with *the gradual upward movement of incomes in the marketplace*. Moreover, the suggested plan types and unit sizes will (again) expand appeal across a broad spectrum of multi-generational consumer segments. For example, the suggested unit mix represents a continuum of plan types that include studio, JR-1/convertible and one bedroom designs which provide fully functional living areas consistent with today’s lifestyle trends, while the one bedroom & office/flex and two bedroom and two bedroom & den (or three bedroom) plan styles will accommodate remote work conditions, two-person living arrangements, as well as more mature consumer profiles desirous of a true maintenance-free lifestyle alternative.

UNIT MIX ANALYSIS: SELECTED NEWER MIDRISE APARTMENTS
-- DARIEN MARKET AREA - 4TH QUARTER 2024 --

Unit Type	Chestnut Court Apartments Prototype				Selected Newer Apartments ⁽¹⁾			
	Total Units		Plan Size (Sq. Ft.)		Total Units		Plan Size (Sq. Ft.)	
	Number	Percent	Range	Average	Number	Percent	Range	Average
Studio	4	1.9	500	500	21	0.8	515 - 571	546
Convertible/JR-1	24	11.3	575	575	65	2.6	540 - 7670	604
One Bedroom	84	39.6	625 - 800	712	1,241	50.0	592 - 1,245	763
One Bedroom & Ofc/Flex	20	9.4	925	925	279	11.2	739 - 1,242	866
Two Bedroom	72	34.0	1,000 - 1,100	1,050	799	32.2	899 - 1,523	1,135
Two Bedroom+Den	8	3.8	1,250	1,250	28	---	1,343 - 1,484	1,420
Three Bedroom	---	---	---	---	49	2.0	1,350 - 1,371	1,361
Total/Averages:	212	100.0	500 - 1,250	848	2,482	98.9	515 - 1,523	905

⁽¹⁾ Includes developments identified in Exhibits 2, 3, 4 and Appendices A2 and A3.

Source: Tracy Cross & Associates, Inc.

- As summarized in **Exhibit 2**, the selected developments offer a collective 4,343 market rate units built, for the most part, in 2016 or later. Most also represent midrise product forms which provide private structured parking. Most also offer an expansive range of community-based amenities. For perspective, Appendix A3 delineates pertinent feature and amenity characteristics and summarizes the range of leasing requirements and other incremental fees currently in effect among five of the newest construction projects in the Darien Market Area. The suggested market-consistent level of interior appointments and community-based amenities have been factored in the benchmark rents and absorption forecasts.

- As shown, at the close of 2023, posted rents among the selected competitors averaged \$2,248 monthly for a typical 923 square foot apartment home, yielding a current dollar value ratio of \$2.44 per square foot. Posted December 2023 rents reflect a sharp 6.6 percent advance over the \$2.29 per square foot average noted one year ago, and *annual* rent growth rate of 7.3 percent compared to the \$1.96 per square foot average noted at the close of the 2020. While recent rent growth is attributed at least in part to the residual effects of the pandemic, the impact of increasing rental rates, coupled with the introduction of several larger scale developments over the last few years is now beginning to impact vacancies among stabilized developments. For example, vacancies among the selected *stabilized* developments stood at 6.2 percent at the close of 2023, modestly higher than 5.8 percent factor noted one year ago and are also higher than the 5.3 percent vacancy rate noted at the close of 2020. For perspective, market balance generally requires vacancies in the range of 5.0 to 6.0 percent range. Based upon projected rental construction requirements over the forecast period, market conditions lend support to introduction of the proposed Chestnut Court Apartments over the 2025-2028 timeframe.

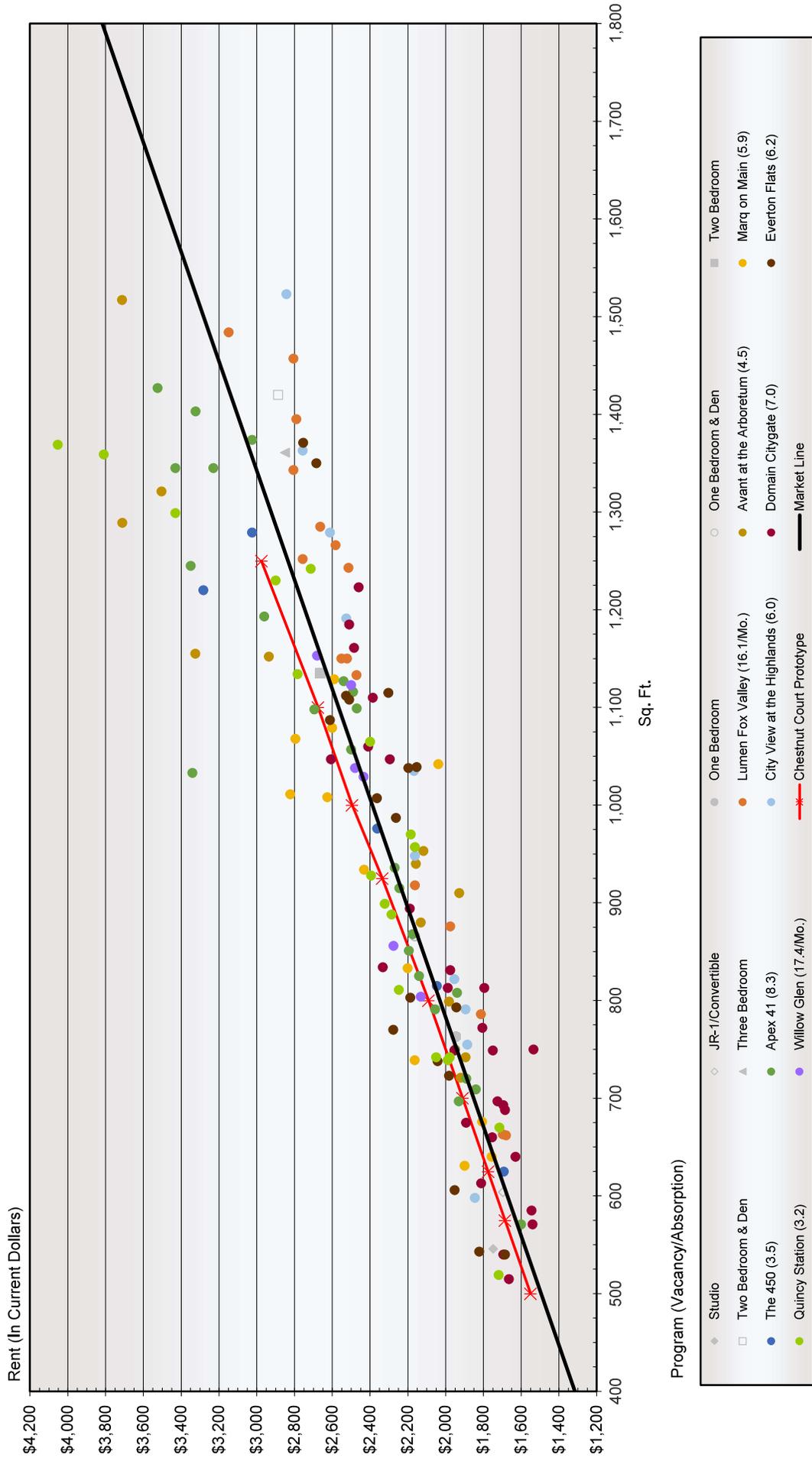
- Exhibits 3 and 4** illustrate the competitive benchmark positioning of the prototype development in both whole dollars and for comparable footage relative to the newest projects in the local marketplace. On a comparable footage basis, for example, benchmark rents position the 212-unit prototype appropriately between transit-oriented Downtown District developments and those within mixed-use environments such as the Yorktown area of Lombard, and those within similar more suburban locales of the market area, reflecting variances in location, project scale and lifestyle orientation. The benchmark value positioning lends support to the projected stabilization period,

COMPOSITE SUMMARY: SELECTED NEWER APARTMENT DEVELOPMENTS
-- THE DARIEN MARKET AREA --

Municipality/ Development	Year Built	Number of Units	Number Vacant	Percent Vacant	Average Unit Size (Sq. Ft.)	Rent Characteristics				Stabilized Developments ⁽¹⁾			
						December 2022		December 2023		Number of Units	Number Vacant	Percent Vacant	
						Average Posted December 2022	Average Effective December 2022	Average Posted December 2023	Average Effective December 2023				
		\$	\$/Sq. Ft.	\$	\$/Sq. Ft.	\$	\$/Sq. Ft.						
Total/Average	---	4,343	377	8.7	923	\$2,122	\$2,248	\$2.44	\$2,181	\$2.36	3,684	229	6.2
Aurora Lumen Fox Valley ⁽²⁾	---	304	79	27.4	939	\$2,016	\$2,130	\$2.27	\$1,953	\$2.08	---	---	---
Downers Grove Burlington Station	2018	371	54	14.6	906	\$2,901	\$2,767	\$3.05	\$2,661	\$2.94	204	12	5.9
Dash Downers Grove ⁽³⁾	2022	89	5	5.6	1,029	2,868	2,876	2.79	2,851	2.77	89	5	5.6
Maple & Main	2018	167	42	25.1	865	---	2,692	3.11	2,468	2.85	---	---	---
		115	7	6.1	871	2,926	2,793	3.21	2,793	3.21	115	7	6.1
Lisle Avant at the Arboretum	2013	512	26	5.1	887	\$2,090	\$2,277	\$2.57	\$2,244	\$2.53	512	26	5.1
Marq on Main	2018	310	14	4.5	936	1,995	2,362	2.52	2,362	2.52	310	14	4.5
		202	12	5.9	812	2,237	2,146	2.64	2,063	2.54	202	12	5.9
Lombard The 450 ⁽⁴⁾	---	1,130	66	5.8	941	\$2,195	\$2,324	\$2.47	\$2,321	\$2.47	1,130	66	5.8
Apex 41	2016	256	9	3.5	920	2,041	2,319	2.52	2,319	2.52	256	9	3.5
City View at the Highlands	2003	181	15	8.3	951	2,230	2,342	2.46	2,342	2.46	181	15	8.3
Elan Yorktown-Midrise	2018	403	24	6.0	916	2,120	2,110	2.30	2,100	2.29	403	24	6.0
		290	18	6.2	989	2,415	2,616	2.65	2,616	2.65	290	18	6.2
Naperville Domain Citygate ⁽⁵⁾	2022	583	41	7.0	897	\$1,916	\$1,995	\$2.22	\$1,822	\$2.03	583	41	7.0
Tapestry	2014	285	20	7.0	818	1,863	2,035	2.49	1,938	2.37	285	20	7.0
		298	21	7.0	972	1,966	1,956	2.01	1,712	1.76	298	21	7.0
Oakbrook Terrace Arden Oakbrook ⁽⁶⁾	---	140	3	2.1	1,128	\$2,445	\$2,456	\$2.18	\$2,456	\$2.18	140	3	2.1
		140	3	2.1	1,128	2,445	2,456	2.18	2,456	2.18	140	3	2.1
Warrenville Everton Flats ⁽⁷⁾	2020	501	45	9.0	886	\$1,978	\$2,085	\$2.35	\$2,007	\$2.27	501	45	9.0
The Westlyn ⁽⁸⁾	2022	259	16	6.2	916	2,045	2,235	2.44	2,235	2.44	259	16	6.2
		242	29	12.0	854	1,907	1,924	2.25	1,764	2.07	242	29	12.0
Westmont Quincy Station ⁽⁹⁾	2022	94	3	3.2	908	\$2,317	\$2,380	\$2.62	\$2,380	\$2.62	94	3	3.2
		94	3	3.2	908	2,317	2,380	2.62	2,380	2.62	94	3	3.2
Willow Springs Willow Glen-MR ⁽¹⁰⁾	2022	188	27	14.4	964	\$2,178	\$2,381	\$2.47	\$2,183	\$2.26	---	---	---
		188	27	14.4	964	2,178	2,381	2.47	2,183	2.26	---	---	---
Woodridge Amli at Seven Bridges	2002	520	33	6.3	921	\$1,975	\$2,066	\$2.24	\$2,066	\$2.24	520	33	6.3
		520	33	6.3	921	1,975	2,066	2.24	2,066	2.24	520	33	6.3

