

**AGENDA**  
**Municipal Services Committee**  
**May 26, 2026**  
**6:00 P.M. – Council Chambers**

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **Old Business**
4. **New Business**
  - a. **Motion** - Approving to extend and execute a contract with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$196,825.84.
  - b. **Motion** - Authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement.
  - c. **Motion** - Authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2026/27 Rock.
  - d. **Motion** – Authorizing the Private Property Rear Storm Water Management Assistance Projects and the Farmingdale Drive and the Sawyer Drive and the Wildwood Court Public Works Storm Sewer Projects in an amount not to exceed \$142,193.
  - e. **Motion** - Accepting a quote from National Wash Authority LLC, for the pressure washing services for the City's potable water tanks at a cost not to exceed \$26,700.
  - f. **Motion** - Accepting a proposal from Precision Pavement Marking, Inc., at the proposed unit prices, in an amount not to exceed \$16,000.00 for the 2026 Road Striping Program.
  - g. **Motion** – Accepting a Drainage Easement from the following properties: 6714 Tennessee Ave – PIN 09-22-403-014 and 6718 Tennessee Ave – Pin 09-22-403-015.
  - h. **PZC-26-7 (Special Use)** – Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien, IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District.
  - i. **2224 Donegal Drive (PIN 10-05-201-078)** – Request for approval of a variation pursuant to Section 7-5-1(C) of the City Code to allow fencing of only the portion of the rear yard immediately surrounding and associated with the chicken coop enclosure, rather than requiring fencing of the entire rear yard perimeter.
  - j. **2208 Carlow Drive (PIN 10-05-202-045)** – Request for approval of variations pursuant to Section 7-5-1(C) of the City Code to allow reduced setbacks and alternative screening measures for a

proposed chicken coop, permitting the structure to be located adjacent to an existing accessory structure and screened through landscaping in lieu of a required privacy fence.

k. [Minutes](#) – April 27, 2026 Municipal Services Committee

**5. Director's Report**

**6. Next scheduled meeting – June 22, 2026**

**7. Adjournment**

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

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

A motion approving to extend a contract with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$196,825.84. Exhibit A.

**BACKGROUND/HISTORY**

The rock salt is utilized by the Municipal Services Department for street de-icing operations during the snow season. The City continues to partner with the DuPage County for the purchase of rock salt. Recently, the County has approved a contract with Compass Minerals America, Inc., in the amount of \$74.33 per ton. See Attachment A. The price per ton last year was \$70.79. This year pricing is approximately 5% more than last year’s cost per ton. See Attachment B.

As part of the joint contract, the City committed to receive up to 2600 tons of salt. The Darien Park District and Center Cass School District #66 will be purchasing up to 40 and 8 tons respectively of rock salt not to exceed \$2,973.20 and \$594.64.

The proposed expenditure would be expended from the following account:

Account Number	Account Description	FY 26-27 Budget	Proposed Expenditure	Proposed Balance
03-60-4249	City Of Darien <b>2600 Tons</b>	\$184,893.00	\$ 193,258.00	(\$8,365)
01-30-4249	Darien Park District - <b>Reimbursable 40 Tons</b>	N/A	\$ 2,973.20	N/A
01-30-4249	Center Cass School Dist. 66 - <b>Reimbursable 8 Tons</b>	N/A	\$ 594.64	N/A
TOTAL COSTS			\$ 196,825.84	(\$8,365)

**STAFF RECOMMENDATION**

Staff recommends approval of this motion with Compass Minerals America, Inc., for the purchase of rock salt in an amount not to exceed \$196,825.84.

**ALTERNATE CONSIDERATION**

Not approving the contract.

**DECISION MODE**

This item will be placed on the June 1, 2026 City Council agenda for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 1<sup>st</sup> day of June 2026.**

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

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

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

**DuPage County Division of Transportation**

Project: **2025 Bulk Rock Salt** Sec. No: **25-0SALT-02-MS**

Date of Letting: **June 5, 2025 2:00 P.M.**

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

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

**From:** [Dan Gombac](#)  
**To:** [Regina Kokkinis](#)  
**Subject:** FW: 2026-27 DuPage County Salt Bid  
**Date:** Wednesday, May 13, 2026 2:31:45 PM  
**Attachments:** [image002.png](#)

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FYI for agenda

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**From:** Figuray, Mike <Michael.Figuray@dupagecounty.gov>  
**Sent:** Wednesday, May 13, 2026 12:56 PM  
**To:** Figuray, Mike <Michael.Figuray@dupagecounty.gov>  
**Cc:** Travia, Stephen <Stephen.Travia@dupagecounty.gov>; Eidson, William <William.Eidson@dupagecounty.gov>  
**Subject:** RE: 2026-27 DuPage County Salt Bid

Good morning, I wanted to reach out and let everyone know that the salt bid renewal passed the DuPage County Board yesterday. The cost for the upcoming season will be \$74.33 per ton, and the updated quantities you have provided have been forwarded to Compass Minerals.

As a reminder, each agency is responsible for obtaining the required approvals from its boards, establishing the new contract, and placing its orders with the selected contractor. That determination and commitment must be made within 90 days of the county board's approval of the renewal option which was 5/12/2026.

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

Thank you,  
Mike Figuray

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**From:** Figuray, Mike  
**Sent:** Thursday, March 12, 2026 12:27 PM  
**To:** Figuray, Mike <[Michael.Figuray@dupagecounty.gov](mailto:Michael.Figuray@dupagecounty.gov)>  
**Cc:** Travia, Stephen <[Stephen.Travia@dupagecounty.gov](mailto:Stephen.Travia@dupagecounty.gov)>; Eidson, William <[William.Eidson@dupagecounty.gov](mailto:William.Eidson@dupagecounty.gov)>  
**Subject:** 2026-27 DuPage County Salt Bid

Good morning,

Based on a review of the market, DuPage County will recommend to our County Board that we renew the current bulk rock salt contract with Compass Minerals.

Compass Minerals has agreed to renew for the 2026-27 season with a 5% price increase, as permitted by the contract, while maintaining all other existing terms and conditions. The new pricing will increase from \$70.79 per ton to **\$74.33 per ton**. I've attached a copy of last year's executed contract for your convenience.

The next step in the renewal process is to provide Compass Minerals with an updated list of each entity's shipping/billing locations and quantities. I have included a survey link below. If you plan to participate again this year, please fill out the form no later than **March 27, 2026**.

Once the form has been submitted, you should receive a copy of your responses via email. If you do not receive the responses or need to make edits, please email me directly.

As a reminder, each agency is responsible for making an independent determination on whether to renew the current contract. The agency will be responsible for obtaining the required approvals from its boards, establishing the new contract, and placing its own orders with the selected contractor. That determination and commitment must be made within 90 days of the county board's approval of the renewal option. I will reach out with a reminder once we have approval.

The online form can be found here: [DuPage County Salt Bid](#)

If I can answer any questions or provide assistance through this process, feel free to call or email me directly.

Thank you,

*Mike Figuray*

**Manager of Highway Operations**

DuPage County Division of Transportation

140 N County Farm Rd, Wheaton, IL 60187

Main: (630) 407-6920 Office: (630) 407-6924

[Michael.Figuray@DuPageCounty.Gov](mailto:Michael.Figuray@DuPageCounty.Gov)





Local Public Agency Formal Contract

Contractor's Name

Compass Minerals America Inc.

Contractor's Address

9900 W. 109th St

City

Overland Park

State

KS

Zip Code

66210

STATE OF ILLINOIS

Local Public Agency

County of DuPage

County

DuPage

Section Number

25-0SALT-02-MS

Street Name/Road Name

2025 Salt Purchase

Type of Funds

MFT and other funds

CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

[Signature & Date Box]

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

*William C. Eide 7/15/2025*

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

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

[Signature & Date Box]

Official Title

[Official Title Box]

Department of Transportation

Concurrence in approval of award

Regional Engineer Signature & Date

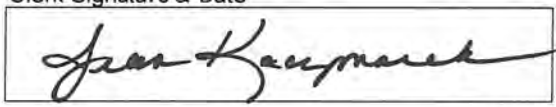
[Signature & Date Box]

Local Public Agency County of DuPage	Local Street/Road Name 2025 Salt Purchase	County DuPage	Section Number 25-0SALT-02-MS
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1. THIS AGREEMENT, made and concluded the 24th day of June 2025 between the County of DuPage, known as the party of the first part, and Compass Minerals America Inc., its successor, and assigns, known as the party of the second part.
2. For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.
3. It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 25-0SALT-02-MS in County of DuPage, approved by the Illinois Department of Transportation on \_\_\_\_\_, are essential documents of this contract and are a part hereof.

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

Attest: The County of DuPage

Clerk Signature & Date  


(SEAL, if required by the LPA)



(SEAL, if required by the LPA)

Party of the First Part Signature & Date  
 By:  7-2-2025  
 (If a Corporation)

Corporate Name  
 Compass Minerals America Inc.

President, Party of the Second Part Signature & Date  
 By:  6/30/2025  
 Sean Lierz, Senior Manager Highway Sales  
 (If a Limited Liability Corporation)

LLC Name  
 \_\_\_\_\_

Manager or Authorized Member, Party of the Second Part  
 By: \_\_\_\_\_  
 (If a Partnership)

Partner Signature & Date  
 \_\_\_\_\_

Partner Signature & Date  
 \_\_\_\_\_

Partners doing Business under the firm name of  
 Party of the Second Part  
 \_\_\_\_\_

(If an individual)  
 Party of the Second Part Signature & Date  
 \_\_\_\_\_

Attest:  
 Secretary Signature & Date  
 \_\_\_\_\_

(SEAL, if required by the LPA)



EXECUTED IN TRIPlicate  
BOND NUMBER: 14261936

Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number
County of DuPage	DuPage	2025 Salt Purchase	25-0SALT-02-MS

Bond information to be returned to Local Public Agency at Div. of Trans., 421 N. County Farm Rd, Wheaton, IL 60187  
Complete Address

We, Compass Minerals America Inc. 9900 W. 109th St., Overland Park, KS 66210  
Contractor's Name and Address

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

LIBERTY MUTUAL INSURANCE COMPANY ITS BERKLEY STREET, BOSTON, MA 02116  
(Surety Name and Address)

as SURETY, are held and firmly bound unto the above Local Public Agency (thereafter referred to as "LPA") in the penal sum of seven hundred seven thousand nine hundred and 00/100

Dollars ( \$707,900.00 ) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves, successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

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

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

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this 27TH day of JUNE, 2025.  
Day Month and Year

PRINCIPAL

Company Name  
Compass Minerals America Inc.

Company Name

By  
Signature & Date  
Sean Lutz 6/30/25

By  
Signature & Date

Attest  
Signature & Date  
[Signature] 6/30/2025

Attest  
Signature & Date

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

STATE OF Kansas  
COUNTY OF Johnson

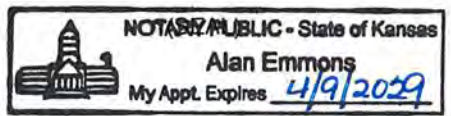
I, Alan Emmons, a Notary Public in and for said county, do hereby certify that

Notary Name

Sean Lierz

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

Given under my hand and notarial seal this 30th day of June, 2025  
Day Month, Year



Notary Public Signature & Date  
[Signature] 6/30/2025  
Date commission expires 4/9/2029

**SURETY**

Name of Surety  
Liberty Mutual Insurance Company

Title : attorney-in-fact  
By: [Signature]  
MARIE DANIEL TRINIDAD

\* please see CA all-purpose acknowledgement form for surety

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said county, do hereby certify that

Notary Name

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

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ Month, Year

(SEAL)

Notary Public Signature & Date  
\_\_\_\_\_  
Date commission expires \_\_\_\_\_

Approved this 24th day of June 2025  
Day Month, Year

Attest:

Local Public Agency Clerk Signature & Date  
[Signature]

County \_\_\_\_\_ Clerk  
Local Public Agency Type \_\_\_\_\_

Awarding Authority  
County of DuPage

Awarding Authority Signature & Date  
[Signature] 7-2-2025

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )

County of Orange )

On 06-27-2025 before me, Kathy R. Mair, Notary Public,  
DATE [Name of Notary Public and Title "Notary Public"]

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

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

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



WITNESS my hand and official seal.

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

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

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

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

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

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

Signer's Name: Marie Claire Trinidad

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

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

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

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

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



# POWER OF ATTORNEY

Certificate No. 8204867

American States Insurance Company  
First National Insurance Company of America  
General Insurance Company of America  
Safeco Insurance Company of America

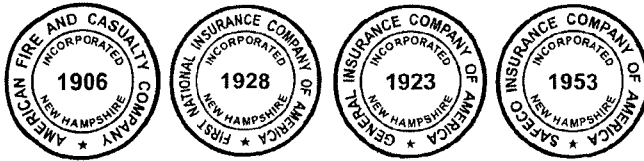
**KNOWN ALL PERSONS BY THESE PRESENTS:** That American States Insurance Company is a corporation duly organized under the laws of the State of Indiana, First National Insurance Company of America, General Insurance Company of America, and Safeco Insurance Company of America are corporations duly organized under the laws of the State of New Hampshire (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

Marie Claire Trinidad

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

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

American States Insurance Company  
First National Insurance Company of America  
General Insurance Company of America  
Safeco Insurance Company of America



By: Nathan J. Zangerle

Nathan J. Zangerle, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

STATE OF PENNSYLVANIA      ss  
COUNTY OF MONTGOMERY

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

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



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

By: Teresa Pastella

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of American States Insurance Company, First National Insurance Company of America, General Insurance Company of America, and Safeco Insurance Company of America, which are now in full force and effect reading as follows:

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

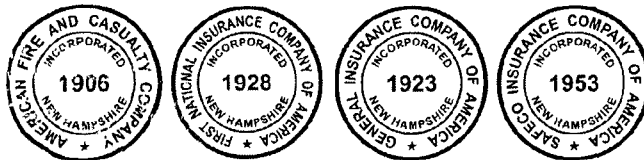
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make,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

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

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

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of American States Insurance Company, First National Insurance Company of America, General Insurance Company of America, and Safeco Insurance Company of America do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the seals of said Companies this 27th day of June, 2025.



By: Renee C. Llewellyn

Renee C. Llewellyn, Assistant Secretary

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



Local Public Agency Material Proposal or Deliver & Install Proposal

Proposal Submitted By:  
 Contractor's Name  
 Compass Minerals America Inc.  
 Contractor's Address  
 9900 W. 109th St.  
 City  
 Overland Park  
 State  
 KS  
 Zip Code  
 66210

STATE OF ILLINOIS  
 Local Public Agency  
 County of DuPage  
 County  
 DuPage  
 Section Number  
 25-0SALT-02-MS  
 Street Name/Road Name  
 2025 Salt Purchase  
 Type of Funds  
 MFT and other funds

Material proposal  Deliver and Install Proposal  Plans

**For a County and Road District Project**

Submitted/Approved  
 Highway Commissioner Signature & Date  
 [Signature Box]

Submitted/Approved  
 County Engineer/Superintendent of Highways Signature & Date  
 Willie C. Edson 7/15/2025

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

**For a Municipal Project**

Submitted/Approved/Passed  
 Signature & Date  
 [Signature Box]

Official Title  
 [Title Box]

**Department of Transportation**

Released for bid based on limited review  
 Regional Engineer Signature & Date  
 [Signature Box]

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

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

**NOTICE TO BIDDERS**

Sealed proposals for the project described below will be received at the office of the DuPage County Division of Transportation  
 421 N. County Farm Road, 2nd Floor, Wheaton, IL 60187 Name of Office  
 until 2:00 PM on 06/05/25  
Address Time Date

1. Plans and proposal forms will be available in the office of  
 online at  
[https://www.dupagecounty.gov/government/departments/transportation/doing\\_business/bids\\_and\\_lettings.php](https://www.dupagecounty.gov/government/departments/transportation/doing_business/bids_and_lettings.php)

2.  Prequalification  
 If checked, the 2 low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in duplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and one original with the IDOT District Office.
3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Material/Deliver and Install Proposals.
4. A proposal guaranty in the proper amount, as specified in the BLRS Special Provision for Bidding Requirements and Conditions for Material/Deliver and Install Proposals, will be required. See the attached Special Provisions for specific instructions for proposal guaranty for this proposal packet.
5. The successful bidder at the time of execution of the contract will be required to deposit a contract bond or proposal guaranty as provided for in the special provisions. Failure on the part of the contractor to deliver the material within the time specified or to do the work specified herein will be considered just cause to forfeit his surety as provided in Article 108.10 of the Standard Specifications.
6. Proposals shall be submitted on forms furnished by the Awarding Authority and shall be enclosed in an envelope endorsed "Material Proposal, Section 25-0SALT-02-MS".