⁽¹⁾ Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.
⁽²⁾ Occupancy November 2022. Absorption rate of 16.1 units per month reflects 225 units occupied as of December 2023.
⁽³⁾ Occupancy May 2023. Initial absorption rate of 15.6 units per month reflects 125 units leased at close of December 2023.
⁽⁴⁾ Occupancy March 2021. Stabilized January 2023 at an overall absorption rate of 10.7 units per month.
⁽⁵⁾ Occupancy October 2022. Stabilized August 2023 at an overall absorption rate of 27.1 units per month.
⁽⁶⁾ Occupancy December 2018. Stabilized December 2021 at an overall absorption rate of 8.0 units per month. Statistics reflect active portion of development only. 175 units damaged by fire in 2023 and not in service.
⁽⁷⁾ Occupancy November 2022. Stabilized October 2021 at an overall absorption rate of 22.4 units per month.
⁽⁸⁾ Occupancy January 2022. Stabilized March 2023 at an overall absorption rate of 15.9 units per month.
⁽⁹⁾ Occupancy July 2022. Stabilized December 2022 at an overall absorption rate of 16.4 units per month.
⁽¹⁰⁾ Occupancy February 2023. Absorption rate of 17.4 units per month reflects 156 midrise units occupied as of December 2023. Statistics exclude 36 townhome units.

Rent/Value Analysis
 Selected Newer Apartment Developments
 Darien Market Area
 4th Quarter 2024



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Rent/Value Analysis
 Selected Newer Apartment Developments
 Darien Market Area
 4th Quarter 2024

Plan Size (Sq. Ft.)	Average Market Rent	Development/Location	Year Built	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Rent		Average Market Rent	Variance From Market	Vacancy Rate / Absorption (Units/Mo.)
						Dollars	Sq. Ft.			
400	\$1,313	Quincy Station / Westmont	2022	94	908	\$2,380	\$2,62	\$2,223	\$+157	3.2
500	1,492	Marq on Main / Lisle	2018	202	812	2,146	2,64	2,051	+95	5.9
600	1,671	Avant at the Arboretum / Lisle	2013	310	936	2,362	2,52	2,273	+89	4.5
700	1,850	The 450 / Lombard	2021	256	920	2,319	2,52	2,244	+75	3.5
800	2,029	Willow Glen Apartments / Willow Springs	2022	188	964	2,381	2,47	2,323	+58	(17.4/Mo.)
900	2,208	Chestnut Court Prototype @ 2024 Bnmk Base \$	2027	212	848	2,167	2.56	2,115	+52	12.3/Mo. Fcst
1,000	2,387	Apex 41 / Lombard	2016	181	951	2,342	2,46	2,300	+42	8.3
1,100	2,566									
1,200	2,745	---- Market Average ----	2018	248	905	2,217	2.45	2,217	0	5.7 / (16.7/Mo.)
1,300	2,924									
1,400	3,103	Everton Flats / Warrenville	2020	259	916	2,235	2,44	2,237	-2	6.2
1,500	3,282	Domain Citygate / Warrenville	2022	285	818	2,035	2,49	2,062	-27	7.0
1,600	3,461	City View at the Highlands / Lombard	2003	403	916	2,110	2,30	2,237	-127	6.0
1,700	3,640	Lumen Fox Valley / Aurora	2022	304	939	2,130	2,27	2,278	-148	(16.1/Mo.)
1,800	3,819	^(1,2) Arden Oakbrook / Oakbrook Terrace	2018	140	1,128	2,456	2,18	2,616	-160	2.1
		⁽¹⁾ Amlt at Seven Bridges / Woodridge	2002	520	921	2,066	2,24	2,246	-180	6.3
		⁽¹⁾ The Westlyn / Warrenville	2022	242	854	1,924	2,25	2,126	-202	12.0

Slope: \$1.79 per sq. ft.

⁽¹⁾ Development not included in derivation of market line.
⁽²⁾ Statistics reflect active portion of development only; 175 units damaged by fire in 2023 and not in service.

balancing the expected quality new construction alternative with the certainty of heightened competition through lease-up and beyond.

- The 12.3-unit monthly absorption projected for prototype development is consistent with the average 12.4 unit monthly pace generated by newer market area developments of similar scale (i.e., less than 250 units) during their respective stabilization periods. In addition, the forecasted rate of absorption can also be supported by turnover in the market area's existing rental stock. As noted in Appendix A4, Census estimates indicate some 81,572 market area households are identified as renters. Of these, an estimated 70.0 percent (or 57,100 households) represent market rate renters (i.e., non-age or income-restricted). Focusing upon this latter conventional renter base, approximately 17,000 will move annually with at least 50.0 percent of these mobile households remaining renters, staying in the local area, and thus representing part of the subject development's pool of prospective residents. Hence, the projected Chestnut Court Apartments' absorption rate represents less than 2.0 percent of aggregate Darien Market Area construction requirements and turnover potentials.

**ABSORPTION TRENDS: SELECT APARTMENTS BUILT IN 2000 OR LATER
-- DARIEN MARKET AREA - 4TH QUARTER 2023 --**

Absorption Summary			
Attribute	Total	Developments of Less Than 250 Units	Developments of 250 Units or More
Number of Stabilized Developments	15	6	9
Total Units	3,864	923	2,941
Average Development Size	258	154	327
Average Occupancy Absorption to Stabilization ⁽¹⁾	13.7	12.4	14.5
As a Percent of Total Units	5.3	8.1	4.4

(1) Stabilization achieved at 94.0 to 96.0 percent occupancies.

Source: Tracy Cross & Associates, Inc.

- The suggested product line is also consistent with demographic profiles and socio-economic characteristics of market area residents (refer to Appendices A4 and A5). For example, 2020 Census estimates of household composition reveal that roughly 69.0 percent of Darien Market Area households, and more than three-quarters of those in the city of Darien, represent those without children under the age of 18, primarily consisting of persons living alone or in two-person arrangements, consistent with plan types suggested for the Chestnut Court Apartments. Moreover, not only is there a sizable base of existing households across all potential renter/lifestyle age categories, but these profile age cohorts are expected to continue to advance proportionately over the forecast period.

**HOUSEHOLD GROWTH PROJECTIONS BY AGE GROUP
-- DARIEN MARKET AREA --**

Age Range	Darien Market Area		City of Darien	
	2024	2029	2024	2029
Under 25	5,852	5,743	100	103
25-34	37,867	38,538	761	746
35-44	55,106	50,307	1,216	1,171
45-54	60,726	59,722	1,318	1,352
55-64	63,224	59,785	1,809	1,583
65-74	52,061	57,619	2,011	2,154
75 and over	35,420	42,117	1,543	1,736
Total	310,256	313,831	8,758	8,845

Source: Environics Analytics and Tracy Cross & Associates, Inc.

- Further, it is estimated that resident Darien Market Area households earn a 2024 median income of \$113,351, with households in the city of Darien earning \$104,302 per annum. Based upon typical renter profiles and most germane to quality new construction development, the following text table also reveals that nearly 80.0 percent of market area households across all profile age cohorts earn *at least* \$60,000 per annum, incomes requisite to support the benchmark rent strategy.

**HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2023
-- THE DARIEN MARKET AREA --**

Attribute	Total Households					
	Darien Market Area			City of Darien		
	Number	Percent	Median	Number	Percent	
Total Households	310,256	100.0	\$113,351	8,758	100.0	\$104,302
Under 25 Years	5,852	1.9	50,621	100	1.1	47,268
25 - 34 Years	37,867	12.2	103,415	761	8.7	105,911
35 - 44 Years	55,106	17.8	131,316	1,216	13.9	130,925
45 - 54 Years	60,726	19.6	147,864	1,318	15.0	125,667
55 - 64 Years	63,224	20.4	137,314	1,809	20.7	116,931
65 - 74 Years	52,061	16.8	91,184	2,011	23.0	98,178
75 - 84 Years	26,322	8.5	62,315	1,212	13.8	68,014
85 Years and Over	9,098	2.9	44,029	331	3.8	49,803
Total Households Under 35 Years	43,719	14.1	\$96,348	861	9.8	\$99,100
With Incomes of \$60,000 to \$99,999	10,567	24.2	---	199	23.1	---
With Incomes of \$100,000 or More	20,346	46.5	---	407	47.3	---
Total Households Aged 35 to 54 Years	115,832	37.3	\$139,991	2,534	28.9	\$128,190
With Incomes of \$60,000 to \$99,999	19,261	16.6	---	433	17.1	---
With Incomes of \$100,000 or More	78,611	67.9	---	1,630	64.3	---
Total Households Aged 55 to 74 Years	115,285	37.2	\$116,482	3,820	43.6	\$107,059
With Incomes of \$60,000 to \$99,999	22,422	19.4	---	790	20.7	---
With Incomes of \$100,000 or More	64,573	56.0	---	2,038	53.4	---

Source: Environics Analytics

- Lastly, our conclusion also considers a competitive environment accentuated by periods of accelerated construction – a pattern of development expected to continue for the foreseeable future and intensify in the short term. As summarized in Appendix A6, in addition to the proposed development, there are at least 15 *announced* rental projects and some 3,088 potential new apartment units in various stages of the market area’s planning pipeline. Notably, only the aforementioned 70-unit Jade Residences at Waterfall is located in Darien itself, with the majority of proposed new development proposed north of I-88 and/or west of I-355, some 5.0- to 12.0 miles distant from Darien. Moreover, only three projects and a collective 342 are now under construction and expected to be introduced within the next 12- to 18 months. Although the marketplace is expected to maintain tight- to balanced occupancies despite the number of units which could be introduced over the 2024-2029 timeframe, the volume of potential new development in the market area reinforces the necessity for Chestnut Court Darien IL LLC. to initiate an aggressive posture through stabilization and *maintain a judicious approach to rent growth thereafter* in order to sustain acceptable occupancies over the long term. To this point, based upon timing of market entrance, it may be necessary to offer some form of incentive such as one month free with a 13-month lease through stabilization in order to achieve the projected rate of absorption, while planning for similar promotions thereafter as competitive conditions dictate.

ALTERNATIVE BENCHMARK RENT STRATEGIES

Benchmark rent strategies are established to provide a competitive position in the marketplace and allow for an acceptable absorption period for the proposed development. As these lease rates may differ from Chestnut Court Darien IL LLC’s financial objectives, the following text table outlines alternative benchmark base rent strategies and attendant absorption forecasts to assist in continued proforma financial modeling.

**ALTERNATIVE RENT/ABSORPTION SCENARIOS
-- CHESTNUT COURT APARTMENTS --**

A 212-Unit Prototype Development						
Benchmark Posted Rent ⁽¹⁾ for an 848 Sq. Ft. Midrise Apartment		Variance From Benchmark	Anticipated Monthly Absorption		Average Monthly Absorption Rate ⁽²⁾	Months to Stabilization @ 95% Occupancy (201 Units)
\$	\$/Sq. Ft.		First 12 Months of Occupancy	Thereafter		
\$2,267	\$2.67	+\$100	11.1	7.2	9.4	21.4
2,242	2.64	+75	11.8	7.7	10.2	19.7
2,217	2.61	+50	12.4	8.0	10.9	18.5
2,192	2.58	+25	13.0	8.5	11.6	17.3
2,167	2.56	Benchmark	13.5	8.8	12.3	16.4
2,142	2.53	-25	14.0	9.8	13.0	15.4
2,117	2.50	-50	14.6	10.2	13.9	14.5
2,092	2.47	-75	15.4	10.8	14.9	13.5

⁽¹⁾ Benchmark posted rents are presented in February 2024 dollars. They *do not include* premiums or incremental revenue sources.

⁽²⁾ Starting at the first month of occupancy and a continuous construction and delivery schedule. Marketing and lead list generation assumed to commence with site improvements. Lease reservations, which are anticipated to begin *at least* three (3) months prior to initial occupancies, are factored into this forecast.

Source: Tracy Cross & Associates, Inc.

FUTURE RENT CONSIDERATIONS

It is reiterated that benchmark rents are presented in February 2024 dollars. It also cannot be overstated that recent rates of rent growth *are not sustainable*, especially considering the impact of persistent rates of inflation and related economic uncertainties now evident. For proforma comparisons and barring additional unforeseen economic turmoil, it is strongly suggested that benchmark rents *be held constant through at least the 1st Quarter 2025*, with modest annual rent appreciation in the range of 2.0 to 3.0 percent applied to proforma financial models thereafter – a level generally consistent with CPI over the last several (pre-pandemic) years.

CERTIFICATION AND SIGNATURE

This analysis represents our objective and independent opinion regarding the market potential for residential development within 7511 Lemont Road property located in Darien, DuPage County, Illinois as certified below:

TRACY CROSS & ASSOCIATES, INC.
An Illinois Corporation

By: 
HollyAnn Eageny

Its: Executive Vice President & COO

Date: February 20, 2024



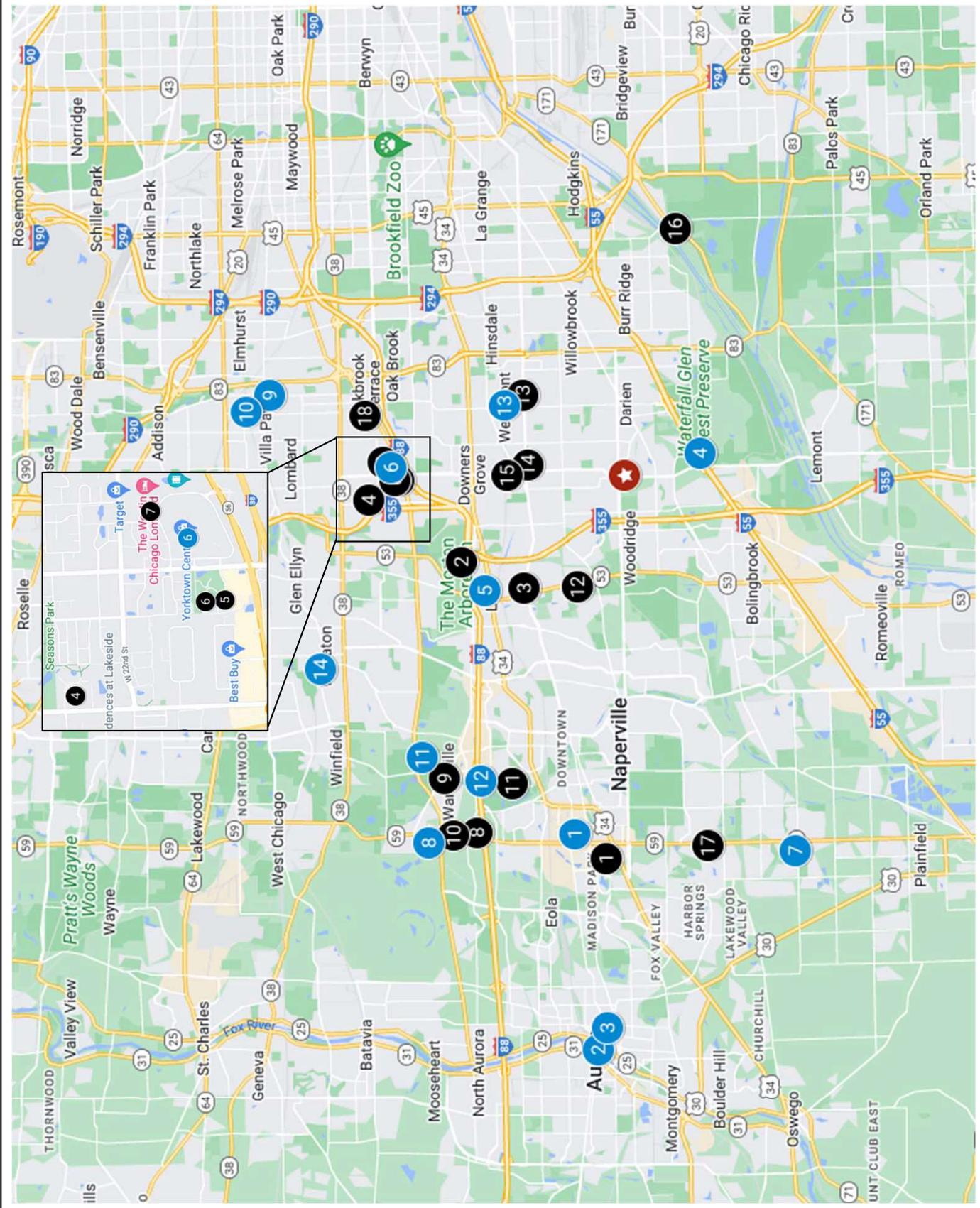
RESIDENTIAL BUILDING PERMIT TRENDS: SUBURBAN CHICAGO AND THE DARIEN MARKET AREA⁽¹⁾
2010 - 2023

Year	Suburban Chicago				Darien Market Area				City of Darien						
	Total	Single Family	Multi-Family	Total	Percent of Suburban Area	Single Family	Percent of Suburban Area	Multi-Family	Percent of Suburban Area	Total	Percent of Market Area	Single Family	Percent of Market Area	Multi-Family	Percent of Market Area
2010	4,266	3,169	1,097	735	17.2	489	15.4	246	22.4	1	0.1	1	0.2	0	0.0
2011	4,048	3,213	835	641	15.8	636	19.8	5	0.6	2	0.3	2	0.3	0	0.0
2012	6,679	4,283	2,396	1,492	22.3	874	20.4	618	25.8	0	0.0	0	0.0	0	0.0
2013	7,069	5,542	1,527	1,505	21.3	1,179	21.3	326	21.3	5	0.3	5	0.4	0	0.0
2014	8,500	5,931	2,569	1,453	17.1	1,340	22.6	113	4.4	1	0.1	1	0.1	0	0.0
2015	8,620	5,905	2,715	2,031	23.6	1,223	20.7	808	29.8	7	0.3	7	0.6	0	0.0
2016	9,795	5,888	3,907	2,205	22.5	1,078	18.3	1,127	28.8	17	0.8	15	1.4	2	0.2
2017	10,891	5,949	4,942	1,925	17.7	1,050	17.7	875	17.7	13	0.7	13	1.2	0	0.0
2018	9,336	6,272	3,064	1,451	15.5	980	15.6	471	15.4	5	0.3	5	0.5	0	0.0
2019	9,114	5,354	3,760	1,447	15.9	910	17.0	537	14.3	4	0.3	4	0.4	0	0.0
2020	10,517	5,745	4,772	2,822	26.8	874	15.2	1,948	40.8	0	0.0	0	0.0	0	0.0
2021	11,386	7,084	4,302	1,877	16.5	920	13.0	957	22.2	0	0.0	0	0.0	0	0.0
2022	8,630	6,450	2,180	1,169	13.5	843	13.1	326	15.0	72	6.2	4	0.5	68	20.9
2023	9,185	6,422	2,763	1,320	14.4	895	13.9	425	15.4	49	3.7	3	0.3	46	10.8
2010 - 2022	8,431	5,515	2,916	1,577	18.7	949	17.2	627	21.5	13	0.8	4	0.5	8	1.3

⁽¹⁾ Defined as Downers Grove, DuPage, Lisle, Milton, Naperville, Wheatland, Winfield, and York townships in DuPage and Will counties, IL.