By Order of Awarding Authority	County Engineer/Superintendent of Highways/ Municipal Clerk	Date
County of DuPage	William C. Eidson	05/01/25

**Material Proposal or Deliver & Install Proposal**

To  
 Awarding Authority  
 County of DuPage

Awarding Authority Address	City	State	Zip Code
421 N. County Farm Road	Wheaton	IL	60187

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

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

Local Public Agency

County

Section Number

County of DuPage

DuPage

25-0SALT-02-MS

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

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

The amount of the check is (Bid Bond was submitted) (\_\_\_\_\_).

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

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

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

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

Discounts will not be considered in determining the low bidder

Bidder

By

Title



Address

City

State

Zip Code

RETURN WITH BID



Material Proposal Schedule of Prices

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

Material Proposal Schedule of Prices

Group No.	Item(s)	Delivery	Unit	Quantity	Unit Price	Total
1	ROCK SALT	FOB	TON	10000	\$70.79	\$707,900.00
1	ROCK SALT (130% to 150%)	FOB	TON		\$70.79	
Bidder's Total Proposal for Group 1						<b>\$707,900.00</b>

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

Bidder Signature and Date

*Sean Lierz 6/30/25*  
 - Sean Lierz, Senior Manager Highway Sales

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

RETURN WITH BID



**Illinois Department  
of Transportation**

**Material Proposal Schedule of Prices**


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

**Material Proposal Schedule of Prices**

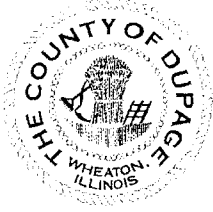
Group No.	Item(s)	Delivery	Unit	Quantity	Unit Price	Total
1	ROCK SALT	FOB	TON	10000	\$ 70.79	\$ 707,900.00
1	ROCK SALT (130% to 150%)	FOB	TON		70.79	
Bidder's Total Proposal for Group 1					\$	708,900.00
2	ROCK SALT	FOB	TON	45270	\$ 70.79	\$ 3,204,663.30
2	ROCK SALT, EARLY DELIVERY	FOB	TON	1650	\$ 70.79	\$ 116,803.50
2	ROCK SALT (130% to 150%)	FOB	TON		70.79	
Bidder's Total Proposal for Group 2					\$	3,321,466.80

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

Bidder Signature and Date

 6/3/25

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



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

## REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

### Section I: Contact Information

Please complete the contact information below.

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

### Section II: Procurement Ordinance Requirements

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

Has the Bidder made contributions as described above?

- Yes  
 No

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

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

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

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

Yes

No

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

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

**Section III: Violations**

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

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

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

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

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

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

**Section IV: Certification**

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

Printed Name: Joel Gerdes or Sean Lierz

Signature: 

Title: Director US Highway Sales  
Senior Manager Highway Sales

Date: 6/30/25

**RETURN WITH BID**

**ADDENDUM NO. 1**

**May 30, 2025**

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

The proposal documents include the following forms:

- Affidavit of Illinois Business Office
- References

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

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

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

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**STATE OF ILLINOIS**

**SPECIAL PROVISIONS**

The following Special Provisions supplement the "Standard Specifications for Road and Bridge Construction", adopted January 1, 2022, the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways", in effect on the date of invitation for bids and the "Supplemental Specifications and Recurring Special Provisions" indicated on the Check Sheet included herein which apply to and govern the proposed improvement designated as Section 25-0SALT-02-MS, and in case of conflict with any part or parts of said Specifications, the said Special Provisions shall take precedence and shall govern.

**BIDDING REQUIREMENTS AND CONDITIONS FOR MATERIAL PROPOSALS**

(Illinois Department of Transportation Bureau of Local Roads and Streets Special Provision for BIDDING REQUIREMENTS AND CONDITIONS FOR MATERIAL PROPOSALS LRS Check Sheet #7)

Add the following to the section **Prequalification of Bidders**: "Prequalification is not required. Prospective bidders shall submit a Request for Authorization to Bid form to the DuPage County Division of Transportation. The Request for Authorization to Bid shall be submitted at least one business day prior to the public opening of proposals. Authorization to bid will be issued by the DuPage County Division of Transportation to prospective bidders who are qualified to perform the work."

Revise the first sentence of the section **Preparation of the Proposal** to read: "Bidders shall submit their proposals on the form furnished by the Awarding Authority or on a form approved by the Awarding Authority prior to submittal of the Proposal."

Add the following to the section **Preparation of the Proposal**: "Unit prices shall only be accepted rounded to the nearest one-hundredth (0.01) of a dollar."

Add the following to the section **Preparation of the Proposal**: "The low bidder shall complete and submit the IRS W-9 form included in this proposal within 48 hours of being notified as the low bidder. The form shall be emailed to Department at [DOTBidInfo@dupagecounty.gov](mailto:DOTBidInfo@dupagecounty.gov). Bidders may either submit the W-9 form with their bid proposal or wait to be notified that they are the low bidder."

Add the following to the section **Public Opening of Proposals**: "Proposals will only be accepted by bidders who have been issued an authorization to bid by the DuPage County Division of Transportation. Proposals submitted without authorization to bid will be returned unopened."

Add the following to the section **Consideration of Proposals**: "Each Awarding Authority or Agency may consider the amounts bid for their respective work and need not consider the total bid for all agencies."

Revise the first sentence of the section **Requirement of Contract Bond** to read: "The Contractor or Supplier shall furnish the Awarding Authority a performance and payment bond with good and sufficient sureties in an amount not less than twenty percent (20%) of the full amount of the award as the penal sum. The other participating agencies may require additional individual performance bonds against inadequate performance per all requirements of the bid documents."

**SECTION 107 LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC**

Add the following to Article 107.01: The Department will provide forms or a website for the Contractor and Subcontractors to enter and submit vendor information to comply with Public Act 102-0265.

Article 107.27 Insurance. In addition to the requirements of this Article, the policies of insurance for Commercial (Comprehensive) General Liability and Commercial (Comprehensive) Automobile Liability shall include an additional insured endorsement naming the County of DuPage, its officers and employees as additional insureds. The endorsements shall be on forms acceptable to the County of DuPage. This additional insured is to be on a primary and non-contributory basis and include a Waiver of Subrogation endorsement. Other agencies will require insurance with similar additional insured endorsements.

Employer's Liability insurance shall be in an amount not less than one million (\$1,000,000.00) dollars each accident/injury and one million (\$1,000,000.00) dollars each employee/disease.

Limits of Umbrella Excess Liability (over primary) shall not be less than an amount that in combination with Commercial General Liability totals \$6,000,000 of liability insurance per occurrence. The Umbrella Excess Liability Policy shall include in the "Who is Insured" pages of the policy wording such as "Any other person or organization you have agreed in a written contract to provide additional insurance" or wording to that affect. The contractor shall provide a copy of said section of the excess/umbrella liability policy upon request by the County of DuPage or other agency.

The Contractor shall require all subcontractors to maintain the same insurance coverage required of the contractor. The County of DuPage retains the right to obtain evidence of subcontractor insurance coverage at any time.

Replace the second sentence of the second paragraph (third to last paragraph) of this article with the following: "It is the duty of the Contractor to immediately notify the County of DuPage or other certificate holder if any insurance required under this contract has been cancelled, materially changed, or renewal has been refused, and the Contractor shall immediately suspend all work in progress and take the necessary steps to purchase, maintain and provide the required insurance coverage. If a suspension of work should occur due to insurance requirements, upon verification by the County of DuPage or other agency of the required insurance coverage, the County of DuPage or other agency shall notify the Contractor that the Contractor can proceed with the work that is a part of this contract. Failure to provide and maintain the required insurance coverage could result in the immediate cancellation of this contract, and the Contractor shall accept and bear all costs that may result from the cancellation of this contract due to Contractor's failure to provide and maintain the required insurance."

**SECTION 109 MEASUREMENT AND PAYMENT**

Article 109.08 Acceptance and Final Payment. Add the following to this Article: "Prior to final payment, an affidavit from the Contractor will be required."

**SCOPE OF CONTRACT**

This work consists of furnishing and delivering bulk rock salt to the DuPage County Division of Transportation ("County") and other local units of government within DuPage County ("Agencies") for snow and ice control.

### **TERM OF CONTRACT**

This contract shall be in effect for one year from the date of issuance. DuPage County and other participating agencies reserve the right to renew this contract, or any part of this contract, for an additional one-year period, subject to acceptable performance by the contractor. DuPage County and other participating agencies may update their locations and quantities in the event of a renewal.

### **ESCALATOR PROVISION:**

The unit price shall remain firm/fixed for the first year. Written requests for price revisions after the first year shall be submitted at least 60 days before the annual contract period. Requests shall be based upon and include documentation of the actual change in the costs of the components involved in the contract and shall not include overhead and profit. Changes in the contract price shall be made in the amount of the actual change in contractor cost or the percentage change in the U.S. Average Consumer Price Index for the Midwest Urban - per category "All Items," whichever is less. Surcharges for fuel and/or other costs shall not be allowed. Manufacturer and/or Warehouse Distributor's price sheets or an equivalent document showing the new pricing may be considered sufficient documentation for a price change. **PRICE INCREASES SHALL NOT EXCEED 5.0%, FOR ANY YEAR.** The County and other agencies reserve the right to reject any price increase request.

### **BULK ROCK SALT**

#### **MATERIALS**

- Bulk Rock Salt shall meet the requirements of AASHTO Specification M143, Sodium Chloride Type 1, Grade 1
- Bulk rock salt shall be 95 to 98 percent pure sodium chloride.
- The maximum moisture content shall be no more than two and one-half percent (2.5%).
- Reclaimed or re-crushed rock salt will not be accepted.
- Deliveries of rock salt shall be free of any foreign materials (e.g., mud, rocks, wood, tarpaulins, etc.). The contractor shall be informed of the reason for rejection and removal within two (2) working days.
- All salt shall be lump-free. No salt with lumps larger than two (2) inches in diameter will be accepted and loads with lumps larger than two (2) inches will be rejected.
- Rejected loads shall be separated, and the contractor shall be informed of the reason for rejection. The contractor is required to replace the rejected load within 2 business days.

Bulk rock salt that does not meet the above standards may be rejected. Rejected loads will be replaced at the contractor's expense within 5 business days.

#### **DELIVERY REQUIREMENTS**

- DuPage County and other participating agencies will issue individual releases for bulk rock salt.
- Orders shall be shipped within three (3) working days from the order date and completed within seven (7) working days.
- Deliveries will not be accepted outside of agreed-upon hours.
- All order releases shall be delivered to completion unless mutually agreed upon.
- All salt deliveries shall be made with trucks equipped with tailgate dump trailers.
- All trucks shall be covered with approved waterproof material.
- The contractor shall ensure that upon delivery, the driver inspects the inside of the trailer and confirms that all salt has been removed before leaving the point of delivery.

- Each delivery shall be accompanied by a delivery ticket. The ticket shall be a certified scale ticket indicating the gross, tare, and net weight of each truckload of rock salt. The contractor shall ensure that all weights and measures shown on the delivery tickets are correct.
- Deliveries shall not be made without an authorized representative from the participating agency present during dumping.
- Delivery tickets shall be signed by an authorized representative from the agency.
- All agencies reserve the right to require that delivery trucks be directed to a local scale to check the accuracy of the delivered loads.
- The actual tonnage delivered by the contractor shall be within twenty (20) tons of the ordered tonnage unless mutually agreed upon by both parties.
- The contractor shall notify the agency of the trucking firm that will be delivering the salt, as well as the contact's name, address, and phone number of said trucking firm. The contractor shall supply the same information for the terminal location.
- The contractor and/or carrier shall call to schedule deliveries 24-48 hours in advance.
- The contractor shall be responsible for all deliveries, accepting order releases, and communicating order information to the trucking firms.
- The contractor is solely responsible for the carrier's failure to meet any of the requirements in this contract.

#### PRICING

- Each agency which awards a contract agrees to purchase a minimum of 80% of their quantities.
- If an agency does not utilize or order 80% of its Standard Delivery quantities by the end of the contract period, it agrees to pay the contractor for the remaining 80%. The undelivered rock salt shall be stored for up to 1 year from the contract expiration date. Delivery arrangements shall be mutually agreed upon between the agency and the contractor. The contractor will handle this at no additional charge.
  - The agency agrees to notify the contractor of the remaining salt balance and to arrange for payment prior to the expiration of the contract.
  - The agency agrees to accept all the remaining salt from the prior year before placing any orders from a new contract.
- Unit prices shall be honored up to 130% of the quantities listed in the Schedule of Prices. If a unit price is not entered for this item, then the unit price for ROCK SALT shall be used.
- Bidders shall enter a unit price for quantities greater than 130% and less than 150%.
- Early Delivery pricing shall apply to those agencies for which quantities have been designated in the Schedule of Prices and when salt is ordered for delivery between May 1 and December 1 of any year. Agencies without quantities designated for early delivery may order salt prior to December 1 but would not receive the pricing to reflect such early delivery.

GROUP 1

Deliveries shall be made Monday through Friday excluding weekends and holidays between the listed hours. Arrangements can be made for after-hours and weekend deliveries to maintain a prompt order delivery schedule. DuPage County Division of Transportation sites include:

- 140 N. County Farm Road, Wheaton IL - 6:30 a.m. – 2:00 p.m.
- 7900 S. Rt 53, Woodridge IL - 7:00 a.m. – 2:00 p.m.

GROUP 2

The contractor and the participating agencies will agree upon delivery conditions and hours after the contract is awarded.

SPECIAL PROVISIONS  
2025 Salt Purchase  
Sec. 25-0SALT-02-MS

Group 2 delivery sites and contacts include:

Municipality	Primary Contact	Bill To Address	Ship-To Address	Estimated Quantities (tons)	
				Early Delivery	Standard Delivery
Addison Township	Don Holod donh@addisontownship.com	411 West Potter Street Wood Dale, IL 60191	411 West Potter Wood Dale, IL 60191	-	600
Addison, Village of	Ron Remus rremus@addison-il.org	1491 W Jeffrey Drive Addison, Illinois 60101	1491 W Jeffrey Drive Addison, Illinois 60101	-	2,200
Aurora, City of	Jolene Coulter coulterj@aurora.il.us	44 E. Downer Place Aurora, IL 60507	<u>Site 1:</u> 720 N. Broadway <u>Site 2:</u> 2100 E. New York Street Aurora, IL 60505	-	5,000
Bartlett, Village of	Mike Warmus mwarmus@bartlett.il.gov	228 S. Main St Bartlett, IL 60103	<u>Site 1:</u> 1150 Bittersweet Dr <u>Site 2:</u> 315 E. Devon Ave Bartlett, IL 60103	-	500
Bensenville, Village of	Frank Palumbo fpalumbo@bensenville.il.us	12 S. Center St Bensenville, IL 60106	717 E. Jefferson St Bensenville, IL 60106	-	500
Bloomington Township	Bob Nogan highway@bloomingtontownship.com	6N030 Rosedale Ave Bloomington, IL 60108	6N030 Rosedale Ave Bloomington, IL 60108	-	1,200
Bloomington, Village of	Elias Vega vegae@vil.bloomington.il.us	201 South Bloomington Road Bloomington, IL 60108	305 Glen Ellyn Road Bloomington, IL 60108	-	1,300
Carol Stream, Village of	Jason Pauling jpauling@carolstream.org	500 North Gary Ave. Carol Stream, IL 60188	124 Gerzevske Lane Carol Stream, IL 60188	-	1,700
Clarendon Hills, Village of	Brendan McLaughlin bmclaughlin@clarendonhills.us	1 N Prospect Clarendon Hills, IL 60514	452 Park Avenue Clarendon Hills, IL 60514	-	400
Darien, City of	Dan Gombac dgombac@darienil.gov	1702 Plainfield Rd. Darien, IL 60561	1041 S. Frontage Rd. Darien, IL 60561	-	1,500
Downers Grove Township	Dave Smith highway@dgtdownersgrove.com	4340 Prince St. Downers Grove, IL 60515	318 E Quincy Westmont, IL 60559	100	1,100