Sources: U.S. Department of Commerce, Bureau of the Census, C-40 Construction Reports and Tracy Cross & Associates, Inc.

GEOGRAPHIC ORIENTATION: REPRESENTATIVE NEWER / PLANNED APARTMENT DEVELOPMENTS -- DARIEN MARKET AREA --



Subject Property

- ★ Chestnut Court Apartments

Active Apartments

- 1 Lumen Fox Valley
- 2 Avant at the Arboretum
- 3 Marq on Main
- 4 The 450
- 5 Apex 41
- 6 City View at the Highlands
- 7 Elan Yorktown
- 8 Domain CityGate
- 9 Arden of Warrenville
- 10 Everton Flats
- 11 The Westlyn
- 12 AMLI at Seven Bridges
- 13 Quincy Station
- 14 Maple & Main
- 15 Burlington Station
- 16 Willow Glen
- 17 Tapestry
- 18 Arden Oakbrook

Projects in Planning

- 1 Lumen-Phase Two
- 2 Pacifica Riverview
- 3 East Bank Apartments
- 4 Jade Res. at Waterfall Glen
- 5 The Lisie
- 6 Yorktown Reserve
- 7 The Belvedere
- 8 The District
- 9 The Union at Old Town
- 10 Eco Terra
- 11 River View West - 55+
- 12 River View West - THs
- 13 Cass Avenue Station
- 14 The Faywell

DEVELOPMENT PROFILE SUMMARY: SELECTED APARTMENT DEVELOPMENTS
 -- THE DARIEN MARKET AREA - 4TH QUARTER 2023 --

Attribute					
Project Name Location Year Built Units Project Type/Number of Floors Average Unit Size Average Posted Rent Average Rent/Sq. Ft.	DOMAINE CITYGATE NAPERVILLE, IL 2022 285 MIDRISE / 4 FLOORS 818 \$2,035 \$2.49	WILLOW GLEN (MR) WILLOW SPRINGS 2022 188 MIDRISE / 4 FLOORS 964 \$2,381 \$2.47	THE 450 LOMBARD, IL 2021 256 MIDRISE / 4 FLOORS 920 \$2,319 \$2.52	EVERTON FLATS WARRENVILLE, IL 2020 259 MIDRISE / 3 FLOORS 916 \$2,235 \$2.44	MARQ ON MAIN (TOD) LISLE, IL 2018 202 MIDRISE / 5 FLOORS 812 \$2,146 \$2.64
PARKING / UTILITIES / INCREMENTAL FEES					
Parking⁽¹⁾ Structured Assigned / General EV Charging Station / Car Wash Attached / Detached Garage Carport / Surface Assigned / Surface General Utilities^(1,2) Water/Refuse Collection Gas Electric Internet/Cable Valet Trash Premiums⁽¹⁾ Floor View Other Fees⁽¹⁾ Administrative/Application Security Deposit Amenity Fee (One Time) Pet Deposit/Pet Rent Storage: Central/Bike	NA / \$150 INCL / NA NA / NA NA / NA / NA BNDL: \$85 - \$110 BUNDLE TENANT BUNDLE NA \$5 - \$10 NA \$300 / \$75 NA NA \$300 / \$25 \$45 - \$80 / INCL	NA / \$150 NA / NA TH-INCL / NA NA / NA / NA TENANT TENANT TENANT TENANT NA VARIES VARIES \$400 / NA \$400 NA \$400 / \$50 INCL / NA	\$160 / NA INCL / NA NA / NA NA / NA / INCL TENANT TENANT TENANT TENANT \$15 \$20 NA \$400 / \$65 NA NA \$300 / \$30 INCL W/STR PKG / NA	NA / NA NA / NA \$\$175-\$300 / \$150 NA / NA / INCL TENANT TENANT TENANT TENANT NA NA NA \$300 / \$60 NA NA \$300 / \$25 \$85 / INCL	\$125 / NA INCL / INCL NA / NA NA / NA / NA BNDL: \$20 - \$35 BNDL: \$10 - \$90 BNDL: \$40 - \$90 TENANT \$15 \$20-\$50 FL 5 \$10-\$15 POOL \$300 / \$65 \$199 - \$499 NA \$300 / \$30 \$35 - \$120 / INCL
STANDARD FEATURES / COMMUNITY AMENITIES					
Interior Features⁽¹⁾ Flooring: Common/Bedroom Kitchen Appliances/Washer-Dryer Kitchen Counters/Flooring Bath Counter/Flooring Patio/Balcony Community/Building Amenities⁽¹⁾ SMART Technology / Keyless Entry Package Room / Other Clubroom / Kitchen Fitness Center / Wi-Fi / e-Lounge Business Center / Media Room Doorman / Concierge / Security Gate Playground / Sport Court / Game Room Garden or Roof Terrace Fireside Lounge / Grill Area Swimming Pool Pet Park / Grooming Station	FX WOOD / CRPT SS / UNIT QUARTZ / FX WOOD QUARTZ / FX WOOD OPT INCL / INCL INCL / NA INCL / SERVICE INCL / INCL / INCL INCL / NA NA / NA / NA NA / PICKLEBALL / INCL INCL INCL / INCL OUTDOOR INCL / INCL	FX WOOD / FX WOOD SS / UNIT QUARTZ / FX WOOD QUARTZ / CERAMIC INCL NA / NA NA / NA INCL / SERVICE INCL / INCL / INCL NA / NA NA / NA / NA NA / NA / NA INCL NA / INCL OUTDOOR INCL / INCL	FX WOOD / CRPT SS / UNIT QUARTZ / FX WOOD QUARTZ / FX WOOD INCL NA / NA INCL / NA INCL / SERVICE INCL / INCL / NA INCL / NA NA / NA / NA NA / NA / INCL INCL INCL / INCL OUTDOOR INCL / NA	FX WOOD / CRPT SS / UNIT GRANITE / FX WOOD GRANITE / FX WOOD INCL NA / NA INCL / DRY CLN SVC INCL / SERVICE INCL / INCL / NA INCL / NA NA / NA / INCL INCL / NA / INCL INCL INCL / INCL OUTDOOR NA / NA	FX WOOD / FX WOOD SS / UNIT QUARTZ / FX WOOD QUARTZ / CERAMIC INCL NA / NA INCL / NA \$10-\$15 / SERVICE INCL / INCL / INCL INCL / NA NA / NA / NA NA / NA / NA INCL INCL / INCL OUTDOOR INCL / INCL
⁽¹⁾ Indicates incremental monthly fee as applicable.					
⁽²⁾ Assumes tenant responsible for all utilities as standard unless otherwise indicated.					

Source: Tracy Cross & Associates, Inc.

A4

POPULATION, HOUSEHOLDS, TENURE, AND INCOME: 2024
 -- THE DARIEN MARKET AREA --

Attribute/Year	Darien Market Area	City of Darien	Attribute/Year	Darien Market Area	City of Darien
Population					
2010	819,237	21,963	2010	297,771	8,976
2020	844,466	22,011	2020	311,505	9,127
2024	836,840	21,112	2024	310,256	8,758
2029	838,742	20,972	2029	313,831	8,845
Average Annual Change			Average Annual Change		
2010 - 2020	2,523	5	2010 - 2020	1,373	15
2020 - 2024	-1,907	-225	2020 - 2024	-312	-74
2024 - 2029	380	-28	2024 - 2029	715	17
2024 Household Tenure					
Total Housing Units	328,122	9,268	Total Households	310,256	8,758
Total Occupied	310,256	8,758	Under \$35,000	40,756	1,226
Owner Occupied	228,684	7,140	35,000 - 49,999	20,997	749
Percent	73.7	81.5	50,000 - 74,999	38,591	1,169
Renter Occupied	81,572	1,618	75,000 - 99,999	36,353	1,047
Percent	26.3	18.5	100,000 - 149,999	62,387	1,957
Vacant	17,866	510	150,000 - 199,999	38,471	1,062
Percent	5.4	5.5	200,000 and Over	72,701	1,548
			Median	\$113,351	\$104,302
2024 Household Size					
Total Population	836,840	21,112	Total Workers Aged 16+	368,124	9,495
In Group Quarters	11,960	25	Less than 30 Minutes	204,929	5,042
In Households	824,880	21,087	30 - 44 Minutes	81,526	2,285
Total Households	310,256	8,758	45 - 59 Minutes	38,184	979
Average Persons Per Household	2.66	2.41	60 Minutes or More	43,485	1,189
			Average Travel Time	32.0	33.0

Source: U.S. Department of Commerce, Bureau of the Census: Census 2010, 2020; Environics Analytics; and estimates by Tracy Cross & Associates, Inc.

HOUSEHOLDS BY TYPE AND AGE OF HOUSEHOLDER: 2024
 -- DARIEN MARKET AREA --

Attribute	Darien Market Area		City of Darien	
	Number	Percent	Number	Percent
2024 Households by Type				
Total Households	310,256	100.0	8,758	100.0
Average Household Size	----- 2.66 -----		----- 2.41 -----	
Households with Children	97,508	31.4	2,059	23.5
Married/Co-Habiting Couple	83,889	27.0	1,745	19.9
Other Family	13,619	4.4	314	3.6
Households without Children	212,748	68.6	6,699	76.5
Married/Co-Habiting Couple	112,457	36.2	3,459	39.5
Single Householder	74,568	24.0	2,309	26.4
NonFamily	25,723	8.3	931	10.6
2024 Households by Age of Householder				
Total Households	310,256	100.0	8,758	100.0
Under 25	5,852	1.9	100	1.1
25 - 34	37,867	12.2	761	8.7
35 - 44	55,106	17.8	1,216	13.9
45 - 54	60,726	19.6	1,318	15.0
55 - 64	63,224	20.4	1,809	20.7
65 - 74	52,061	16.8	2,011	23.0
75 - 84	26,322	8.5	1,212	13.8
85 and Over	9,098	2.9	331	3.8
Median	----- 53.0 Years -----		----- 51.0 Years -----	
Households Under 35	43,719	14.1	861	9.8
Households 35 - 54	115,832	37.3	2,534	28.9
Households 55 - 74	115,285	37.2	3,820	43.6
(1) Defined as Downers Grove, DuPage, Lisle, Milton, Naperville, Wheatland, and York townships in DuPage and Will counties, IL.				

Source: Environics Analytics

APARTMENT PROJECTS IN PLANNING⁽¹⁾: DARIEN MARKET AREA

Municipality/ Proposed Development Name	Location	Builder/Developer	Current Status ^(2,3)	Leasing	Number of Units
Aurora					
Lumen-Phase Two	IL-59 north of New York Street	Focus/Atlantic Residential	Approved	---	319
Pacifica Riverview	309 N. River Street	Windfall Group	Approved	---	187
East Bank Apartments	100 North Broadway	DAC Development	Approved	2025	258
Darien					
The Jade Res. At Waterfall Glen	South Frontage Road and Sokol Court	Jade Group	UC	2024	70
Downers Grove					
Main Street Apartments	4915-23 Main Street	Barriere Properties LLC	IP	---	24
Lisle					
The Lisle	4701 Main Street	Flaherty & Collins	IP	---	192
Lombard					
Yorktown Reserve	230 Yorktown Shopping Center	Synergy Construction	Approved	2024-2028	621
Naperville					
The District	IL-59 at Interstate 88	Inter-Continental RE Dev.	Approved	---	410
The Belvedere	24254 111th Street	Pollination Porperities LLC	UC	2024-2025	212
Oak Brook					
Oak Brook Commons	22nd and McDonald Drive	Hines	IP	---	165
Warrenville					
River View West (55+)	Ferry Road betw River and Winfield roads	Interforum Holdings	CS	---	107
River View West THs	Ferry Road betw River and Winfield roads	Interforum Holdings	UC	---	60
Westmont					
Sentinel Station	1 North Cass Avenue	Westmont Apartments LLC	CS	---	118
Wheaton					
TBD	211 E. Illinois Street	211 Illinois Wheaton LLC	CS	---	39
The Faywell	SWC Hale Street & Liberty Drive	Banner Multifamily	Approved	---	306
Market Area Total⁽³⁾					3,088
⁽¹⁾ As of February 2024. ⁽²⁾ Status key: Concept Stage (CS); In Planning (IP); Approved (A); Permits issued/under construction (UC). ⁽³⁾ Excludes developments with unit counts and product idioms yet to be determined.					

Source: Tracy Cross & Associates, Inc.

GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS
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SCHAUMBURG, IL 60173
847.925.5400 / info@tcrossinc.com
www.tcrossinc.com

Ryan Murphy

From: Carlos Rojas <crojas@dwfd.org>
Sent: Tuesday, December 31, 2024 11:00 AM
To: Ryan Murphy; Daniel Lynch
Cc: Dan Gombac
Subject: Re: Chestnut Court Redevelopment Project - Review Comment Letter 10.09.2024

Gentlemen,

I have no comments on these plans at this time.

Thanks and Happy New Year

Carlos Rojas



Fire Prevention Bureau Director
Darien-Woodridge Fire District
7550 Lyman Avenue
Darien, IL 60561
Phone: 630.910.2207
Cell: 630.514.1694
Fax: 630.910.2204
Email: crojas@dwfd.org
Website: www.dwfd.org

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From: Ryan Murphy <rmurphy@darienil.gov>
Sent: Wednesday, December 18, 2024 9:50 AM
To: Daniel Lynch <dlynch@cbbel.com>; Carlos Rojas <crojas@dwfd.org>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: FW: Chestnut Court Redevelopment Project - Review Comment Letter 10.09.2024

Good morning Dan and Carlos,

Please see the attached transmittal. Can you confirm that you are able to download the files and are in receipt of the transmittal? We are asking for comments by January 8, 2025. If you have any concerns or need additional review time due to scheduling conflicts please let me know as soon as you can.

Happy Holidays!



Ryan Murphy

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

Connect with the City of Darien!



From: Anders Rustin <ARustin@okwarchitects.com>
Sent: Wednesday, December 18, 2024 8:18 AM
To: Ryan Murphy <rmurphy@darienil.gov>; Kumar Bhavanasi <kumar.bhavanasi@first-tek.com>
Cc: 'Justine Fitzsimons' <Justine.Fitzsimons@first-tek.com>; Lisa Tebbetts <Lisa.Tebbetts@first-tek.com>; Kalpak Shah <kshah@kayakhg.com>; Ram Penuballi <rpenuballi@yahoo.com>; Andrew M. Koglin <akoglin@okwarchitects.com>; Matt Enos <menos@okwarchitects.com>; Dan Gombac <dgombac@darienil.gov>; Bryon Vana <bvana@darienil.gov>; Daniel Lynch <dlynch@cbbel.com>; crojas@dwfd.org; Kathryn Talty <kathryn@ktlandarch.com>; Christopher Fish <cfish@eea-ltd.com>
Subject: RE: Chestnut Court Redevelopment Project - Review Comment Letter 10.09.2024

Ryan,

Good morning! Thanks for your patience with our responses, please see the link below for our responses and revised materials regarding the redevelopment at Chestnut Court. Can you let me know what kind of physical copies you require for your re-review, and what the next steps are with Darien?

<https://okwarchitects.sharefile.com/d-s41cb0c9aa72744cab6b3c55793784182>

Best,
Anders

Anders Rustin, AIA
Director of Strategy
he / him / his



C: 513 910 0851 preferred
O: 312 798 7710
E: arustin@okwarchitects.com

Upcoming PTO: 12/23 through 01/01/25

From: Ryan Murphy <rmurphy@darienil.gov>
Sent: Wednesday, October 9, 2024 2:11 PM
To: Kumar Bhavanasi <kumar.bhavanasi@first-tek.com>
Cc: 'Justine Fitzsimons' <Justine.Fitzsimons@first-tek.com>; Lisa Tebbetts <Lisa.Tebbetts@first-tek.com>; Kalpak Shah <kshah@kayakhg.com>; Ram Penuballi <rpenuballi@yahoo.com>; Andrew M. Koglin <akoglin@okwarchitects.com>; Matt Enos <menos@okwarchitects.com>; Anders Rustin <ARustin@okwarchitects.com>; Dan Gombac <dgombac@darienil.gov>; Bryon Vana <bvana@darienil.gov>; Daniel Lynch <dlynch@cbbel.com>; crojas@dwfd.org
Subject: Chestnut Court Redevelopment Project - Review Comment Letter 10.09.2024

Good afternoon Kumar / Chestnut Court Development Team,

Thank you for your submittal of the Chestnut Court Redevelopment Project. City staff have completed their review of the project, with comments. Please review the attached letter. We're providing our comments now to reduce any delays.

Engineering, Stormwater, and Fire Comments will be provided through separate correspondence by *Christopher B. Burke Engineering* and the *Darien-Woodridge Fire Protection District*, respectively.

Please wait to resubmit the plans until you have received all comments from Engineering and Fire for document version control, and to ensure any required changes are made before plans are resubmitted.

If you have any questions or would like to set-up a meeting once you have reviewed the comments, please contact me directly.

Respectfully,



Ryan Murphy

Senior Planner
1702 Plainfield Road, Darien, IL 60561

Email: rmurphy@darienil.gov

Office: (630) 353-8113

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NOTE: Please copy Dan Gombac, Municipal Services Director on any email correspondence regarding this project until further notice. I have an upcoming paternity leave for a minimum two-week period, anticipated to begin any time between now and October 18th, 2024, with a return to work on November 4th, 2024.



35580 Naperville Road
Wheaton, IL 60189

630.933.7200
TTY 800.526.0857
dupageforest.org

Sent via email: murphy@darienil.gov

April 2, 2025

Louis Mallers, Chairman
Planning, Zoning and Economic Development Commission
Village of Darien
1702 Plainfield Rd.
Darien, IL 60561

Re: Public Hearing Case # PZC2024-09 / Chestnut Court Darien IL, LLC
7511 Lemont Road, Darien
PINs: 09-29-300-008, 09-29-300-022, -023, -024, -025

Dear Chairman Mallers,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Chestnut Court Darien IL, LLC's Petition for approval of a zoning change, two variations, construction of three (3) retail buildings and one (1) residential apartment building, and façade and site improvements as it relates to property located at the aforementioned address. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

The Forest Preserve District has reviewed the Preliminary Landscape Plans dated January 2, 2025. The use of plant species that are non-native to the Chicago Region have a direct negative impact to natural areas and are considered both exotic and invasive. We request the following replacement plants in place of the aforementioned species:

- *Cornus mas*, Corneliancherry dogwood
- *Euonymus alata* 'Compacta', Dwarf burning bush
- *Euonymus fortunei* 'Coloratus', Purpleleaf Wintercreeper

Respective alternatives could include:

- *Viburnum lentago*, Nannyberry, or increase plan quantities of Eastern Redbud or Pagoda Dogwood
- *Cornus sericea*, Red Stick Dogwood, or *Cornus obliqua*, Blue-fruited Dogwood
- *Ruella humilis*, Wild Petunia, or *Carex pensylvanica*, Oak Sedge

Keeping roads and sidewalks free of snow and ice is essential, however, the principal ingredient in road salt is chloride, which is negatively impacting our wetlands, streams, and the plants and animals that live there. Non-chlorine deicers are less impactful and increasingly more available, and we ask that these forms of deicing be used in the future.

We ask the developer to refrain from using asphalt sealants that contain coal tar products. There has been substantial research examining the environmental impact of these products on natural ecosystems. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at April 2, 2025, Planning, Zoning and Economic Development Commission meeting. If you have any questions, please contact Kevin Stough, Land Preservation Manager, at (630) 933-7235.