SPECIAL PROVISIONS  
2025 Salt Purchase  
Sec. 25-0SALT-02-MS

Downers Grove, Village of	John Tucker jtucker@downers.us	5101 Walnut Ave Downers Grove, IL 60515	5101 Walnut Ave Downers Grove, IL 60515	1,200	-
DuPage Airport Authority	Karin Kietzman kkietzman@dupageairport.gov	2700 International Drive Suite 200 West Chicago, IL 60185	Maintenance Building 2751 Aviation Avenue West Chicago, IL 60185	-	120
Elmhurst, Village of	Kim McGrew kim.mcgreg@elmhurst.org	209 N York St Elmhurst, IL 60126	985 S Riverside Dr Elmhurst, IL 60126	-	2,500
Glen Ellyn, Village of	Justin Ross jross@glenellyn.org	535 Duane St. Glen Ellyn, IL 60137	<u>Site 1:</u> 30 S. Lambert <u>Site 2:</u> 1051 St. Charles Rd. Glen Ellyn, IL 60137	350	950
Hanover Park, Village of	Thomas Moore tmoore@hpil.org	2041 West Lake Street Hanover Park, IL. 60133	2041 west Lake Street Hanover Park, IL. 60133	-	1,200
Hinsdale, Village of	Rich Roehn rroehn@villageofhinsdale.org	19 E Chicago Ave Hinsdale, IL 60521	225 Symonds Dr Hinsdale, IL 60521	-	600
Itasca, Village of	Michael Subers msubers@itasca.com	411 N. Prospect Ave. Itasca, IL 60143	411 N. Prospect Ave. Itasca, IL 60143	-	1,000
Lisle Township	Marty Srail highway@lisletownship.com	4719 Indiana Ave. Lisle, IL 60532	4719 Indiana Ave. Lisle, IL 60532	-	800
Lisle, Village of	Jason Elias jelias@villageoflisle.org	925 Burlington Ave Lisle, IL 60532	4905 Yackley Ave Lisle, IL 60532	-	1,200
Lombard, Village of	Tom Ellis ellist@villageoflombard.org	255 E Wilson Ave. Lombard, IL 60148	<u>Site 1:</u> 1135 N Garfield <u>Site 2:</u> 282 E Central Ave. Lombard, IL 60148	-	3,500
Milton Township	Gary Muehlfelt Kasi Steinhilber mthd@miltonhighway.com	23 W 040 Poss St. Glen Ellyn, IL 60137	23 W 040 Poss St. Glen Ellyn, IL 60137	-	1,200
Naperville Township	Eddie Bedford eddieb@napervilletownship.com	31 W 331 North Aurora Road Naperville, IL 60563-1719	31 W 331 North Aurora Road Naperville, IL 60563-1719	-	400
Oak Brook, Village of	John Temes jtemes@oak-brook.org	1200 Oak Brook Rd Oak Brook, IL 60523	640 Oak Brook Rd Oak Brook, IL 60523	-	400

SPECIAL PROVISIONS  
2025 Salt Purchase  
Sec. 25-0SALT-02-MS

Oak Brook Terrace, City of	Craig Ward cward@oakbrookterrace.net	City of Oakbrook Terrace Attn Craig Ward Public Works Director 17W275 Butterfield Road Oakbrook Terrace, IL 60181	<u>Site 1:</u> Oakbrook Terrace Public Services 17W130 Butterfield Road <u>Site 2:</u> IDOT Salt Dome 17W125 Butterfield Road	-	400
Schaumburg, Village of	Adam Domek adomek@schaumburg.com	101 Schaumburg Ct Schaumburg, IL 60193	714 S Plum Grove Rd Schaumburg, IL 60193	-	5,000
Warrenville, City of	Phil Kuchler pkuchler@warrenville.il.us	3S258 Manning Avenue Warrenville, IL 60555	3S346 Mignin Drive Warrenville, IL 60555	-	1,000
Wayne Township	Martin McManamon wtrd@sbcglobal.net	4N230 Klein Rd. West Chicago, IL 60185	4N230 Klein Rd. West Chicago, IL 60185	-	300
West Chicago, City of	Jake Whiteaker jwhiteaker@westchicago.org	475 Main Street West Chicago, IL 60185	<u>Site 1:</u> 1350 W Hawthorne Ln. <u>Site 2:</u> 135 W. Grandlake Blvd. West Chicago, IL 60185	-	1,600
Westmont, Village of	Melissa Brendle mbrendle@westmont.il.gov	155 E. Burlington Ave. Westmont, IL 60559	155 E. Burlington Ave. Westmont, IL 60559	-	600
Wheaton, City of	Tony Sperkowski asperkowski@wheaton.il.us	303 W. Wesley St Wheaton, IL 60187	821 W. Liberty Dr Wheaton, IL 60187	-	2,000
Willowbrook, Village of	Rick Valent Rvalent@willowbrook.il.us	835 Midway Dr Willowbrook, IL 60527	700 Willowbrook Centre Parkway Willowbrook, IL 60527	-	300
Winfield Township	John S Dusza road@winfieldtownship.com	30W575 Roosevelt Rd West Chicago, IL 60185	30W575 Roosevelt Rd West Chicago, IL 60185	-	400
Winfield, Village of	Tye Loomis tloomis@villageofwinfield.com	27 W 465 Jewell Road Winfield, IL. 60190	OS 040 Wynwood Road Winfield, IL. 60190	-	500
Wood Dale, City of	Layla Werner lwener@wooddale.com	790 N Central Avenue Wood Dale, IL 60191	790 N Central Avenue Wood Dale, IL 60191	-	700
Woodridge, Village of	Chris Bethel cbethel@woodridgeil.gov	1 Plaza Drive Woodridge, IL 60517	7245 Janes Avenue Woodridge, IL 60517	-	1,800
York Township	Dan Lindeen road@yorktownshiproad.com	19W475 Roosevelt Rd. Lombard, IL 60148	19W475 Roosevelt Rd. Lombard, IL 60148	-	800
<b>Totals</b>				<b>1,650</b>	<b>45,270</b>

**INVOICING**

The original invoice shall be presented for payment in accordance with the instructions contained in the purchase order. Invoices shall include a reference to the purchase order number and be submitted to the correct address for processing. The County shall pay all invoices for Group 1 pursuant to 50 ILCS 505, “Local Government Prompt Payment Act”. Payment will not be made on invoices submitted later than six months (180 days) after delivery of goods and any statute of limitations to the contrary is hereby waived. Invoices shall be reconciled with submitted weight tickets and include the delivery date, order number, and shipped quantities, which shall match delivery tickets.

**LIQUIDATED DAMAGES**

From December 1 through April 30, if the contractor is unable to make delivery within seven (7) business days from the date of order, each agency shall have the right to retain \$.20 per ton, per calendar day as liquidated damages on the undelivered portion of the order. An order placed before 12:00 p.m. on any business day (Monday through Friday, except holidays) would be considered the first business day of the seven (7) business day delivery period. For orders placed after 12:00 p.m. on a given day, the following day would be considered the first business day of the seven (7) day delivery period. If after seven (7) days of liquidated damage assessment, the contractor fails to deliver as required, each agency may take action to remedy the failure of the contractor’s performance without prior notification of such failure. This may include termination of the order and purchase of salt from other sources or taking action consistent with public safety as needed to continue business. Any or all additional costs may be collected from the contractor, in addition to any liquidated damage.

**STOCKING REQUIREMENTS**

Upon receiving the notice of award (purchase order), the contractor must submit a list of delivery contacts, including email and phone number, to DuPage County and other participating agencies within 10 days. The contractor must also provide an emergency contact person's name and phone number in case the stockpile contact is not responsive.

Within thirty (30) days of the notice of award (issuance of purchase order), the contractor must provide DuPage County with their salt source and local terminal information. One hundred thirty percent (130%) of the standard delivery quantity listed must be in stock at a local terminal by November 1<sup>st</sup>. DuPage County reserves the right to inspect the contractor's local terminal to verify the quantity and condition of salt, as required in the specifications.

The contractor shall have enough rock salt in Illinois or near its borders to satisfy contractual requirements. Such stockpiles shall be near enough to delivery points for timely delivery as required by contractual requirements.

Freezing of waterways and other impacts to delivery shall be reasonably anticipated by the contractor and are not a cause to claim force majeure.

**USAGE REPORTS**

The contractor may be required to submit a semi-annual report on orders placed against the contract. The report format shall contain the contractor’s name, item number, and contract term at the top of the page. The report shall indicate the period covered by the report starting from the date the first order is received and ending with the date it is prepared. The report must be organized as follows:

Delivery Location	Delivery Date	Delivery Ticket #	Qty	Unit Price	Extended Price

The contractor may be requested to produce reports within a particular time frame, i.e. the fiscal year. These reports must be furnished within seven (7) business days of request. Reports are to be forwarded to [Michael.Figuray@Dupagecounty.gov](mailto:Michael.Figuray@Dupagecounty.gov) and [Roula.Eikosidekas@DuPagecounty.gov](mailto:Roula.Eikosidekas@DuPagecounty.gov).

#### BASIS OF PAYMENT

This work will be paid for at the contract unit price per ton for ROCK SALT, or ROCK SALT (130% to 150%), or for ROCK SALT, EARLY DELIVERY. The rock salt shall be bid F.O.B. destination, with all freight and transportation charges included in the bid price. The term F.O.B. Destination shall mean delivered to a specified location.

INDEX  
FOR  
SUPPLEMENTAL SPECIFICATIONS  
AND RECURRING SPECIAL PROVISIONS

Adopted January 1, 2025

This index contains a listing of SUPPLEMENTAL SPECIFICATIONS, frequently used RECURRING SPECIAL PROVISIONS, and LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS.

ERRATA Standard Specifications for Road and Bridge Construction  
(Adopted 1-1-22) (Revised 1-1-25)

SUPPLEMENTAL SPECIFICATIONS

<u>Std. Spec. Sec.</u>	<u>Page No.</u>
202 Earth and Rock Excavation .....	1
204 Borrow and Furnished Excavation .....	2
207 Porous Granular Embankment .....	3
211 Topsoil and Compost .....	4
406 Hot-Mix Asphalt Binder and Surface Course .....	5
407 Hot-Mix Asphalt Pavement (Full-Depth) .....	7
420 Portland Cement Concrete Pavement .....	8
502 Excavation for Structures .....	9
509 Metal Railings .....	10
540 Box Culverts .....	11
542 Pipe Culverts .....	31
550 Storm Sewers .....	40
586 Granular Backfill for Structures .....	47
630 Steel Plate Beam Guardrail .....	48
632 Guardrail and Cable Road Guard Removal .....	49
644 High Tension Cable Median Barrier .....	50
665 Woven Wire Fence .....	51
701 Work Zone Traffic Control and Protection .....	52
781 Raised Reflective Pavement Markers .....	54
782 Reflectors .....	55
801 Electrical Requirements .....	57
821 Roadway Luminaires .....	60
1003 Fine Aggregates .....	61
1004 Coarse Aggregates .....	62
1010 Finely Divided Minerals .....	63
1020 Portland Cement Concrete .....	64
1030 Hot-Mix Asphalt .....	67
1040 Drain Pipe, Tile, and Wall Drain .....	68
1061 Waterproofing Membrane System .....	69
1067 Luminaire .....	70
1097 Reflectors .....	77
1102 Hot-Mix Asphalt Equipment .....	78



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

**Check this box for lettings prior to 01/01/2025**

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Recurring Special Provisions

<u>Check Sheet #</u>		<u>Page No.</u>
1	<input type="checkbox"/> Additional State Requirements for Federal-Aid Construction Contracts	79
2	<input type="checkbox"/> Subletting of Contracts (Federal-Aid Contracts)	82
3	<input type="checkbox"/> EEO	83
4	<input type="checkbox"/> Specific EEO Responsibilities Non Federal-Aid Contracts	93
5	<input type="checkbox"/> Required Provisions - State Contracts	98
6	<input type="checkbox"/> Asbestos Bearing Pad Removal	104
7	<input type="checkbox"/> Asbestos Waterproofing Membrane and Asbestos HMA Surface Removal	105
8	<input type="checkbox"/> Temporary Stream Crossings and In-Stream Work Pads	106
9	<input type="checkbox"/> Construction Layout Stakes	107
10	<input type="checkbox"/> Use of Geotextile Fabric for Railroad Crossing	110
11	<input type="checkbox"/> Subsealing of Concrete Pavements	112
12	<input type="checkbox"/> Hot-Mix Asphalt Surface Correction	116
13	<input type="checkbox"/> Pavement and Shoulder Resurfacing	118
14	<input type="checkbox"/> Patching with Hot-Mix Asphalt Overlay Removal	119
15	<input type="checkbox"/> Polymer Concrete	121
16	<input type="checkbox"/> Reserved	123
17	<input type="checkbox"/> Bicycle Racks	124
18	<input type="checkbox"/> Temporary Portable Bridge Traffic Signals	126
19	<input type="checkbox"/> Nighttime Inspection of Roadway Lighting	128
20	<input type="checkbox"/> English Substitution of Metric Bolts	129
21	<input type="checkbox"/> Calcium Chloride Accelerator for Portland Cement Concrete	130
22	<input type="checkbox"/> Quality Control of Concrete Mixtures at the Plant	131
23	<input type="checkbox"/> Quality Control/Quality Assurance of Concrete Mixtures	139
24	<input type="checkbox"/> Reserved	155
25	<input type="checkbox"/> Reserved	156
26	<input type="checkbox"/> Temporary Raised Pavement Markers	157
27	<input type="checkbox"/> Restoring Bridge Approach Pavements Using High-Density Foam	158
28	<input type="checkbox"/> Portland Cement Concrete Inlay or Overlay	161
29	<input type="checkbox"/> Portland Cement Concrete Partial Depth Hot-Mix Asphalt Patching	165
30	<input type="checkbox"/> Longitudinal Joint and Crack Patching	168
31	<input type="checkbox"/> Concrete Mix Design - Department Provided	170
32	<input type="checkbox"/> Station Numbers in Pavements or Overlays	171

County of DuPage

DuPage

25-0SALT-02-MS

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

<u>Check Sheet #</u>		<u>Page No.</u>
LRS 1	<b>Reserved</b>	173
LRS 2	<input type="checkbox"/> Furnished Excavation	174
LRS 3	<input type="checkbox"/> Work Zone Traffic Control Surveillance	175
LRS 4	<input type="checkbox"/> Flaggers in Work Zones	176
LRS 5	<input checked="" type="checkbox"/> Contract Claims	177
LRS 6	<input type="checkbox"/> Bidding Requirements and Conditions for Contract Proposals	178
LRS 7	<input checked="" type="checkbox"/> Bidding Requirements and Conditions for Material Proposals	184
LRS 8	<b>Reserved</b>	190
LRS 9	<input type="checkbox"/> Bituminous Surface Treatments	191
LRS 10	<b>Reserved</b>	195
LRS 11	<input checked="" type="checkbox"/> Employment Practices	196
LRS 12	<input type="checkbox"/> Wages of Employees on Public Works	198
LRS 13	<input checked="" type="checkbox"/> Selection of Labor	200
LRS 14	<input type="checkbox"/> Paving Brick and Concrete Paver Pavements and Sidewalks	201
LRS 15	<input type="checkbox"/> Partial Payments	204
LRS 16	<input checked="" type="checkbox"/> Protests on Local Lettings	205
LRS 17	<input type="checkbox"/> Substance Abuse Prevention Program	206
LRS 18	<input type="checkbox"/> Multigrade Cold Mix Asphalt	207
LRS 19	<input type="checkbox"/> Reflective Crack Control Treatment	208

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

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

Approval of a motion authorizing the Mayor to execute an Intergovernmental Agreement with Center Cass School District #66 for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement. See Exhibit A.

**BACKGROUND/HISTORY**

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

The School District has estimated that they will require approximately 8 tons for the winter season. The City of Darien would be reimbursed by the School District at a unit cost of \$74.33 per ton for a total amount of approximately \$594.64 pending final quantities. The proposed salt quantities will not have any impact to the City's contract with the supplier.

**STAFF RECOMMENDATION**

Staff recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

Not approving the motion.

**DECISION MODE**

This item will be placed on the June 1, 2026 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 1<sup>st</sup> day of June 2026.**

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

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

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

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

This agreement is made and entered into this 1<sup>st</sup> day of June, 2026, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and Center Cass School District#66, an Illinois municipal corporation, (hereinafter the “School District”) (collectively “theparties”).

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

WHEREAS, the City desires to assist the School District by allowing the School District to purchase rock salt from the Public Works facility for an estimated cost of \$594.64 pending final quantities;

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

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

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2027 as invoiced by the City.
4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:
  - a. If intended for the City:

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

b. If intended for District 66:

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

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this 1<sup>st</sup> day of June 2026.