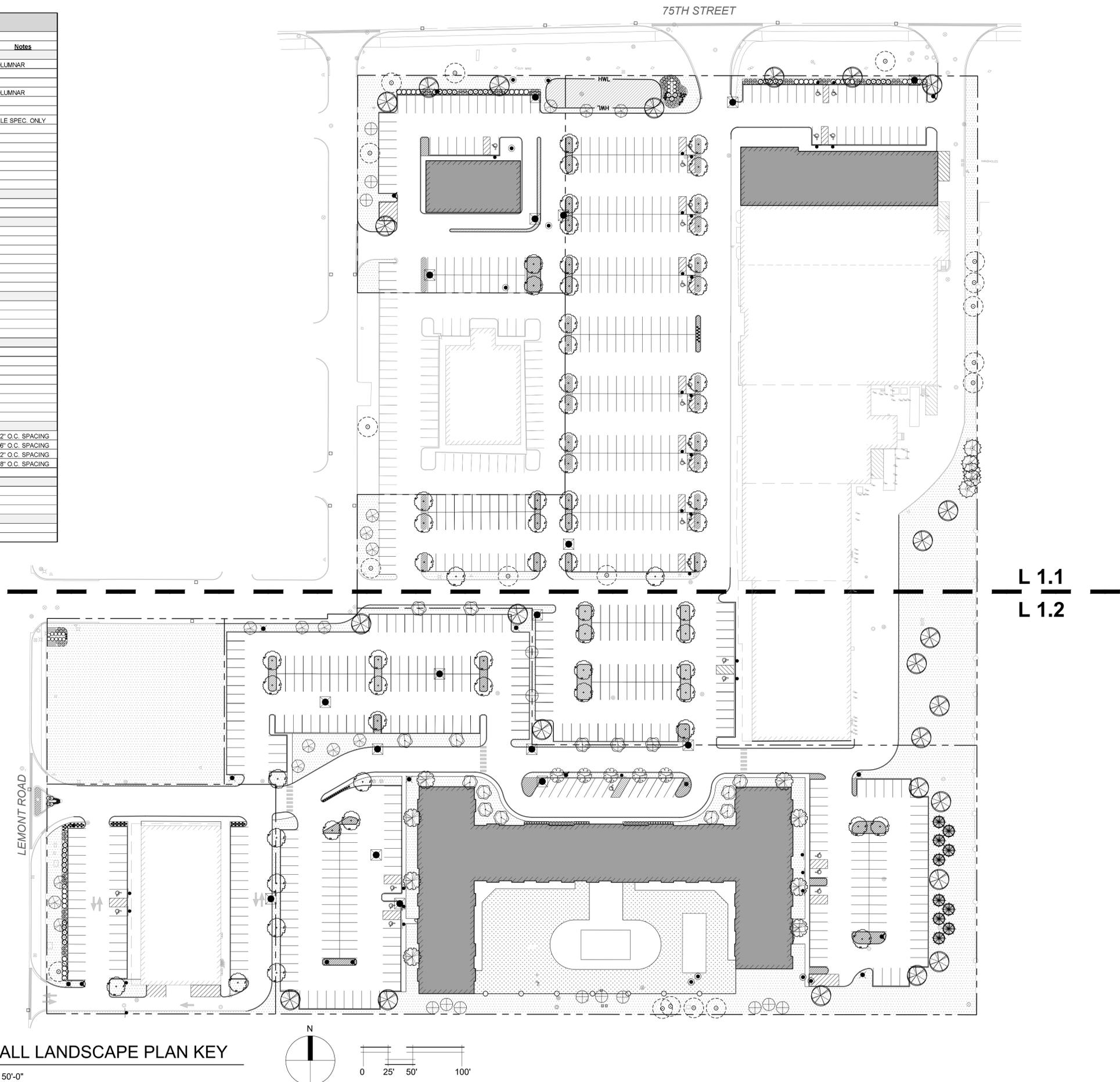
Sincerely,

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

Jessica Ortega
Manager of Strategic Plans & Initiatives

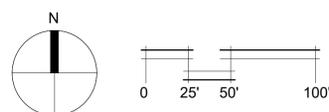
cc: Daniel Hebreard, President
Forest Preserve District Commissioners
Karie Friling, Executive Director
Kevin Stough, Land Preservation Manager

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFA	2	ACER X FREEMANI 'ARMSTRONG'	ARMSTRONG MAPLE	3" BB	NATIVAR	COLUMNAR
AFR	10	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	NATIVAR	
BEN	1	BETULA NIGRA	RIVER BIRCH	10" BB	NATIVE	
CAF	4	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	3" BB		COLUMNAR
CAT	3	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	2	CELTIS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	
GBI	12	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY
GHI	18	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
PLA	10	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		
QBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QMA	4	QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE	
TAR	12	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR	
TTA	9	TILIA TORMENTOSA	SILVER LINDEN	3" BB		
Evergreen Trees						
POM	10	PICEA OMORIKA	SERBIAN SPRUCE	8" BB		
Ornamental Trees						
AC	13	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB	NATIVE	
CC	9	CERCIS CANADENSIS	EASTERN REDBUD	8" BB	NATIVE	
COA	5	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8" BB	NATIVE	
MG	8	MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB		
SYR	8	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB		
VIP	7	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	7" BB	NATIVE	
Evergreen Shrubs						
BC	26	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB		
JCM	4	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
TD	10	TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB		
Deciduous Shrubs						
AM	30	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR	
CS	31	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" BB	NATIVAR	
HA	16	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	NATIVAR	
HP	3	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RK	23	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL		
SM	55	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB		
VD	35	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR	
Groundcover						
es	1750	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS		12" O.C. SPACING
ls	500	LIRIOPE SPICATA	CREeping LILY TURF	3" POTS		16" O.C. SPACING
rh	2300	RUELLIA HUMILIS	WILD PETUNIA	3" POTS		12" O.C. SPACING
sh	560	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3" POTS		18" O.C. SPACING
Perennials						
nf	27	NEPETA X FAASSENI	FAASSENS CATMINT	1 GAL		
rf	17	RUDBECKIA FULGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE	
Grasses						
pv	50	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	
ss	30	SCHIZACHYRIUM SCOPARUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVAR	



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 50'-0"



Kathryn Talty
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c 847.672.5154 | www.ktlandarch.com



no.	revision	description	initial	date
1		ISSUED FOR REVIEW	KMT	12-09-24
2		PER FOREST PRESERVE COMMENTS	KMT	04-04-25

**CHESTNUT COURT
SHOPPING CENTER**
DARIEN, ILLINOIS

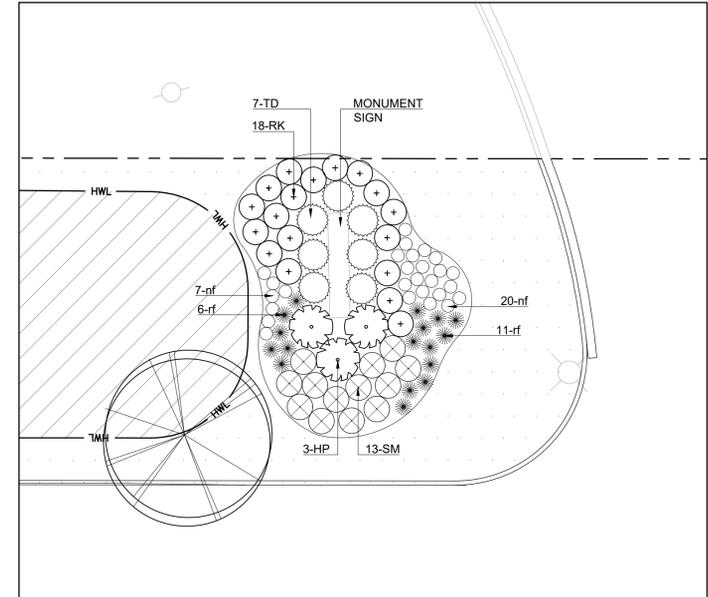
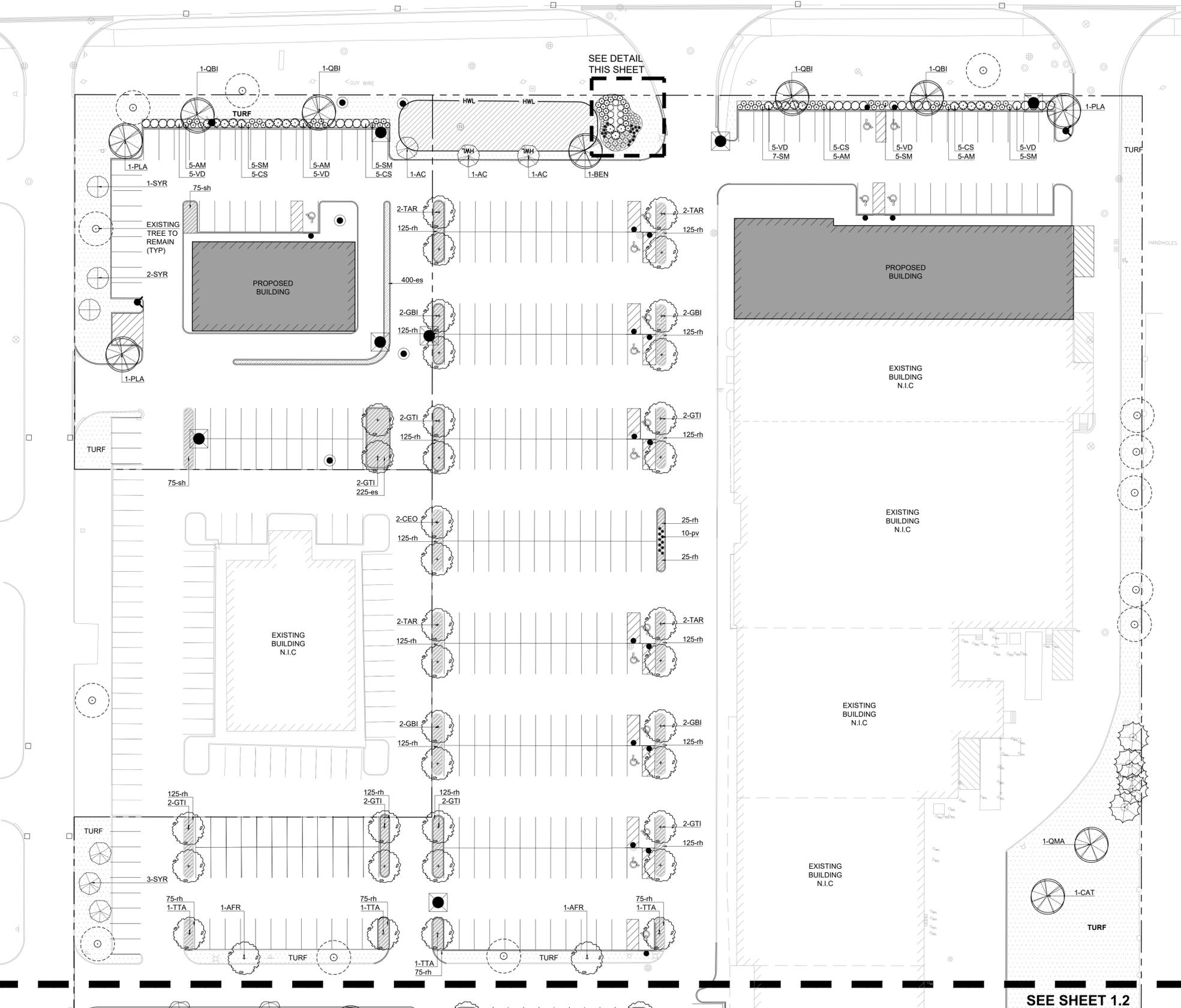
**OVERALL LANDSCAPE PLAN
MASTER PLANT LIST**

date: 09-24-24
drawn: DEA
checked: KMT

job no. **24390**

sheet no. **L1.0**

75TH STREET

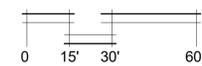
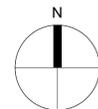