CITY OF DARIEN

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

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

CENTER CASS SCHOOL DISTRICT #66

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

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

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

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

Approval of a motion authorizing the Mayor to execute an Intergovernmental Agreement with the Darien Park District for the reimbursement of Rock Salt through the City's 2026/27 Rock Salt Agreement. See Exhibit A.

**BACKGROUND/HISTORY**

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

The Park District has estimated that they will require approximately 40 tons for the winter season. The City of Darien would be reimbursed by the Park District at a unit cost of \$74.33 per ton for a total amount of approximately \$2,973.20 pending final quantities.

**STAFF RECOMMENDATION**

Staff recommends signing the Intergovernmental Agreement.

**ALTERNATE CONSIDERATION**

Not approving the motion.

**DECISION MODE**

This item will be placed on the June 1, 2026 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 1<sup>st</sup> day of June 2026.**

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

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

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

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

This agreement is made and entered into this 1<sup>st</sup> day of June 2026, by and between the City of Darien, an Illinois municipal corporation (hereinafter the “City”), and the Darien Park District, an Illinois municipal corporation, (hereinafter the “District”) (collectively “the parties”).

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

WHEREAS, the City desires to assist the District by allowing the District to purchase rock salt from the Public Works facility for an estimated cost of \$2,973.20 pending final quantities;

WHEREAS, the parties desire to commit their agreements and understandings to writing;  
NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties hereto agree, as follows:

1. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. The District authorizes the City to provide rock salt to the District for de-icing operations.
3. The District shall reimburse the City for the rock salt charges by April 30, 2027 as invoiced by the City.
4. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery by hand to the party to whom it is addressed, or upon receipt, if sent, postage pre-paid by United States registered or certified mail, return receipt requested, as follows:

- a. If intended for the City:

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

b. If intended for the Park District:

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

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names, by the authorized signatures of their respective officers and by their respective corporate seals affixed and attached hereto by their respective officers having custody thereof on this 1<sup>st</sup> day of June 2026.

CITY OF DARIEN

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

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

DARIEN PARK DISTRICT

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

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

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

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

Approval of a motion authorizing the Private Property Storm Water Management Assistance Projects and the Farmingdale Drive and the Sawyer Drive and the Wildwood Court Public Works Storm Sewer Projects in an amount not to exceed \$142,193, for the following projects and as per pricing schedules per **Exhibit A**.

1. Project FYE27-01 – 8113-8117-8121-8125-8129-8133-8137 Farmingdale Dr. in an amount not to exceed \$54,662, (City Cost \$49,264 Resident Reimbursement \$5,398)
2. Project FYE27-02 – 8215 Sawyer Ct, 8217-8221 Sawyer Rd, 8235 Portsmouth Dr. in an amount not to exceed \$24,913, (City Cost \$23,542 Resident Reimbursement \$1,371)
3. Project FYE27-03 – 7809-7813-7819 Adams St, 7728 Lester Ln. 7806-7810 Regency Grove Ct. in an amount not to exceed \$27,638 (City Cost \$14,904 Resident Reimbursement \$12,734)
4. Project FYE27-04 – 7314-7318 Western Ave, 7319-7323-7327 Leonard Dr. 714 Plainfield Rd. in an amount not to exceed \$28,737.50 (City Cost \$15,557 Resident Reimbursement \$13,180)
5. Project FYE27-05 – 6714-6718 Tennessee Ave. in an amount not to exceed \$12,899, (City Cost \$8,925 Resident Reimbursement \$3,974)
6. Project FYE 27-06 Wildwood Storm Sewer Project-City Project \$30,000

**BACKGROUND**

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

In addition, specific projects require storm water infrastructure to be constructed to accommodate the City's Private Property-Rear Yard Storm Water Management Assistance Policy for residents. In other cases, Staff identifies storm water infrastructure projects that are required to eliminate ponding and/or icing conditions due to lack of storm sewer inlets/infrastructure adjacent to curb and gutter roadways.

The scope of the projects consists of the following work:

- City Staff Field Layout
- Purchase of infrastructure materials
- Outsource of Installation of Infrastructure and Restoration - City Council awarded vendor JC Landscaping and Tree Services
- In House Municipal Services-Public Works Projects

See Exhibit A for the line account summary.

**STAFF RECOMMENDATION**

Staff recommends approval of a motion Approval of a motion authorizing the Private Property Storm Water Management Assistance Projects and the Farmingdale Drive and the Sawyer Drive and the Wildwood Court Public Works Storm Sewer Projects in an amount not to exceed \$142,193, for the above projects and as per pricing schedules per **Exhibit A**.

**ALTERNATE CONSIDERATION**

As directed by the Committee.

**DECISION MODE**

This item will be placed on the June 1, 2026, City Council agenda for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 1<sup>st</sup> day of June 2026.**

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

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

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

**REAR YARD DRAINAGE ASSISTANCE AND PUBLIC WORKS STORM SEWER PROJECTS**

EXHIBIT A

Project/Name	Street Addresses	Public Works Infrastructure Project	Rear Yard Drainage Assistance Project Cost-Estimate	City Contribution Estimate	TOTAL Resident Reimbursement Estimate	*EASEMENT REQUIRED NON PARTICIPATING FUNDING	NO OF PARTICIPANTS	Reimbursement Estimate With Easement If Applicable
FYE27-01	8113-8117-8121-8125-8129-8133-8137 Farmingdale Dr	\$ 49,265.00	\$ 5,398.00	N/A	\$ 5,398.00	N/A	8	\$ 674.75
FYE27-02	8215 Sawyer Ct, 8217-8221 Sawyer Rd, 8235 Portsmouth Dr	\$ 23,542.00	\$ 1,371.00	N/A	\$ 1,371.00	N/A	2	\$ 685.50
FYE27-03	7809-7813-7819 Adams St, 7728 Lester Ln, 7806-7810 Regency Grove Ct	N/A	\$ 27,638.15	\$ 14,903.89	\$ 12,734.26	\$ 750.00	3	\$ 4,245.00
FYE27-04	7314-7318 Western Ave, 7319-7323-7327 Leonard Dr, 714 Plainfield Rd	N/A	\$ 28,737.50	\$ 15,557.32	\$ 13,180.18	N/A	3	\$ 4,393.39
FYE27-05	6714-6718 Tennessee Ave	N/A	\$ 12,899.44	\$ 8,925.06	\$ 3,974.38	\$ 750.00	2	\$ 2,362.19
FYE27-06	Wildwood Storm Sewer Project	\$ 30,000.00	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>		<b>\$ 102,807.00</b>	<b>\$ 76,044.09</b>	<b>\$ 39,386.27</b>	<b>\$ 36,657.82</b>	<b>\$ 1,500.00</b>	<b>N/A</b>	<b>\$ 11,686.08</b>

Please note: The abovementioned project costs are subject to change pending final participants.

**LINE ACCOUNT SUMMARY**

Account Number	Account Description	FY 26/27 Budget	Project Cost	Proposed Expenditure City Portion	Proposed Resident Reimbursement	Account Balance
001-30-4374	Drainage Assistance Projects	\$ 85,000.00	\$ 76,044.09	\$ 39,386.27	\$ 29,888.82	\$ 45,613.73
001-30-4374	Public Works Projects-Sawyer	\$ 31,000.00	\$ 23,542.00	\$ 23,542.00	\$ 1,371.00	\$ 7,458.00
001-30-4374	Public Works Projects-Farmingdale	\$ 45,000.00	\$ 49,265.00	\$ 49,265.00	\$ 5,398.00	(4,265.00)
<b>TOTALS</b>		<b>\$ 161,000.00</b>		<b>\$ 112,193.27</b>	<b>\$ 36,657.82</b>	<b>\$ 48,806.73</b>
25-35-4376	Storm Water Projects-Wildwood Court	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	N/A	N/A
<b>TOTALS</b>		<b>\$ 191,000.00</b>	<b>\$ 30,000.00</b>	<b>\$ 142,193.27</b>	<b>N/A</b>	<b>N/A</b>

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

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

A motion accepting a quote from National Wash Authority LLC, for the pressure washing services for the City’s potable water tanks at a cost not to exceed \$26,700. See **Exhibit A**.

**BACKGROUND/HISTORY**

The scope of work calls out for pressure power washing all 3 of the City of Darien’s Elevated Water Towers. The tanks are susceptible to dirt and mildew primarily due to climate temperature differentials between potable water, steel tank and the atmosphere. Attached for information are the tank exhibits, labeled as Attachment A (3 pages). The tanks are located at the following locations:

- 67<sup>th</sup> Street & Wilmette Avenue-2,000,000 gallon standpipe
- 1220 Plainfield Road-1,500,000 gallon standpipe
- 8700 Lemont Road-500,000 gallon spheroid

The company uses a frictionless method of washing meaning there will be no direct contact of equipment with the tank itself. The process utilizes a soft washing technique which includes a bleach soak and soap rinse. A mildew inhibitor is finally applied to prolong the return of mildew growth on the tanks. National Wash Authority will inspect the exterior of the tanks for any deficiencies. References for the vendor have been verified with positive responses.

Staff had solicited for competitive quotes and below are the results:

VENDOR	COST
USG Water Solutions	\$35,470
<b>National Wash Authorities</b>	<b>\$26,700</b>
Water Tower Clean and Coat	\$37,500

The FY26-27 Budget included funding for the tank washing services. The funds for the project would be expended from the following line account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 26/27 BUDGET	PROPOSED EXPENDITURE	BALANCE
02-50-4231	Maintenance Water System Tank Washing	\$30,000	\$ 26,700	\$ 3,300

**STAFF RECOMMENDATION**

Approval of a resolution accepting a quote from National Wash Authority LLC, for the pressure washing services for the City’s potable water tanks at a cost not to exceed \$26,700.

**ALTERNATE CONSIDERATION**

As directed by the Committee.

**DECISION MODE**

This item will be placed on the June 1, 2026 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE  
COUNTY, ILLINOIS, this 1<sup>st</sup> day of June, 2026.**

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

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

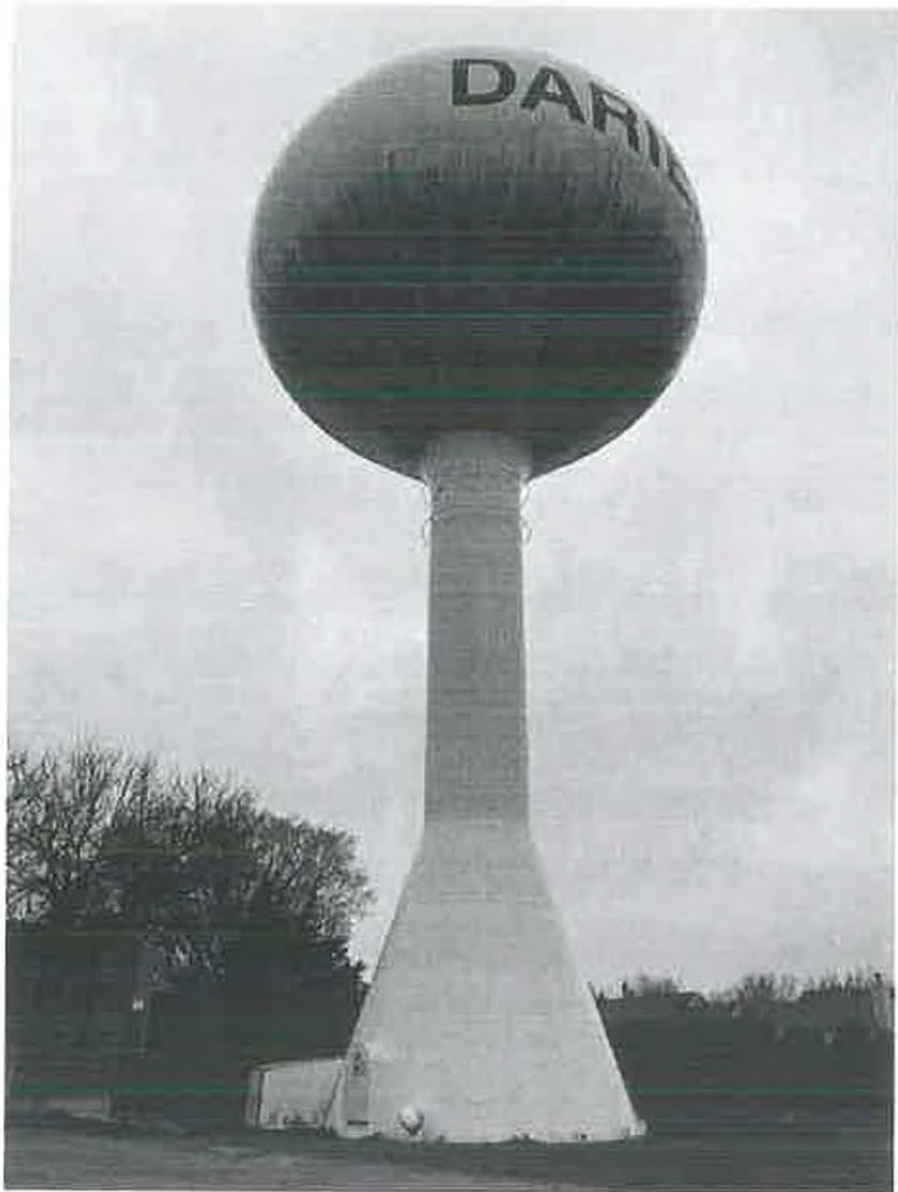
ABSENT: \_\_\_\_\_



1220 Plainfield Road-----Standpipe



67th Wilmette-----Standpipe



8600 Lemont Rd-----Spheroid

**National Wash Authority, LLC dba Midwest****Mobile Wa**

100 N Jackson Street  
 Morrison, IL 61270  
 +18008047517  
 aswashboy@frontiernet.net  
 www.watertowercleaners.com



## Proposal

**ADDRESS**

City of Darien  
 Dennis Cable  
 1702 Plainfield Road  
 Darien, IL 60561  
 630-417-5146  
 dcable@darienil.gov

**PROPOSAL # 2985****DATE 05/01/2026****EXPIRATION DATE 12/31/2026****SERVICES****AMOUNT**

National Wash Authority, LLC (dba Midwest Mobile Washers) along with twenty-nine years of water storage tank cleaning experience, proposes the following for City of Darien. National Wash Authority/Midwest Mobile Washers is a Minority-Female owned business.

National Wash Authority has successfully and safely cleaned over 3,400 plus water storage tanks in several States without any incidents and never has had any time loss of work, due to an Injury! We are a safe and compliant workplace of 31 years.

**LOCATION OF JOB SITE: SITES LISTED BELOW****SERVICES TO BE RENDERED ON JOB SITE:**

We will render the proper and standard cleaning procedures to the industry (AWWA-SSPC-NACE) to clean and remove mildew/algae growth on the exterior sides of a water storage tank(s).

**TANK DESCRIPTION: TANKS LISTED BELOW****DESCRIPTION OF SERVICES:**

Pre-soak washing equipment utilizing chemical injectors to apply the product. Once the root of the mildew/algae has been killed we will then use a "Soft Wash rinse application" to flush off debris. (With lower psi) Its very important that when high psi is used it can cause damage and/or leave a wand pattern shadow look on the tanks surface, once cleaned. This is old school practice and not the best method on older paint systems.

We use a 100% frictionless procedure to access your tank. No cable hanging/No wheel baskets/No hanging apparatus will be used to clean your tanks surface. Our company will utilize an aerial manlift to access the tanks surface working directly next to the tank with no attachments 100% frictionless cleaning applications. Proper pressure wash nozzles, equipment and techniques are required to wash a water tower's surface. Water tank coatings may have thin paint, cracked paint, bubbled paint, chipped paint, oxidized paint and peeling paint which all play a vital role of how a tanks surface needs to be cleaned.

With our pre-soak system treatment and flush type system (large nozzle sizes) we call "Soft Wash Method" of using less than 800 psi to clean a tank. No high pressure cleaning or blasting is required to clean your tanks surface.

Once your tank is cleaned, we apply an anti-mildew inhibitor to slow down the return of mildew staining. This is just an aid it will not prevent mildew from not growing. Condensation of a tank, water temperature in the tank, condition of paint on a tank, environment of setting of a tank, water usage of the tank, atmosphere dust, blowing debris onto a tank and

SERVICES

AMOUNT

Seasonal changes by Mother Nature all determine on the re-growth of mildew on a tanks coating system.

We pride ourselves over any Competition by being a Safety & Compliant Company.

\* Illinois Prevailing wages scales are met as required by past and new Illinois Laws. Due to new House Bills being passed, we are required to pay prevailing wage so the playing field is level for union and nonunion contractors. Therefore, Prevailing wages are added to our Proposals.

\* Employee's are Certified on lift equipment. (Have operator cards)

\* Background checks done on ALL employee's.

\* We are an Accident Free Work Place!

\* Thirty-one years of NO lost time of work DUE TO AN INJURY!

\* 100% TOTALLY FRICTIONLESS CLEANING TREATMENT of a tanks surface.

All cleaning agents used are biodegradable and are environmentally friendly.

All safety equipment will be used by OSHA requirements (Miller safety harness' or equivalent).

All equipment, safety devices, crane and aerial machinery are included in this bid.

Enclosed is a copy of our General Liability Insurance coverage. Our employees' are fully covered under our Workman's Compensation insurance.

ANY AND ALL OTHER INSURANCE REQUIREMENTS ABOVE AND BEYOND OUR CURRENT INSURANCE COVERAGES, WILL BE AN ADDITIONAL CHARGE ADDED TO THE CURRENT PROPOSAL PRICE IF REQUIRED BY YOUR MUNICIPALITY.

This proposal terminates if not accepted by December 31, 2026.

We are the Original Founders of adding an anti-mildew inhibitors to the tanks surface. Most recent, after two years of research we are the Proud Founders of the "Soft Wash Cleaning Treatment" to water tanks as well! Our Company is the only one whom renders a Soft Wash Cleaning Treatment in our Industry!

LOCATION: 1220 PLAINFIELD ROAD, DARIEN, IL  
1,500,000 GALLON STANDPIPE @ 140' TO TOP

8,900.00

To clean and remove mildew stains using Best Management Practice and 3 step cleaning process to yield long term results using our Trademark "Soft Wash Cleaning Treatment"

The added cost to apply the anti-mildew inhibitor to the tanks surface - NO CHARGE. ANTI-MILDEW INHIBITOR INCLUDED WITH THE CLEANING SERVICE.

LOCATION: 6703 WILMETTE AVE, DARIEN, IL  
2,000,000 GALLON STANDPIPE @ 110' TO TOP

8,900.00

To clean and remove mildew stains using Best Management Practice and 3 step cleaning process to yield long term results using our Trademark "Soft Wash Cleaning Treatment"

The added cost to apply the anti-mildew inhibitor to the tanks surface - NO CHARGE. ANTI-MILDEW INHIBITOR INCLUDED WITH THE CLEANING SERVICE.

LOCATION: 8600 LEMONT RD, DARIEN, IL  
500,000 GALLON WATERSPHEROID @ 105' TO TOP

8,900.00

To clean and remove mildew stains using Best Management Practice and 3 step cleaning process to yield long term results using our Trademark "Soft Wash Cleaning Treatment"

The added cost to apply the anti-mildew inhibitor to the tanks surface - NO CHARGE. ANTI-MILDEW INHIBITOR INCLUDED WITH THE CLEANING SERVICE.

OPTIONAL SERVICES

Rust stain removal/rust streak removal

Contact us for Proposal for removing rust stains/streaks or Iron stains on a tanks painted surface.

© 2017 National Wash Authority, LLC

THIS PROPOSAL IS COPYRIGHT PROTECTED.

CONFIDENTIALITY: This Proposal/Quotation and any files transmitted with it may contain information proprietary to National Wash Authority, LLC/Midwest Mobile Washers, and are intended solely for the use of the individual or entity to whom they are addressed, shall be maintained in confidence and not disclosed to third parties without the written consent of National Wash Authority, LLC/Midwest Mobile Washers. All information on this Proposal/Quotation is not to be copied, reprinted or used as

TOTAL

**\$26,700.00**

specifications for any other RFP's. Procedures, methods and products are not to be copied, shown or reprinted to any third party. © 2017 National Wash Authority, LLC

Accepted By

Accepted Date

**AGENDA MEMO**  
**Municipal Services Committee**  
**May 26, 2026**

**ISSUE STATEMENT**

Approval of a **motion** accepting a Drainage Easement from the following properties:

6714 Tennessee Ave-PIN- 0922403014  
6718 Tennessee Ave-PIN- 0922403015

**BACKGROUND/HISTORY**

The property owners at 6714 and 6718 Tennessee Avenue have agreed to grant a drainage easement to the City as part of rear yard drainage project. The scope of work includes installing an under-drain pipe through the proposed side yards easement of the participating property and connect to a storm sewer structure located within. The easement is required to install a drain-tile pipe to rid the rear yard area of nuisance ponding and provide positive drainage.

The plat requires City Council approval and will be recorded by DuPage County. The property owners have agreed to dedicate a storm sewer easement as per the attached Plat of Easement labeled as **Exhibit A**:

6714 Tennessee Ave-PIN- 0922403014  
6718 Tennessee Ave-PIN- 0922403015

**STAFF RECOMMENDATION**

Staff recommends acceptance of a Drainage Easement from the property listed above.

**ALTERNATE CONSIDERATION**

As directed by the Committee.

**DECISION MODE**

This item will be placed on the June 1, 2026 City Council agenda for formal consideration.

**Wolf Pack Consulting, LLC**

418 S. Cass Ave  
Westmont, IL 60559  
815 436-8520

**BILL TO:**

City of Darien  
Attn: Dan Gombac  
1041 South Frontage Road  
Darien, Illinois 60561

Invoice #:	166050
Invoice Date:	5/18/2026
Project No.	26-41

Description	Amount
-------------	--------

Plat of Grant of Easement, 6714-6718 Tennessee Avenue, Darien, Illinois.	725.00
--	--------

net due in 30 days.....

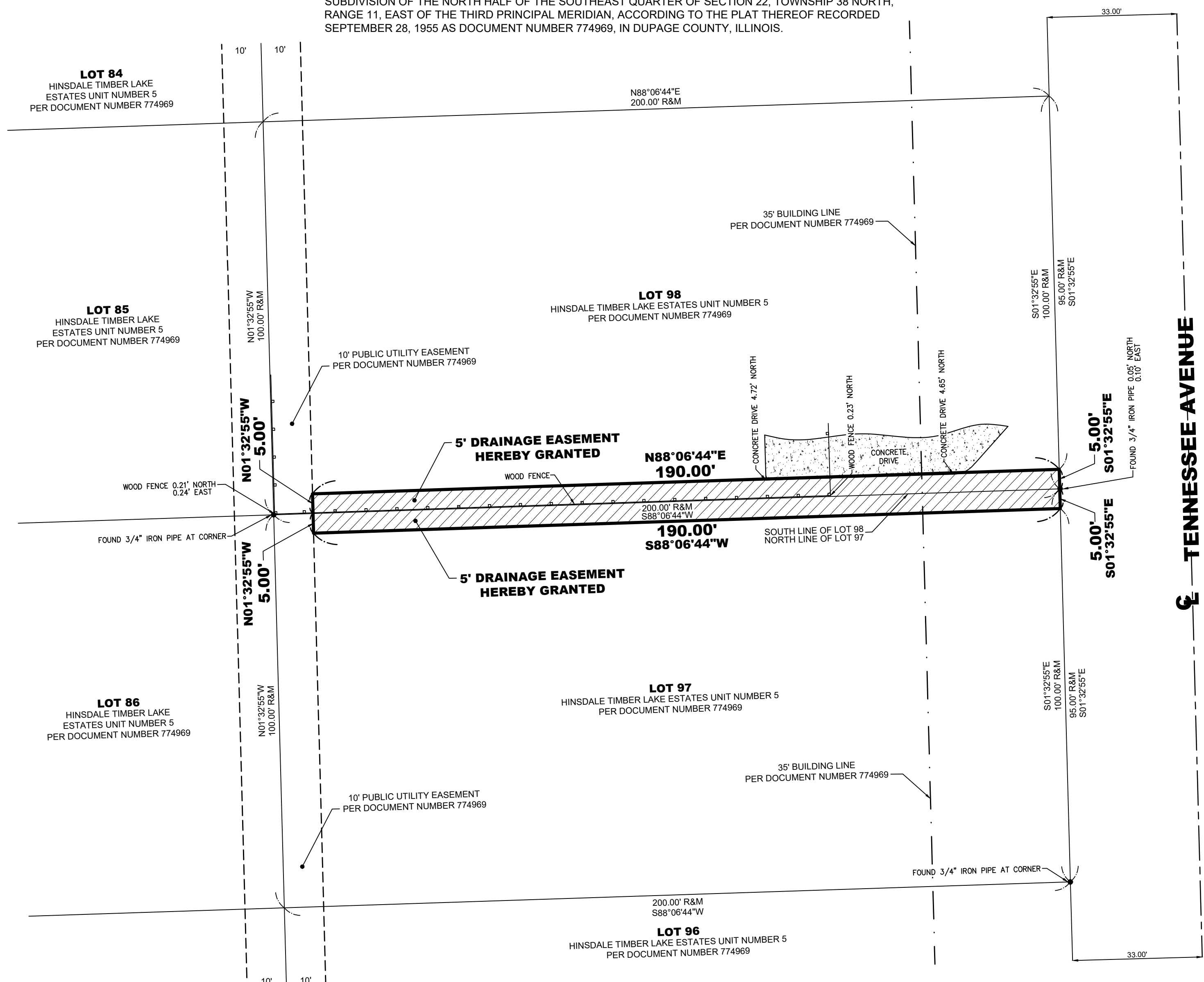
**Balance Due**

**\$725.00**



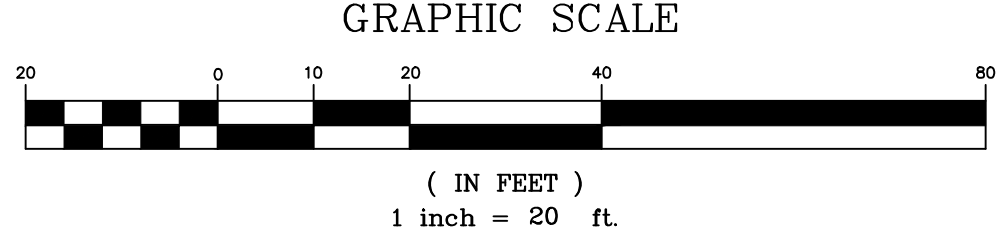
# PLAT OF GRANT OF DRAINAGE EASEMENT

OF THE NORTH 5 FEET (EXCEPT THE WEST 5 FEET THEREOF) OF LOT 97 AND THE SOUTH 5 FEET (EXCEPT THE WEST 5 FEET THEREOF) OF LOT 98 IN HINSDALE TIMBER LAKE ESTATES UNIT NUMBER FIVE, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1955 AS DOCUMENT NUMBER 774969, IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE  
6714 TENNESSEE AVENUE  
DARIEN, ILLINOIS 60561  
PIN: 09-22-403-014-0000

OWNER'S CERTIFICATE  
6718 TENNESSEE AVENUE  
DARIEN, ILLINOIS 60561  
PIN: 09-22-403-015-0000



STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
WE, WILLIAM W. HOFF AND DORTHY A. TAPERT, AS TRUSTEES OF THE HOFF-TAPERT FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 2021, DO HEREBY CERTIFY WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AS:

LOT 98 IN HINSDALE TIMBER LAKE ESTATES UNIT NUMBER FIVE, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1955 AS DOCUMENT NUMBER 774969, IN DUPAGE COUNTY, ILLINOIS.

AND AS SUCH OWNERS, WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND THIS PLAT OF GRANT OF DRAINAGE EASEMENT TO THE CITY OF DARIEN, TO BE PREPARED FOR STORM WATER DRAINAGE PURPOSES DESCRIBED IN THE CAPTION OF THIS PLAT AND AS SHOWN HEREON TO BE PREPARED AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
  
OWNER: \_\_\_\_\_  
WILLIAM W. HOFF  
  
OWNER: \_\_\_\_\_  
DOROTHY A. TAPERT

STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
WE, STEVEN J. KOWALSKI AND CYNTHIA M. KOWALSKI, DO HEREBY CERTIFY WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AS:

LOT 97 IN HINSDALE TIMBER LAKE ESTATES UNIT NUMBER FIVE, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1955 AS DOCUMENT NUMBER 774969, IN DUPAGE COUNTY, ILLINOIS.

AND AS SUCH OWNERS, WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND THIS PLAT OF GRANT OF DRAINAGE EASEMENT TO THE CITY OF DARIEN, TO BE PREPARED FOR STORM WATER DRAINAGE PURPOSES DESCRIBED IN THE CAPTION OF THIS PLAT AND AS SHOWN HEREON TO BE PREPARED AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
  
OWNER: \_\_\_\_\_  
STEVEN J. KOWALSKI  
  
OWNER: \_\_\_\_\_  
CYNTHIA M. KOWALSKI



MY LICENSE EXPIRES NOVEMBER 30, 2026

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
THIS IS TO CERTIFY THAT I, MICHAEL NELSON AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3095 HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED GRANT OF EASEMENT.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 1ST DAY OF MAY, 2026.

*Michael Nelson*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010  
EXPIRES 04/30/2027

**NOTARY CERTIFICATE**  
  
STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM W. HOFF AND DORTHY A. TAPERT WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED OWNERSHIP OF THE PROPERTY DESCRIBED AND THAT AS SUCH OWNERS, HAS CAUSED SAID PROPERTY TO BE SURVEYED AND THAT THIS PLAT OF GRANT OF DRAINAGE EASEMENT TO THE CITY OF DARIEN TO BE PREPARED AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AFORESAID.  
  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.,  
20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.  
  
\_\_\_\_\_  
NOTARY PUBLIC  
  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY CERTIFICATE**  
  
STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT STEVEN J. KOWALSKI AND CYNTHIA M. KOWALSKI WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED OWNERSHIP OF THE PROPERTY DESCRIBED AND THAT AS SUCH OWNERS, HAS CAUSED SAID PROPERTY TO BE SURVEYED AND THAT THIS PLAT OF GRANT OF DRAINAGE EASEMENT TO THE CITY OF DARIEN TO BE PREPARED AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AFORESAID.  
  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.,  
20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.  
  
\_\_\_\_\_  
NOTARY PUBLIC  
  
MY COMMISSION EXPIRES: \_\_\_\_\_

PREPARED FOR:	CITY OF DARIEN		
DATE:	MAY 1, 2026		
SCALE:	1"=20'	DRAWN BY:	EAN, MJN
JOB#	26-41	FLD. BK/PG:	27/44

BASIS OF BEARINGS = THE NORTH LINE OF LOT 97 IN HINSDALE TIMBER LAKE ESTATES UNIT NUMBER FIVE = S88°06'44"W (IL-EAST NAD 83)



*Request:* The Society of Mt. Carmel, owner of the property, is requesting approval of a special use permit to utilize the property as a rectory/residential use for approximately three to four priests or brothers (see Attachment 3). No commercial activity, no staff, and no institutional operations are proposed.

The public notice described the request as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. Staff considers the broader description reflective of the land use category (rectory/residence) rather than specific individuals, and ensures the approval is tied to the land use rather than the specific identity of occupants. The residence contains six bedrooms, and any occupancy limitations may be established by the City Council as a condition of approval if deemed appropriate.

*Special Use:* Under Sections 5A-7-1-3 and 5A-7-2-3 of the City's Zoning code, religious institutions, including rectories, require a Special Use Permit prior to being established. This request is evaluated as a religious residential special use; the Zoning Ordinance's definition of 'family' for single-family dwellings is not applicable to this review, as the proposed land use is specifically identified and regulated separately as a Special Use within the Zoning Ordinance.

*Operational Characteristics and Land Use Compatibility:* The proposed use of the property as a private residence only maintains its previous use as a residence and is consistent with other properties in the immediate vicinity. No additional traffic, noise, or impacts to residential density would be present beyond what would typically be expected with any single family home. Approval of the Special Use would not waive compliance with other applicable provisions of the City Code, and any activities inconsistent with the approved residential use or otherwise prohibited by ordinance would remain subject to enforcement.

*Religious Land Use Considerations:* Pursuant to the Religious Land Use and Institutionalized Persons Act, a federal law adopted by the U.S. Congress in 2000, the City's review of religious land uses is limited to regulating the use and its external impacts, rather than the specific identity or religious role of occupants. A rectory is recognized as a residential use accessory to religious exercise, and imposing conditions that restrict occupancy to particular titles or classifications within a religious organization is not appropriate in this context. Accordingly, staff's evaluation focuses on the proposed use and occupancy level, which are consistent with applicable zoning standards.