MONUMENT SIGN PLANTING

SCALE: 1" = 10'-0"

LANDSCAPE PLAN - NORTH

SCALE: 1" = 30'-0"



SEE SHEET 1.2

Kathryn Talty
landscape architecture
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Clermont, Illinois 60025
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no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	12-09-24
2	PER FOREST PRESERVE COMMENTS		KMT	04-04-25

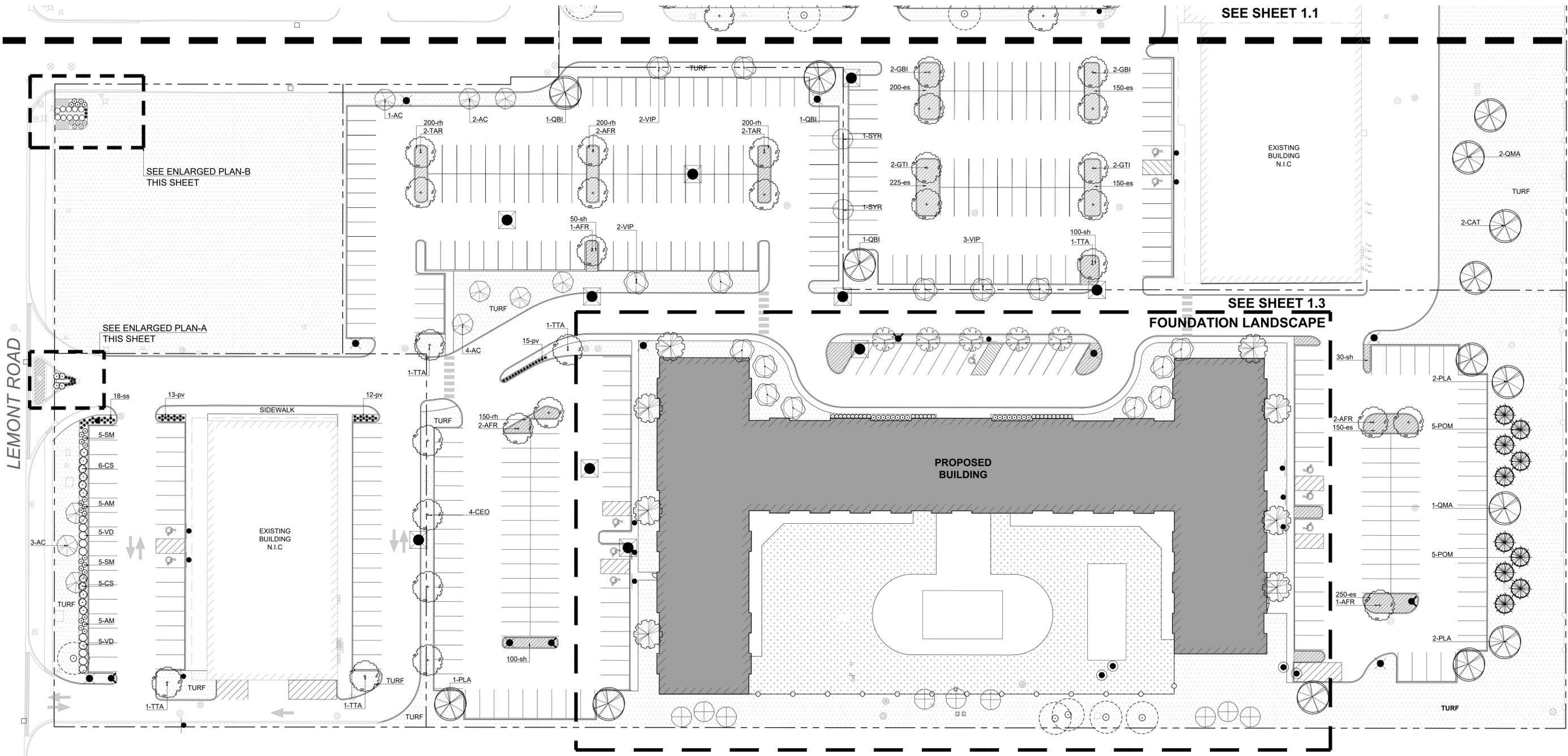
**CHESTNUT COURT
SHOPPING CENTER**
DARIEN, ILLINOIS

LANDSCAPE PLAN - NORTH
MONUMENT SIGN PLANTING

date:	09-24-24	checked:	KMT
drawn:	DEA		

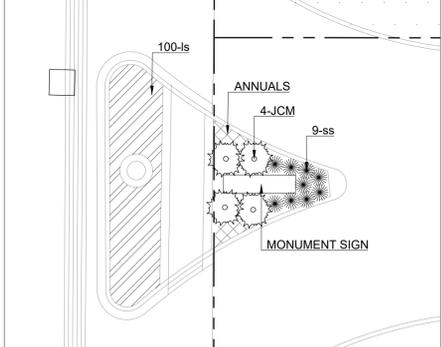
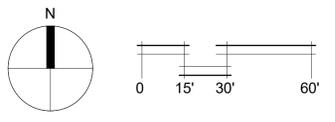
job no.
24390

sheet no.
L1.1



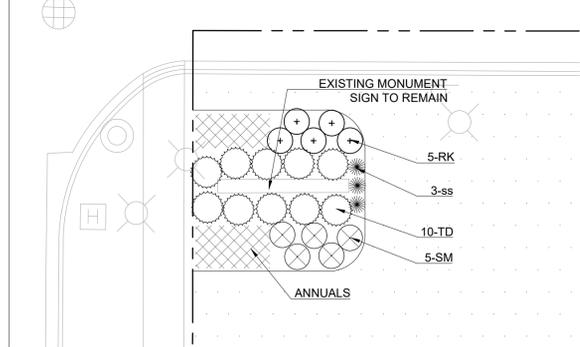
LANDSCAPE PLAN - SOUTH

SCALE: 1" = 30'-0"



MEDIAN SIGN PLANTING-A

SCALE: 1" = 10'-0"



MONUMENT SIGN PLANTING-B

SCALE: 1" = 10'-0"



no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	12-09-24
2	PER FOREST PRESERVE COMMENTS	KMT	04-04-25

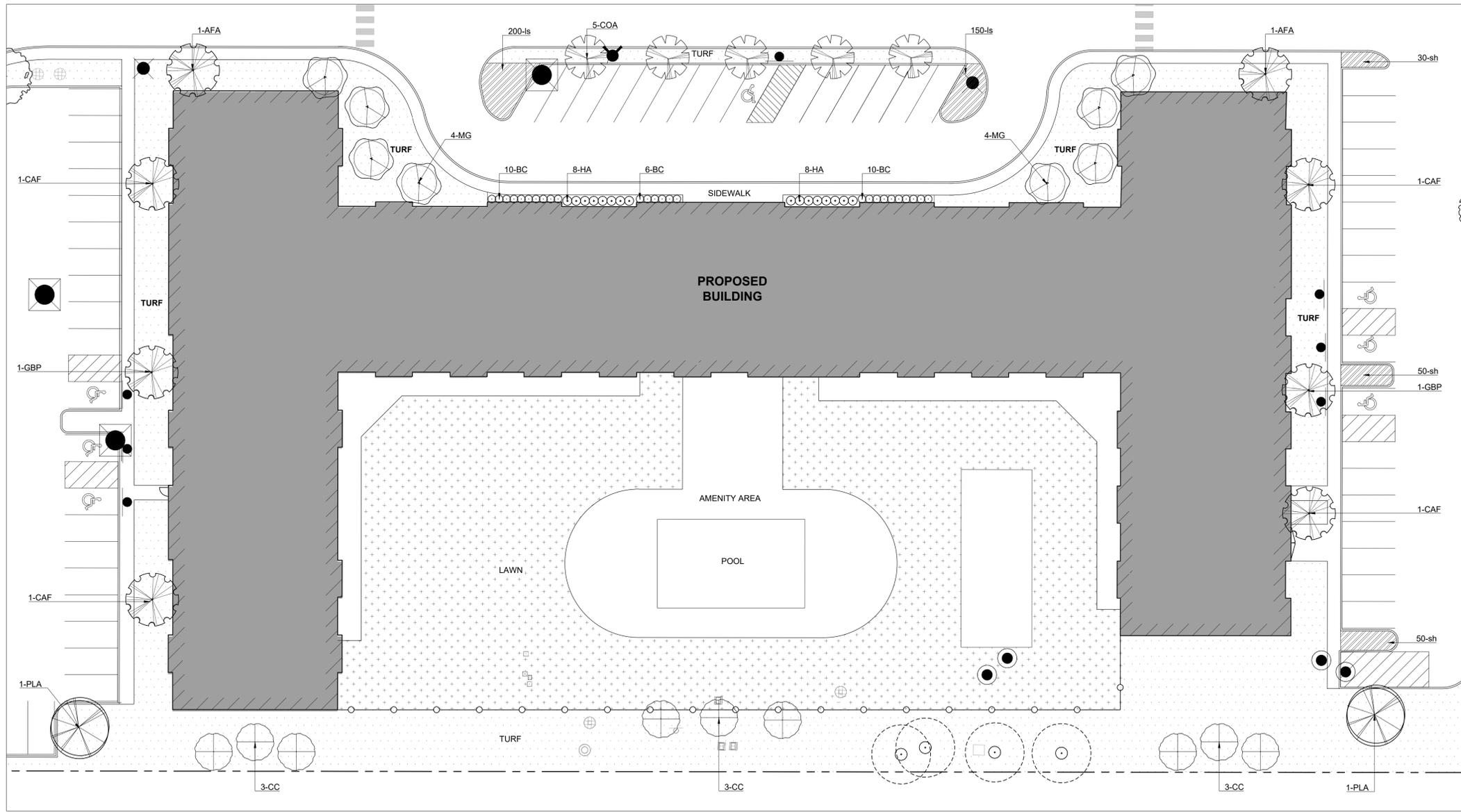
CHESTNUT COURT SHOPPING CENTER
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LANDSCAPE PLAN - SOUTH
MEDIAN SIGN PLANTING
MONUMENT SIGN PLANTING

date:	09-24-24	checked:	KMT
drawn:	DEA		

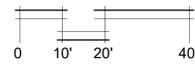
job no. **24390**

sheet no. **L1.2**



FOUNDATION LANDSCAPE PLAN

SCALE: 1" = 20'-0"



no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	12-09-24
2	PER FOREST PRESERVE COMMENTS	KMT	04-04-25