*Justification Letter / Decision Criteria:* As part of the Special Use application the petitioner did provide information related to the justification of request, which was included as part of Attachment 3. For reference, the criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use request are included below. Staff note that in evaluating Criterion No. 1 related to "public convenience," the term is generally interpreted broadly in zoning practice and may include whether a use serves a segment of the public or institutional community.

*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.*

### **PZEDC MEETING 05.06.2026**

The Planning, Zoning and Economic Development Commission held a public hearing for this item on May 6, 2026. Staff presented the agenda memo, after which the petitioner described the proposal as a residential-only use for approximately three to five priests with no institutional operations or public services. During public comment multiple members of the public spoke in opposition to the request (see Attachment 4). Public comment and Commissioner deliberation included discussions regarding the residential nature of the use, neighborhood compatibility, notice procedures, occupancy questions, and potential precedent-setting concerns.

**Following deliberation, a motion to recommend approval failed on a 3-3 tie vote, resulting in the petition advancing to the Municipal Services Committee with no recommendation from the Commission.**

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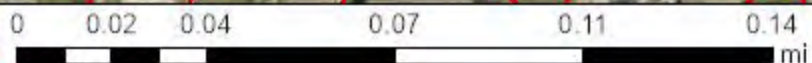
### **DECISION MODE**

The Municipal Services Committee will consider this item at its meeting on May 26, 2026.

**MEETING SCHEDULE**

City Council

June 1, 2026



DuPage County  
 Information Technology Department / GIS Division  
 421 N County Farm Rd.  
 Wheaton, IL 60187

Phone: 1(630)407-5000  
 Email: [gis@dupageco.org](mailto:gis@dupageco.org)

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

This map is for assessment purposes only.

DuPage County Web Site:  
<https://www.dupagecounty.gov>



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- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE



# CITY OF DARIEN – SPECIAL USE APPLICATION

---

**Property Address:** 8825 Robert Road, Darien, IL 60561

**PIN:** 10-05-207-015

**Zoning District:** R-1 (to be confirmed)

**Applicant Name:** Society of Mount Carmel

**Applicant Address:** 1313 North Frontage Road, Darien, IL 60561

**Applicant Phone:** 630 971 0050

**Applicant Email:** bgawel@carmelites.net

**Owner Name:** Society of Mount Carmel

**Owner Address:** <sup>1313</sup>1313 North Frontage Road, Darien, IL 60561

**REQUEST:**


Approval of a Special Use Permit to allow a religious residential use (residence for priests and brothers).

**DESCRIPTION OF PROPOSED USE:**

The property will be used as a residence for 3-4 Carmelites. No commercial activity, no staff, no signage, and no institutional operations. Use is consistent with a single-family residential character.


**CERTIFICATION:**

The undersigned certifies that the information contained in this application is true and correct.

Applicant Signature: 

Brian Gawel, Director of Finance

Date: 4/1/26

Attorney Signature:  \_\_\_\_\_

John J. O'Leary

Date: 4-1-2020

**SPECIAL USE PERMIT APPLICATION  
CITY OF DARIEN, ILLINOIS**

**Property**

8825 Robert Road, Darien, IL 60561

**Applicant**

Society of Mount Carmel

**Prepared By**

John J. O'Leary, Attorney at Law

# SUBMITTAL CHECKLIST

## Included Documents

- ✓ Application Form
- ✓ Justification Narrative
- ✓ Plat of Survey
- ✓ Proof of Ownership
- ✓ Neighbor List
- ✓ Owner Authorization
- ✓ Reimbursement Agreement
- ✓ Filing Fee

# JUSTIFICATION NARRATIVE

## **Compatibility**

Use is residential and consistent with surrounding neighborhood.

## **No Impact**

No increase in traffic, noise, or density.

## **Public Welfare**

Use promotes stable residential occupancy and safety.

# APPLICATION

## Request

Special Use Permit for religious residential use.

## Description

Residence for 3-4 Carmelites. No commercial activity, staff, signage, or change in neighborhood character.

## Signature

Applicant: 

Date: 9/1/26

**Ryan Murphy**

---

**From:** Mary Sullivan  
**Sent:** Monday, May 4, 2026 12:58 PM  
**To:** Ryan Murphy; Lou Mallers  
**Cc:** Mary Sullivan  
**Subject:** PZC-26-7

Dear Planning, Zoning and Economic Development Commission -

As Alderwoman of Ward 5, I wanted to reach out regarding this Special Use request for a rectory at a residence in my subdivision, Tara Hill North.

I anticipate residents will be attend the meeting on Wednesday, May 5. I will be absent due to a commitment to attend the DMMC Springfield Drive Down with other elected officials from Darien and all of DuPage. I have forwarded a few emails to Ryan Murphy I have received to be shared. I just wanted to take a moment to mention a few things that perhaps can be asked of the petitioner on Wednesday.

- 1) Confirmation that the home will be used strictly as a residence not a retreat center, office or meeting place for the Carmelites.
- 2) Intended use of the homes amenities like the pool and hot tub since it is presumed the priest residents would likely be older and potentially retired.
- 3) Impact on the tax base for the community, most importantly the school district, since the church is classified as a non-profit and is tax exempt.
- 4) Number of anticipated vehicles and minimizing street parking due to the close proximity to the corner.

I live down the street and do not foresee any major issue or have I received any great pushback from the neighbors. Residents have addressed the questions above and the overall curiosity as to WHY the Carmelites choose this home that is not in a close proximity to the church or shrine on Bailey Road. Additionally a home that has a great deal of recreational amenities and was in need extensive work.

Regards - Mary

**Mary Coyle Sullivan**

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

**From:** [Terry C. Fung](#)  
**To:** [Ryan Murphy](#)  
**Cc:** [Terry C. Fung](#)  
**Subject:** CASE NO. PZC-26-7 Special Use Request  
**Date:** Wednesday, May 6, 2026 4:12:48 PM

---

Dear Zoning Commission,

My name is Terry Fung. I have been a resident of Donegal Drive for many years. I am speaking out against the special use request not out of opposition to the petitioner's mission, but out of concern for the safety and character of the specific block they have chosen.

We, like many other residents at North Tara Hill, chose this tucked-away corner of Darien specifically because it is quiet and private. It has not been all positive living in Darien. We have weathered property tax increases and stagnant house values for years. We contribute our fair share to our school district but chronically get short-changed compared to the Hinsdale Central area. Perhaps the only pleasure we have left living in our neighborhood is that it is quiet and peaceful, which also reflects the characteristics of the residents here. My concern is that an institutional use, even a small one, introduces a dynamic of "staff and visitors" that is fundamentally different from a private family home.

To give you a small preview, during the construction activities at 8825 Robert Road in the last week, multiple vehicles were parked on both sides of the street almost right up to the stop sign. This left only one lane for both directions with zero visibility for cars turning in and out of the neighborhood. I wanted to pick up the phone and call the Darien police to alert them of the concerns, but decided to use a bit of grace and patience at that moment. The petitioner's current plan may not involve higher traffic, but I am concerned about the evolvement in the use of the property once approved. I believe it's predictable that a staff-managed institutional property would involve significantly more transient visits than what the private family neighborhood is designed for. When it happens, it's not just a matter of inconvenience, but a public safety concern.

For the Society of Mount Carmel - I ask that they reconsider if this location is truly the right fit for their goals. The intersection of Oldfield and Robert road is part of a much more private residential area than say, the intersection of Frontage or Bailey Road. Both locations are great neighborhoods, but the surroundings and dynamics are very different, and so are the expectations of the residents. I believe this location will lead to inevitable, ongoing friction that will be counterproductive to their mission. This is not something that should be dismissed or looked at as one time approval issue. It's something we should be concerned about having to deal with on an ongoing basis.

Our goals are really the same - we all want to be situated in a compatible environment that suits our needs. A more suitable location would allow the Mount Carmel staff to operate effectively without compromising the safety and quietness of a long-established family neighborhood.

I respectfully ask the Commission to consider these long-term impacts and recommend denial.  
Thank you.

Best,  
Terry Fung  
630.452.4018

## Ryan Murphy

---

**From:** Mary Sullivan  
**Sent:** Wednesday, April 29, 2026 8:55 AM  
**To:** Ryan Murphy  
**Subject:** Fwd: Proposed Rectory on Oldfield

Sending you some emails I received from residents regarding the Rectory Special Use hearing .  
Regards - Mary

### Mary Coyle Sullivan

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

Begin forwarded message:

**From:** Mary Sullivan <[msullivan@darienil.gov](mailto:msullivan@darienil.gov)>  
**Date:** April 28, 2026 at 3:33:52 PM CDT  
**To:** Heidi Ramirez <[hramirez431@outlook.com](mailto:hramirez431@outlook.com)>  
**Subject:** **Re: Proposed Rectory on Oldfield**

Hello Heidi. The Carmelites bought the house and want to turn it into a retired priest home similar to what they already have on Evergreen across from Carmelite Retreat Center. I too questioned WHY with it being so far from the church and such a large home with many amenities like a pool, hot tub and large finished basement meant for entertaining. I have been assured that it will be only a residence and since Darien has a ordinance that states that you can not have multiples of un-related people in one single dwelling that had to request a special use permit. I live down the street and want to make sure it remains strictly residential. Since it is owned by the church now which is tax exempt it will be off the tax rolls as you stated.

I hope that answers all your questions. I too will miss the hearing since I am scheduled to be in Springfield that day representing Darien at the State Capital. It will move on to our municipal s services committee and then the full city council for a formal vote.

Regards - Mary

### Mary Coyle Sullivan

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

On Apr 28, 2026, at 2:55 PM, Heidi Ramirez <[hramirez431@outlook.com](mailto:hramirez431@outlook.com)> wrote:

Mary,

I see that a residential house just off of Oldfield is being proposed for a rectory. I have a scheduling conflict on the 6th so it is doubtful that I can make the meeting where it will be discussed. I was wondering if you could provide me with some details regarding the proposed use change.

- What house of worship will this property be affiliated with?
- Where is this house of worship?
- If the property is reclassified as a rectory will it be removed from the tax rolls?
- Will functions be held at the property and if so where will the cars park?

I find it rather odd that the property is being turned into a rectory when there is no church/house of worship nearby.

Any input you could provide would be appreciated.

Heidi

Sent from my iPhone

## Ryan Murphy

---

**From:** Mary Sullivan  
**Sent:** Wednesday, April 29, 2026 8:55 AM  
**To:** Ryan Murphy  
**Subject:** Fwd: OLMC

Rectory Special Use email below.

### Mary Coyle Sullivan

City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561

**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)

**Phone:** (630) 606-8664

Begin forwarded message:

**From:** Mary Sullivan <msullivan@darienil.gov>  
**Date:** April 23, 2026 at 3:48:43 PM CDT  
**To:** Kelly Glisan <uhgkglisan@sbcglobal.net>  
**Subject: Re: OLMC**

Strictly a residence for up to 4 Retired priests.  
Regards - Mary

## Mary Coyle Sullivan

City of Darien Alderperson Ward 5  
1702 Plainfield Road, Darien, IL 60561

**Email:** [msullivan@darienil.gov](mailto:msullivan@darienil.gov)

**Phone:** (630) 606-8664

On Apr 23, 2026, at 3:21 PM, Kelly Glisan <uhgkglisan@sbcglobal.net> wrote:

Alderperson Sullivan:

Traditionally, rectories have often served the societal purpose of hosting community services, such as AA meetings or social service ministries. Will the OLMC rectory in Tara Hill North:

1. Be hosting community service meetings?
2. Be serving the spiritual needs of the community on a drop in basis?
3. Which types of visitors and for what purpose will the rectory be having drop in? Those in crisis needing Priestly guidance etc?

To: Ryan Murphy Darien City Planner ✓

CC:

**Planning, Zoning and Economic Development Commission – Darien:**

**Louis Mallers, Chairman**

**Jonathan Christ**

**Christopher Jackson**

**Christopher Green**

**Mark Kazich**

**Jonathan Johnson**

**Shari Gillespie**



May 4, 2026

Darien City Planner and PZE Commissioners:

I thought it would be helpful to share a brief history of my time as a Darien resident and explain why retaining the character and stability of Tara Hill North is so important to me and my family.

I moved to Darien in 1980 and initially rented a home. In 1984, my husband and I purchased a home at 810 Columbia Lane in the Farmingdale Heights subdivision. Interestingly, we purchased that home from Mr. Stramaglia, Darien's first mayor. In 1989, we purchased a building at 18W371 North Frontage Road in unincorporated DuPage County. The following year, we approached the City of Darien to annex the property, which was approved. Our mechanical and consulting business operated from this building until 2003.

During our many years in Darien, we were active members of the Darien Chamber of Commerce. My husband served as a director and later as vice president. In the 1980s and 1990s, the Chamber had a strong presence in the community, and we were pleased to work with it to help initiate the first Darien Fest and other community activities.

I was especially proud when my husband became the recipient of Darien's first Earth Day Award.

In the 1990's, I also remember the turbulent times of the "City Council Wars," and we were fortunate to be neighbors and friends of Mayor Soldato, who became a calming presence.

Our children attended Fairview School, Eisenhower Junior High, and Hinsdale South High School, receiving excellent educations that provided strong foundations for their college and career paths.

Our time in Darien truly reflected the city's slogan, "A Nice Place to Live."

In late 1999, we moved our home out of state due to a job transfer. In 2017, because of another job transfer within our family, we relocated back to the Chicago area. Having experienced such a positive quality of life in Darien, returning to this area felt natural to us. Our final decision came down to deciding between a home in Burr Ridge or one in Tara Hill North. Because of privacy, neighborhood stability, home values, good schools, and strong sense of community, we chose Tara Hill North, and we have never regretted that decision.

Respectfully,

**Laurie Jopck**

Tara Hill North Resident

# **Opposition To Special Use, 8825 Robert Road**

## **1. Description of Tara Hill North, a Residential Subdivision**

Most residents chose to live in Tara Hill North, a residential subdivision specifically because of privacy and security, this limited access, no outlet design provides. Vehicles that do not belong in the neighborhood are immediately noticeable, contributing to both safety and peace of mind. To my knowledge, Tara Hill North may be the only subdivision in Darien with this level of privacy.

Nearby subdivisions such as Carriage Green, Darien Club, and Tara Hill are much larger and have multiple entrances, resulting in significantly more traffic.

## **2. Children, Schools, and Safety**

There are at least 13 children living in our neighborhood, residing primarily on Shannon Court, and in the home alongside the 8825 Robert Road home, (*hereon referred to as 8825*). These children attend Concord and Cass schools (District 63), and Hinsdale South High School (District 181). Both districts maintain excellent reputations, which was a major consideration for families locating to our subdivision.

### ***School Bus Concerns***

Stops are located across from 8825 and at the subdivision entrance across Oldfield Road. The proposed rezoning, special use, will result in an increase in other traffic and change of use at 8825 will directly impact child safety. Open access to the subdivision and minimum traffic is a must. Not only do we have buses from the three public schools, but we also have buses for the special needs children.

## **3. Property Taxes and Financial Impact**

Based on 2024 tax data, using a selling price of \$910,000, the subject property currently generates approximately \$16,800 for education, \$2,231 for the park and forest preserve districts, \$600 for the library, and an additional \$2500 for fire. Eighty-eighty twenty-five (8825) was purchased for \$1.2 million, which will increase tax revenue and provide additional support for schools and public services. These are all critical services are community relies on.

*The proposed rezoning threatens to eliminate or significantly alter this revenue stream and puts further burden on us.*

#### **4. Traffic and Access Concerns**

Eighty-eighty twenty-five (8825) is located at the only entrance to Tara Hill North. Currently, vehicles traveling on Oldfield Road have already begun slowing down to read the posted hearing notice, creating confusion and potential hazards at the neighborhood entrance.

Currently, cars and trucks doing construction at 8825 are parked on both sides of Robert Road, reducing traffic to a single lane. This restricts safe movement for residents, school buses, and emergency vehicles. On April 30, my son-in-law narrowly avoided an accident while turning from Oldfield onto Robert Road, all due to limited visibility and one-lane access caused by parked vehicles and trucks.

*If the special use is approved and tenants move in, I fear this will only continue and become more problematic.*

#### **5. Incompatibility With Residential Use**

Eighty-eighty twenty-five (8825) *will effectively be used as a commercial or institutional entity.* The petitioner's primary business location is approximately two miles from Tara Hill North. The home will not be owner occupied. The proposed use is not compatible with a single-family residential neighborhood and is, therefore, a very poor fit in our community. We chose Tara Hill North for its stability and residential characteristics.

*Our rightful expectation is that it would always remain that way.*

#### **6. Impact on Property Values**

For most Americans, their home is their greatest financial investment. The proposed rezoning jeopardizes that investment and threatens to permanently alter the current fabric of our neighborhood. Any change from the single-family residency alters use sets a precedence for other unknown, negative future uses in our subdivision.

I have spoken with a realtor friend with over 40 years of experience, who confirmed that this type of rezoning could adversely affect home values and could significantly reduce the potential

pool of buyers. The zoning difference for 8825 would need to be disclosed to prospective buyers. Many buyers seek purely residential neighborhoods and would not consider living next to or near a commercial or institutional operation.

## **7. Zoning Code Conflicts With Single-Family**

*I am not a zoning attorney, and the following reflects my good-faith understanding of the applicable zoning ordinances.*

**\*\* Single-family** residential districts are expressly intended to protect low-density, owner-occupied neighborhoods and to prevent incompatible uses. Under the zoning ordinance, these districts permit traditional single-family living and only those accessory uses that are clearly incidental to, and compatible with, that established character. Uses that function in an institutional or operational manner do not fall within the scope of permitted primary uses in our subdivision.

**\*\* The zoning code** draws a deliberate distinction between residential living and institutional or non-residential uses due to their fundamentally different impacts. Uses involving recurring visitors, ongoing operational activity, or transient occupancy typically generate increased traffic, greater parking demand, and a level of activity inconsistent with neighborhood stability. These are precisely the impacts that single-family zoning classifications are designed to limit. The proposed use would introduce such impacts at the sole entrance to a single-family subdivision, amplifying their effect.

**\*\*Zoning determinations** are intended to be applied consistently to preserve the integrity and predictability of residential districts. Zoning maps and classifications exist to provide clear boundaries and to prevent incremental exceptions that, over time, diminish the protections afforded to single-family neighborhoods. Approving a use that is not aligned with the district's purpose would weaken those protections and alter the character the zoning designation is intended to maintain.

## **8. Institutional and Non-Residential Uses Require Higher Scrutiny**

Ordinances clearly distinguish between residential use and institutional or quasi-commercial use, which are typically restricted to districts that provide appropriate infrastructure, access, and buffering. Where non-residential uses are contemplated in residential areas, they are generally subject to special use review requiring heightened scrutiny of:

Traffic and circulation, parking adequacy, compatibility with surrounding properties impact on public safety and welfare

The proposed special use rezoning attempts to introduce an institutional residential use at the entrance of a low-density without the physical or regulatory safeguards required elsewhere in the zoning code.

## **9, Precedent, Irreversible Impact on Tara Hill North and Other Darien Single-Family Neighborhoods**

Zoning decisions pose a long-term risk and are difficult to reverse. Once a non-conforming or special use is approved, it often becomes the basis for future approval, regardless of later consequences.

*Please refer to the "Precedent Example From A Past Zoning Decision" enclosed in this packet.*

After you read the enclosure, you'll understand:

### ***Why Does This Matter?***

Once approved the zoning decision could not be reversed

The long-term neighborhood and community impacts were not mitigated by earlier assurances.

This example demonstrates how rushed or insufficiently scrutinized zoning approvals least permanent, unintended consequences.

### ***Why This Is Relevant to the 8825 Rezoning Petition?***

The precedence directly applies to the current proposal for several reasons:

**\*\* Point-of-no-return risk:** Once rezoned, the decision cannot realistically be undone

**\*\* Future leverage:** Approval creates a reference point other applicants can cite

**\*\* Mismatch** between assurances and reality. Good intentions at approval do not prevent later adverse outcomes

**\*\* Due diligence obligations:** The City Planner and commissioners have a responsibility to avoid past mistakes

**\*\* Zoning decisions** must be evaluated not only on current assurances, but on their irreversible, long term impact on residential neighborhoods

### ***Applying Zoning Decisions Consistently***

I believe zoning decisions should be applied consistently to preserve the integrity of residential districts. My understanding is that the zoning maps and classifications exist to prevent incremental exceptions that erode neighborhood protections. Approving this rezoning will set a precedent that undermines the purpose of single-family zoning throughout Darien.

## **10. Intimidation and Community Judgment**

This situation might be intimidating for many of our residents. Some residents might also be reluctant to speak out due to fear of backlash or misinterpretation.

In full disclosure, I contemplated at length the wisdom of making public my opposition to the rezoning. I was cautioned by my peers and other family that I could face retaliation, bullying, and on-line or physical reprisal. This is not an overstatement of paranoia by me. It is a reality in the world we live in.

*Based on the large financial backing, the many members, employees, vendors, and allies of the petitioner, any objection risks being mischaracterized as opposition to a religious institution, when in fact this is strictly a zoning issue.*

### ***A Desire To Retain The Quality of our Neighborhood Cohesiveness***

Our neighborhood is quiet, friendly, and cohesive. Approval of this special use petition threatens to create resentment and division in our subdivision, where none previously existed.

## **11. Rectory Definition, Transient Use, Zoning Incompatibility**

*Please reference the enclosed definition of rectory No.11.*

This information was obtained from the website of a comparable religious institution. The definition further addresses the term's common and customary usage. As defined, a rectory is a residence for clergy that is customarily incidental and an accessory to a church. It is typically located on the same parcel or on immediately adjoining property as the associated place of worship.

Based on this definition, the proposed use does not meet the customary or commonly understood characteristics of a rectory as an accessory use. In the absence of an onsite or adjacent principal religious use, the proposal constitutes separate and independent land use rather than an accessory residential use. As such, it is not compatible with the established character, intent, or development pattern of the surrounding single-family residential subdivision and is inconsistent with the purpose and standards of the applicable zoning district.

***The Reality:***

***The proposed use is actually an institutional residence more akin to a free Airbnb, extended-stay facility, or hostel.*** As the special use application states, 8825 will house “*priests, brothers, and other occupants.*” - meaning there **will be** transient occupants and ongoing operations inconsistent with single-family residential zoning. The presence of an outdoor pool further gives the appearance of a hotel-style operation.

***Already Established Properties:***

The use the petitioner proposes is more consistent with areas already suited to institutional or multi-resident uses, such as locations near the petitioner’s properties on Bailey Road and North Frontage Road. Their current campus is approximately 40 acres in area. It consists of at least 10 institutional and commercial/office businesses. Vacant property may be available directly adjacent to two of the petitioner’s offices on North Frontage Road, adding this land would offer the ease of further expansion, with no compatibility concerns.

***While I respect the petitioner’s right to purchase 8825 and seek special use zoning, I believe there are more appropriate alternatives that would address their needs without placing the burden or resulting changes on the Tara Hill North community.***

**12. Homeowners’ Association**

Tara Hill North does not have an active homeowners’ association, as our understanding it was disbanded before many of us even moved here. As a result, residents are at a disadvantage when attempting to organize, discuss the issue, and determine an appropriate course of action.

We were given only two weeks’ notice of this rezoning request, which provided us insufficient time for meaningful review or coordination. As a small community, we also lack the leverage and resources that larger subdivisions often possess. It appears this may be a contributing factor in the selection of this location, as it would be expected to generate the least resistance.

Lastly, some residents, especially our older residents, may not be on social media or been able to see the zoning sign notice. Others may not understand the rezoning process or the seriousness of this issue and how it will impact Tara Hill North.

### **13. To City Planner, Zoning Commissioners**

I respectfully request that you deny this petition based upon the above-provided information, which I feel provides a sufficient basis for denial under Darien's ordinances.

Should you choose not to do so, I ask that you grant the homeowners an extension and that you schedule a new hearing to take place in 45-60 days.

*This will allow Tara Hill North residents to have adequate time to accomplish the following:*

1. Bring in outside support – a local land use or municipal attorney or a regional planning or zoning consultant.
2. Contact all Tara Hill North residents and meet to discuss the repercussions of the zoning change and how it could affect our subdivision
3. Form a consensus and course of action
4. Address any conflicts of interest
5. Understand the process and address fairness questions. Ex. Can the city clarify whether any Pré-application meetings or guidance were provided for the applicant prior to the public hearing?
6. Address questions on permits/timing. Ex. Have any permits been issued or approved prior to the outcome of this rezoning decision? If so, were those permits contingent on zoning Approval?
7. Address zoning consistency.
8. Address precedence and conditions.
9. Consider the reality. Ex. Is it possible the petitioner anticipated approval or was given assurances before buying?
10. Considering the extensive renovations to 8825, with its accompanying cost, soon gives an appearance the there may have been advance approval of the petition.

11. Address any Conflict of Interest
12. Address transparency, as evidenced with a recent Facebook post, that seems to have disappeared from the site.
13. Address disclosure questions.
14. Address a recent rumor that there is a previously rezoned home on Evergreen Lane.

The commission should recognize that, given sufficient time for review and reflection, many additional questions and concerns are likely to emerge from both residents and decision-makers. The limited notice provided has not allowed for a thorough evaluation of the proposed use, its operational details, or its long-term implications for the neighborhood.

Thank you for your consideration.

Enclosures:

No. 9 Precedent Example

No. 11 Rectory Description,

## Enclosure No 8.

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### Precedent Example From A Past Zoning Decision

#### Marijuana Dispensary Approval – Darien

##### Decision Summary

A marijuana dispensary was approved in Darien by a **one-vote margin**, following a zoning review process that failed to fully apply State of Illinois site-selection criteria.

##### Key Zoning Oversight

- One approved site—**8000 Cass Avenue**—was **within 100 feet of Concord Elementary School** and adjacent to a Montessori school.
- Under **Illinois state criteria**, this site **should have been eliminated** from consideration.
- Due to disruptions during the COVID period, this error was not caught before final approval.

##### Assurances Given at the Time

- At the time of approval, then-Mayor **Marchese** voted **against** allowing marijuana businesses in Darien.
- He gave public reassurance was given that it was *highly unlikely* any dispensary would pursue a Darien location.

##### Actual Outcome

- **Three years later**, a marijuana dispensary did, in fact, open at the approved Cass Avenue location.
- The site now features:
  - Prominent signage visible from **I-55**
  - Reports of occupants smoking marijuana in parked cars
  - Increased loitering and social activity in the parking lot
  - Persistent marijuana odor affecting the surrounding area
  - Impaired drivers entering and leaving

# RECTORY DEFINITION No 11

A rectory is the official residence provided by a church for its rector, parson, vicar, or parish priest. It is typically located conveniently close to the church, often immediately adjacent to the church building. <sup>w</sup> Wikipedia +2

## Types of Business Conducted in a Rectory

While primarily a home, a rectory often serves as the hub of a parish, functioning as both a residence and a base for ministry. Common "business" or activities include: <sup>w</sup> Wikipedia +1

- **Parish Administration:** Many rectories house the parish offices, where staff manage church records, schedules, and finances.
- **Pastoral Care and Counseling:** Priests often meet with parishioners, couples planning weddings, or families arranging funerals in the rectory, providing private pastoral care.
- **Administrative Meetings:** It serves as a meeting place for parish committees, council meetings, or church leadership staff.
- **Clergy Residence:** It provides housing for one or more priests or ministers, serving as their personal home, often in a community setting (common in Catholic traditions).
- **Hospitality:** Hosting visiting clergy or, on occasion, parish gatherings. <sup>w</sup> +1

## Ryan Murphy

---

**From:** Deanna Wrenn <deanna.arce@gmail.com>  
**Sent:** Friday, May 8, 2026 10:31 AM  
**To:** Mary Sullivan; Ryan Murphy  
**Cc:** Todd Wrenn  
**Subject:** 8825 Robert Rd Special Use Permit

Hi Mary and Ryan,

I live in Tara Hill North at 2225 Shannon Ct. with my husband and two kids. We attended the meeting on Thursday and have since done some additional research. My main two concerns are as follows:

1) It is unwise to lose another taxpayer, especially on a \$1.2 million house. Much of Darien is already occupied by tax-exempt entities (ex. Carmelite Campus and Argonne), and we do not want to shoulder even more of the tax burden to keep our schools and community thriving. I understand that the Carmelites own the property already, and they are tax-exempt even without the special use permit. However, if the permit is denied, I believe the chances are greater that they'd sell the property to a tax-paying family.

2) The Special Use Permit in the meeting materials states that it would allow for utilization for "rectory/residential use for approximately three to four priests, brothers, or other religious occupants."

- First of all, at the meeting, the Petitioner said there would be 3-5 priests, so they are already changing the number of occupants requested. What is the true limit?

- What is the definition of "religious occupants"? That is very broad. Could it be a recovering addict who will be living there and getting religious counseling? Honestly, I'm not very concerned about the occupants of the house. There are plenty of families in single-family homes that have issues! But as I am unfamiliar with Special Use Permits, I worry about unintended ramifications.

- Although the Petitioner says this will be used strictly for residential use, the permit also allows it to be used for a rectory, so there is nothing preventing them from using it as such in the future. A rectory often serves as the hub of a parish, functioning as both a residence and a base for ministry. So it could be used for parish administration, pastoral care and counseling, etc. That would likely introduce more traffic and congestion at our entrance. If the special use were limited to residential-only, my concerns in this area would be less.

As I reviewed the Special Use Criteria as outlined in the meeting's agenda memo, there appears to be 3-4 conflicts:

1) *"That the special use is deemed necessary for the public convenience at the location specified."* I don't see how this special use is necessary for public convenience at all, let alone at this specific location as the house is 1.5 miles away from the church. While their preference is not to renovate the existing "white house" on the property, the fact is that it is a viable option for them that would make much more sense logistically for a rectory.

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."* I believe the establishment of the special use is detrimental to the general welfare for financial reasons, as the owners would not be paying taxes. If the church decides to use the property as a true rectory (which is within the special use permit as described), it could impact public safety due to congestion at the entrance to our subdivision, especially since we do not have sidewalks. We've already experienced this recently with their renovations.

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."* Again, if they begin to use the property as a rectory, it will impede our entrance and make it more dangerous for pedestrians who

enjoy walking around the neighborhood. It could impair property values if our resulting tax bills are higher, and potentially due to the existence of the special use in the neighborhood, which I believe must be disclosed.

4) *"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."* This would again potentially be applicable if the church ends up using the property as a rectory and do not specify to visitors they should not park on the street. Again, because it is at the corner of the only entrance to our subdivision.

I hope that you will share my concerns with the Municipal Services committee and the City Council. I will also try to attend the municipal meeting on 5/26.

Thank you,  
Deanna Wrenn

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**MAY 26, 2026**

**ISSUE STATEMENT**

**2224 Donegal Drive (PIN 10-05-201-078)** – Request for approval of a variation pursuant to Section 7-5-1(C) of the City Code to allow fencing of only the portion of the rear yard immediately surrounding and associated with the chicken coop enclosure, rather than requiring fencing of the entire rear yard perimeter.

**GENERAL INFORMATION**

Petitioner:	ANANTA PANDIT
Property Owner:	PANDIT, A & P LAMSAL
Property Location:	2224 DONEGAL DR
PIN Number:	10-05-201-078
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Single Family Residence
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Unincorporated; Single Family
East:	Single Family Residence District (R-2); Single Family
South:	Single Family Residence District (R-2); Single Family
West:	Single Family Residence District (R-2); Single Family
Size of Property:	0.42 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from a single driveway on Donegal Drive.

**ATTACHMENTS**

- 1) LOCATION MAP & AERIAL IMAGE**
- 2) PLAT OF SURVEY**
- 3) JUSTIFICATION (BY PETITIONER)**

**OVERVIEW / DISCUSSION**

In 2020, the City of Darien adopted ordinances (O-19-20 & O-21-20) that regulate the raising/keeping of chickens. Per adoption of these ordinances, City Code Section 7-5-1 was created and has been included as an attachment to this memo. Pursuant to this code section, a party may obtain relief from one (1) or more of the requirements stipulated in the ordinance.

The subject property is located in the Tara Hill Subdivision on Donegal Drive, at 2224 Donegal Drive (see Attachment 1). Property owner and petitioner Ananta Pandit is requesting relief from the regulations, to allow fencing of only the portion of the rear yard immediately surrounding and associated with the chicken coop enclosure, as shown in the plat of survey (see Attachment 2).

The criteria for approving this type of request is provided below.