**CHESTNUT COURT
SHOPPING CENTER
DARIEN, ILLINOIS**

FOUNDATION LANDSCAPE PLAN

date:	09-24-24	checked:	KMT
drawn:	DEA		

job no. **24390**

sheet no. **L1.3**

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS
ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS
ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING
THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS/ACRE	100+LBS/ACRE
PHOSPHORUS (P2O5)	150+LBS/ACRE	150+LBS/ACRE
POTASSIUM (K2O)	120+LBS/ACRE	120+LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL, NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL, NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP
DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP
PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING
TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING
EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING
SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES
SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF. FOR CONTROL, THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING
ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES. DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

- PRUNING GUIDELINES:
- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
 - PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
 - DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
 - HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
 - BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
 - HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
 - CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
 - YEW, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
 - FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
 - PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
 - GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
 - THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON GRAB APPLES, LILACS, VIBURNUMS, ETC.
 - RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.
SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP
PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING
FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING
ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED. TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING
ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.
PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER
THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL
THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

LEAF REMOVAL
ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP
THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

- CLEAN-UP INCLUDES:
- CLEANING CURBS AND PARKING AREAS
 - REMOVING ALL TRASH AND UNWANTED DEBRIS
 - TURNING MULCH WHERE NECESSARY
 - INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE
PERENNIALIZATION OF BULBS:

- AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED, CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

- FLOWER ROTATION:**
- BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
 - DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
 - FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY, OR MULCH WITH COMPOST 1" DEEP.
 - REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

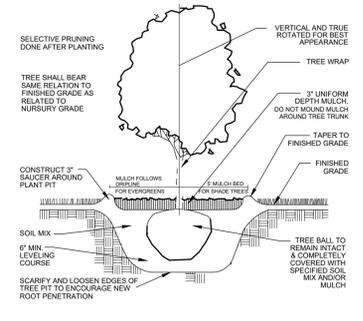
- PERENNIALS:**
- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
 - THE FOLLOWING YEAR:
 - FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
 - CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1. IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
 - MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
 - INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIARIS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
 - WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
 - PRUNE BRANCHING SPECIES TO INCREASE DENSITY, CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
 - THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
 - LONG-TERM CARE:
 - DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
 - FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOWDY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

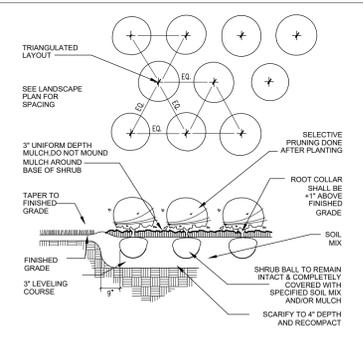
- LAWN MAINTENANCE**
- SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
 - MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUIVE TO TURF VITALITY FOR TURF GRASSES.
 - MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
 - AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
 - APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
 - APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
 - MECHANICALLY EDGE CURBS AND WALKS.
 - APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

- TREE, GROUND COVER AND SHRUB BED MAINTENANCE**
- PRUNE SHRUBS, TREES AND GROUND COVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
 - MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
 - APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
 - MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
 - APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
 - ORNAMENTAL SHRUBS, TREES AND GROUND COVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
 - EDGE ALL MULCHED BEDS.
 - REMOVE ALL LITTER AND DEBRIS.

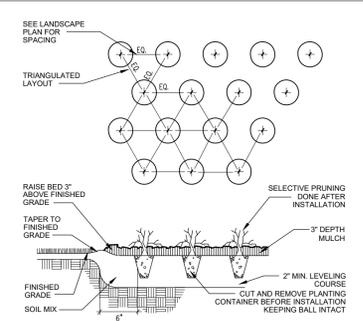
- GENERAL MAINTENANCE**
- REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
 - INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.



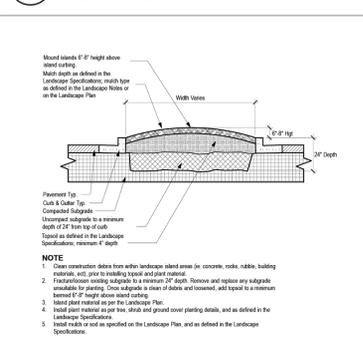
1 TREE PLANTING DETAIL
L2.0 SCALE: NO SCALE



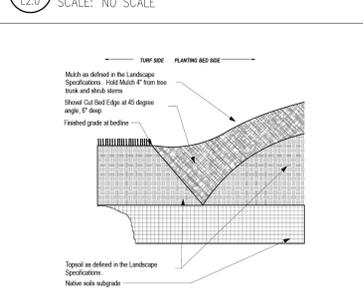
2 SHRUB PLANTING DETAIL
L2.0 SCALE: NO SCALE



3 GROUND COVER DETAIL
L2.0 SCALE: NO SCALE



4 PARKING ISLAND DETAIL
L2.0 SCALE: NO SCALE



5 SPADED PLANTING BED EDGE DETAIL
L2.0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLAN LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
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1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.672.5154 | www.katlandarch.com



no.	revision	description	date
1	ISSUED FOR REVIEW	MT	12-09-24
2	PER FOREST PRESERVE COMMENTS	MT	04-04-25

CHESTNUT COURT SHOPPING CENTER
DARIEN, ILLINOIS

MASTER PLANT LIST MONITORING SPECIFICATIONS CONSTRUCTION NOTES PLANTING DETAILS

date:	09-24-24	checked:	MT
drawn by:	DEA		
job no.	24390		
sheet no.	L2.0		

Ryan Murphy

From: Jennifer Meyer <jmeyer@dupageforest.org>
Sent: Wednesday, May 7, 2025 3:23 PM
To: Ryan Murphy
Subject: Fw: FPDDC Response - Chestnut Court Darien IL, LLC - Case No. PZC2024-09

Hi Ryan,

My apologies for getting back to you so late. The Forest Preserve District of DuPage County has no further comments at this time regarding the Chestnut Court Darien LLC development, and we appreciate that the developer revised their Landscaping Plans per our suggestions.

Please feel free to reach out to me if you have any questions.

Thanks!
-Jennifer

Jennifer Meyer
Land Preservation Specialist
Core Management-Land Preservation
Forest Preserve District of DuPage County
Phone: 630-871-6427
jmeyer@dupageforest.org
dupageforest.org



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From: Ryan Murphy <rmurphy@darienil.gov>
Sent: Tuesday, April 29, 2025 2:10 PM
To: Jennifer Meyer <jmeyer@dupageforest.org>
Subject: RE: FPDDC Response - Chestnut Court Darien IL, LLC - Case No. PZC2024-09

Caution: External Email

Hi Jennifer,

It's the same project. The previously scheduled meeting was canceled due to lack of a quorum. So this is the first public hearing still.

Following our previous correspondence, the preliminary landscape plans were revised by the petitioner. Please see attached.



Ryan Murphy

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

Connect with the City of Darien!



From: Jennifer Meyer <jmeyer@dupageforest.org>
Sent: Tuesday, April 29, 2025 2:07 PM
To: Ryan Murphy <rmurphy@darienil.gov>
Subject: RE: FPDDC Response - Chestnut Court Darien IL, LLC - Case No. PZC2024-09

Hi Ryan,

Today the District received a Public Notice for the same exact case number / project as this one. Were changes made to the plans?

Thanks,
-Jennifer

Jennifer Meyer
Land Preservation Specialist
Core Management-Land Preservation
Forest Preserve District of DuPage County
Phone: 630-871-6427

jmeyer@dupageforest.org
dupageforest.org



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From: Jennifer Meyer
Sent: Wednesday, April 2, 2025 11:22 AM
To: Ryan Murphy <rmurphy@darienil.gov>
Cc: Jessica Ortega <jortega@dupageforest.org>; Kevin Stough <kstough@dupageforest.org>
Subject: FPDDC Response - Chestnut Court Darien IL, LLC - Case No. PZC2024-09

Hi Ryan,

Attached please find the Forest Preserve District of DuPage County's formal response to the Public Notice for Planning, Zoning, and Economic Development Commission Case No. PZC2024-09 - Chestnut Court Darien IL, LLC.

If you have any questions, please feel free to contact me at 224-578-2337 or Jessica Ortega at 630-871-6404.

Thank you,

-Jennifer

Jennifer Meyer
Land Preservation Specialist
Core Management-Land Preservation
Forest Preserve District of DuPage County
Phone: 630-871-6427
jmeyer@dupageforest.org
dupageforest.org



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Memorandum

TO: Mr. Kumar Bhavanasi
Chestnut Court Darien IL, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: May 12, 2025

RE: DuDOT Permitting
Chestnut Court Shopping Center Redevelopment
Darien, Illinois

As a follow up to the May 7th Planning, Zoning and Economic Development Commission meeting on the Chestnut Court redevelopment plan, EEA reviewed the need for DuPage County Division of Transportation (DuDOT) permits for the project. Lemont Road and 75th Street are under DuDOT's jurisdiction, and they would require permits for any change in access or construction within their right-of-way. EEA reviewed the proposed plan to identify if there is a need for a permit.

Chestnut Court has three driveways on 75th Street and three on Lemont Road. The two full access drives, one each on 75th Street and Lemont Road, is on their neighbor's property and they have shared access. Both drives will not be modified and would not require a permit.

Three of the four on-site drives are right-in and -out only drives with the fourth allowing left-turns in and right-in and -out only. No modification or changes are proposed that need to be permitted.

A permit would also be required for any stormwater or utility connections if they are in the DuDOT's right-of-way. The current plan uses the existing utility connections and will not require any work in either road.

It is EEA's opinion that DUDOT will not need to review the proposed plans and issue any permits with no work proposed in their roads.