Relief Request – Approval Criteria:

AGENDA MEMO

*A party may obtain relief from one (1) or more of the requirements of City Code Sections 7-5-1(B)(4), 7-5-1(B)(5), and 7-5-1(B)(8) if the City Council determines:*

- a) That there are practical difficulties preventing the applicant from complying with such requirement(s). Additional expense associated with complying with Sections 7-5-1(B)(4) and (5) shall not be considered a practical difficulty justifying relief; and*
  - b) Granting the relief will not interfere with nearby owners' use and enjoyment of their properties.*
  - c) The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the relief is not granted.*
  - d) 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.*
  - e) The relief, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
  - f) The plight of the owner is due to unique circumstances.*
- 

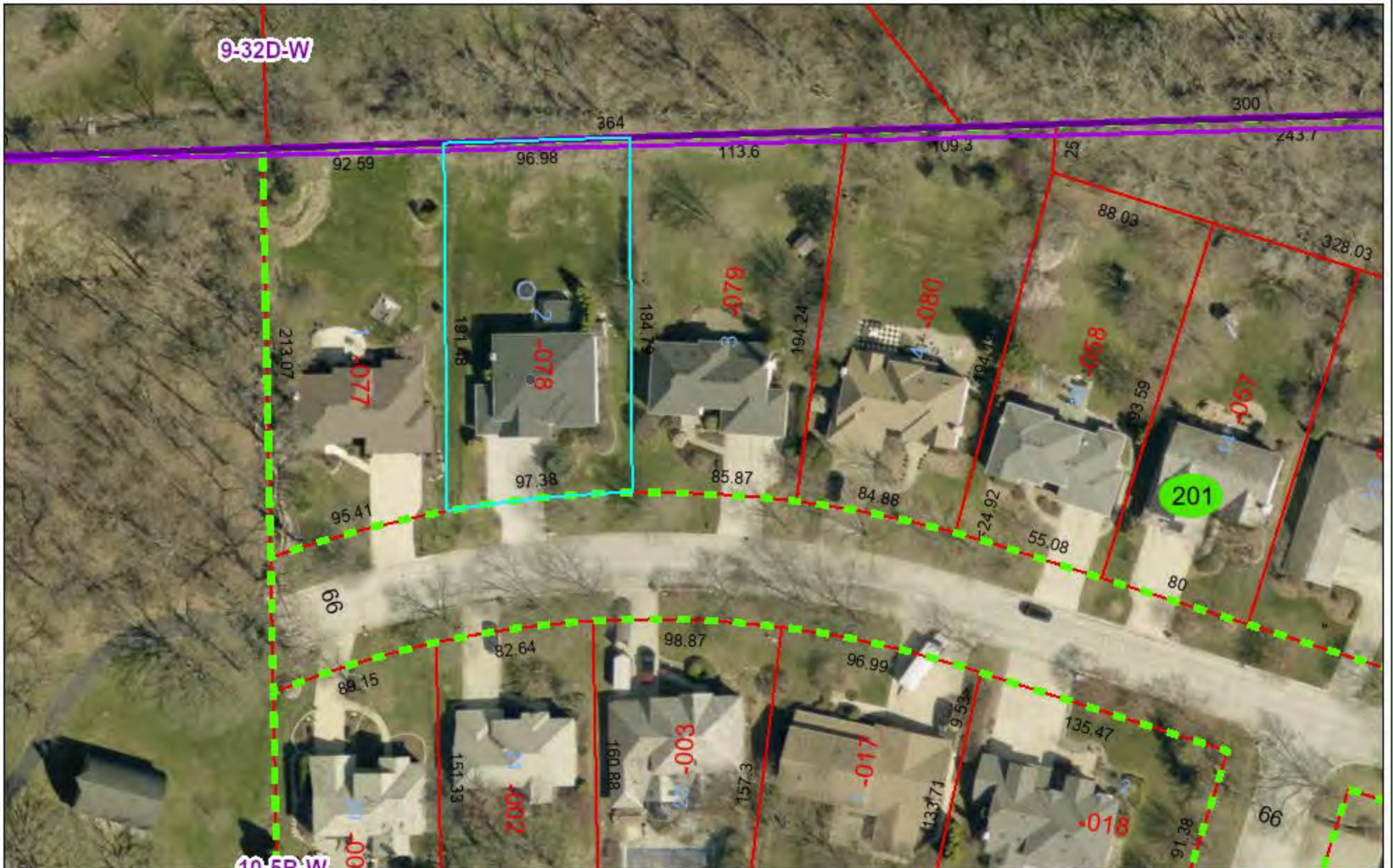
**DECISION MODE**

The Municipal Services Committee will consider this item at its meeting on May 26, 2026.

**MEETING SCHEDULE**

City Council

June 1, 2026



9-32D-W

300

364

92.59

96.98

113.6

109.3

25

243.7

88.03

328.03

97.38

85.87

84.88

55.08

80

66

82.64

98.87

96.99

135.47

10-5B-W

66

89.15

151.33

160.88

157.3

133.71

91.38

66



DuPage County  
 Information Technology Department / GIS Division  
 421 N County Farm Rd.  
 Wheaton, IL 60187

Phone: 1(630)407-5000  
 Email: [gis@dupageco.org](mailto:gis@dupageco.org)

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- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

- Regional County Boundaries
- COOK
  - KANE
  - KENDALL
  - LAKE

**LEGAL DESCRIPTION:**

LOT 2 IN THE TARA HILL NORTH RIDGE ESTATES RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 1, 2010 AS DOCUMENT R2010-131847. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

**JOB SPECIFIC SURVEYOR NOTES:**

SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THIS SURVEY IS BASED, THEY ARE TO BE DEEMED NO MORE ACCURATE AS THE DETERMINATION OF A NORTH ORIENTATION MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT, THE RESULTING BEARING BETWEEN FOUND POINTS AS SHOWN ON THIS SURVEY IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER b, PART 1270, SECTION 1270.56, PARAGRAPH b, SUBPARAGRAPH 6, ITEM K.

**GENERAL SURVEYOR NOTES:**

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

**LEGEND:**

**SURVEYOR'S LEGEND**

<b>LINE TYPES: (UNLESS OTHERWISE NOTED)</b>		<b>ARC CONDITIONING</b>		<b>ID</b>		<b>IDENTIFICATION</b>		<b>SEC</b>		<b>SECTION</b>	
BOUNDARY LINE		B/R	BEARING REFERENCE	IL	ILLEGIBLE	INST.	INSTRUMENT	SEW	SEWER	SEP	SEPTIC TANK
STRUCTURE		B.C.	BLOCK CORNER	INT.	INTERSECTION	INT.	INTERSECTION	S/GD	SET GULLIE DISC	SEW	SEWER
CENTRILINE		B/B	BACKFLOW PREVENTOR	L	LENGTH	L	LENGTH	S/RD	SET IRON ROD & CAP	S/RD	SET IRON ROD & CAP
CHAIN LINK or WIRE FENCE		B/LD	BUILDING	LBP	LICENSE # - BUSINESS	LBP	LICENSE # - BUSINESS	S/SQD	SET NAIL & DISC	S/SQD	SQUARE FEET
EASEMENT		BM	BENCHMARK	LSP	LICENSE # - SURVEYOR	LSP	LICENSE # - SURVEYOR	STY	STORY	STY	STORY
EDGE OF WATER		B/R.L	BUILDING RESTRICTION LINE	(M)	MEASURED	M R	MAP ROOM	S.T.L	SURVEY TIE LINE	S.T.L	SURVEY TIE LINE
IRON FENCE		BSMT	BASEMENT	M.E.S	MITERED END SECTION	M R	MAP ROOM	SV	SEWER VALVE	SV	SEWER VALVE
OVERHEAD LINES		(C)	CALCULATED	M	METAL PEG/SCREW	M R	MAP ROOM	S/W	SIDEWALK	S/W	SIDEWALK
SURVEY TIE LINE		C	CURVE	N.R	NON RADIAL	N R	NON RADIAL	S/W	SE WALL	S/W	SE WALL
WALL OR PARTY WALL		CATV	CABLE TV RISER	N.T.S	NOT TO SCALE	N.T.S	NOT TO SCALE	TBM	TEMPORARY BENCHMARK	TBM	TEMPORARY BENCHMARK
WOOD FENCE		C.B	CONCRETE BLOCK	O.C.S	ON CONCRETE SLAB	O.C.S	ON CONCRETE SLAB	TEL	TELEPHONE FACILITIES	TEL	TELEPHONE FACILITIES
VINYL FENCE		CHM	CHIMNEY	O.G	ON GROUND	O.G	ON GROUND	T.O.B	TOP OF BANK	T.O.B	TOP OF BANK
		C.L.F	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	OFF	OUTSIDE OF SUBJECT PARCEL	TWP	TOWNSHIP	TWP	TOWNSHIP
		C.D.	CLEAN OUT	OH	OVERHANG	OH	OVERHANG	TX	TRANSFORMER	TX	TRANSFORMER
		CONC	CONCRETE	OH	OVERHEAD LINES	OH	OVERHEAD LINES	TYF	TYPICAL	TYF	TYPICAL
		COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	ON	INSIDE OF SUBJECT PARCEL	U.R	UTILITY RISER	U.R	UTILITY RISER
		C/S/W	CONCRETE SIDEWALK	O.R.B	OFFICIAL RECORD BOOK	O.R.B	OFFICIAL RECORD BOOK	W.C	WITNESS CORNER	W.C	WITNESS CORNER
		C.V.G	CONCRETE VALLEY GUTTER	O.R.V	OFFICIAL RECORD VOLUME	O.R.V	OFFICIAL RECORD VOLUME	W/F	WATER FILTER	W/F	WATER FILTER
		C/L	CENTER LINE	O.V	OVERALL	O.V	OVERALL	W/P	WOODEN FENCE	W/P	WOODEN FENCE
		C/P	COVERED PORCH	O.S	OFFSET	O.S	OFFSET	W.M	WATER METER/VALVE BOX	W.M	WATER METER/VALVE BOX
		C/S	CONCRETE SLAB	(P)	PLAT	(P)	PLAT	W.V	WATER VALVE	W.V	WATER VALVE
		D	DEED	P.A	PLAT BOOK	P.A	PLAT BOOK	V.F	VINYL FENCE	V.F	VINYL FENCE
		D.F	DRAIN FIELD	P.C	POINT OF CURVATURE	P.C	POINT OF CURVATURE				
		D.H	DRILL HOLE	P.C.C	POINT OF COMPOUND CURVATURE	P.C.C	POINT OF COMPOUND CURVATURE				
		D/W	DRIVEWAY	P.C.P	PERMANENT CONTROL POINT	P.C.P	PERMANENT CONTROL POINT				
		ELEV	ELEVATION	P.E	PIVOT EQUIPMENT	P.E	PIVOT EQUIPMENT				
		ENCL	ENCLOSURE	P.O	PAGE	P.O	PAGE				
		ENT	ENTRANCE	P.I	POINT OF INTERSECTION	P.I	POINT OF INTERSECTION				
		EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR				
		E.O.P	EDGE OF PAVEMENT	PLT	PLANTER	PLT	PLANTER				
		E.O.W	EDGE OF WATER	P.O.B	POINT OF BEGINNING	P.O.B	POINT OF BEGINNING				
		EUB	ELECTRIC UTILITY BOX	P.O.C	POINT OF COMMENCEMENT	P.O.C	POINT OF COMMENCEMENT				
		(F)	FIELD	PP	PINCHED POLE	PP	PINCHED POLE				
		FCM	FOUND CONCRETE MONUMENT	P.P.C	POINT OF REVERSE CURVATURE	P.P.C	POINT OF REVERSE CURVATURE				
		F/H	FOUND DRILL HOLE	P.P.M	PERMANENT REFERENCE MONUMENT	P.P.M	PERMANENT REFERENCE MONUMENT				
		FF	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER	PSM	PROFESSIONAL SURVEYOR AND MAPPER				
		FP	FOUND IRON PIPE								
		FPIC	FOUND IRON PIPE & CAP								
		FR	FOUND IRON ROD	PT	POINT OF TANGENCY	PT	POINT OF TANGENCY				
		FRIC	FOUND IRON ROD & CAP	R	RADIUS or RADIAL	R	RADIUS or RADIAL				
		FN	FOUND NAIL	(R)	RECORD	(R)	RECORD				
		FNAD	FOUND NAIL AND DISC	RGE	RANGE	RGE	RANGE				
		FN2	FOUND NAIL	RES	RESIDENCE	RES	RESIDENCE				
		FPN	FOUND PAPER, GALVAN NAIL	R/W	RIGHT OF WAY	R/W	RIGHT OF WAY				
		FPNAD	FOUND PAPER, GALVAN NAIL & DISC	(S)	SURVEY	(S)	SURVEY				
		FRSDFC	FOUND RAILROAD SPIRE	S.B.L	SET BACK LINE	S.B.L	SET BACK LINE				
		GAR	GARAGE	S.C.L	SURVEY CLOSURE LINE	S.C.L	SURVEY CLOSURE LINE				
		GM	GAS METER	SCR	SCREEN	SCR	SCREEN				

**ELECTRONIC SIGNATURE:**

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

**PRINTING INSTRUCTIONS:**

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
  2. Select a printer with legal sized paper.
  3. Under "Print Range", click select the "All" toggle.
  4. Under the "Page Handling" section, select the number of copies that you would like to print.
  5. Under the "Page Scaling" selection drop down menu, select "None."
  6. Uncheck the "Auto Rotate and Center" checkbox.
  7. Check the "Choose Paper size by PDF" checkbox.
  8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
  2. Choose "Quality" from the options.
  3. Change from "Auto Color" or "Full Color" to "Gray Scale".

**OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:**

**EXACTA**

**25% off**  
(UP TO \$500)

**FUTURE SURVEYING SERVICES ON THIS PROPERTY\***

\*Offer valid for fence stakeouts and additions to the existing structures only.



PROPERTY ADDRESS: 2224 DONEGAL DRIVE DARIEN, ILLINOIS 60561

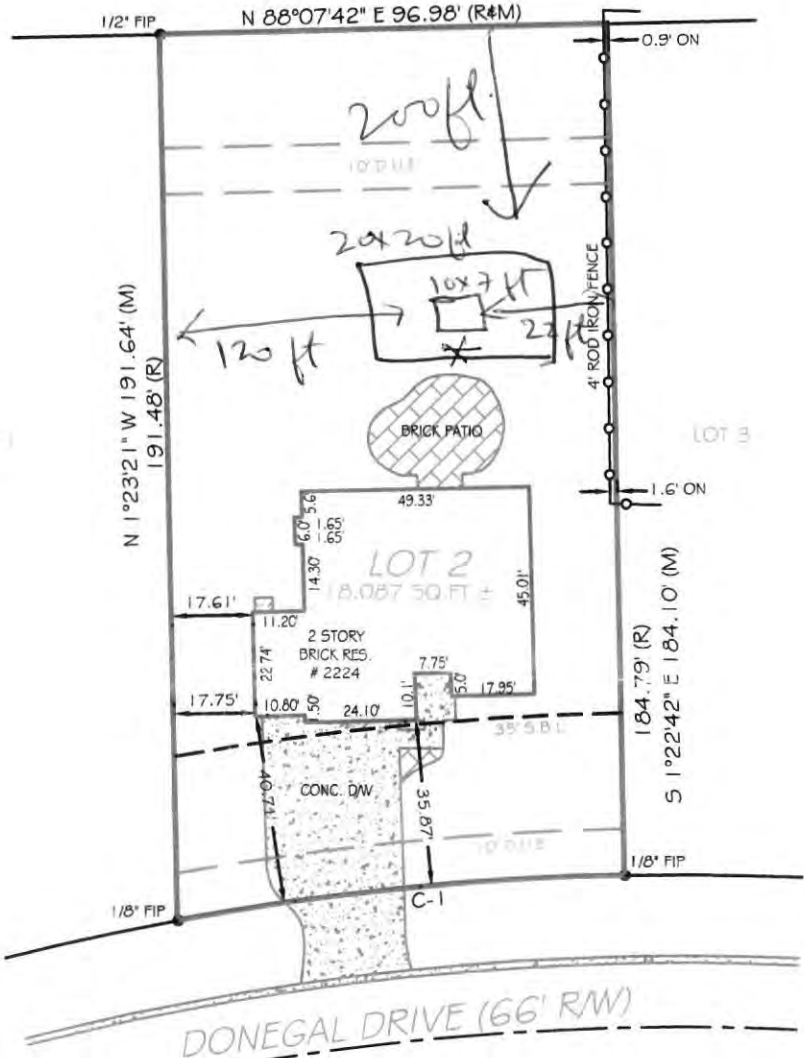
SURVEY NUMBER: IL1705.5931

FIELD WORK DATE: 6/8/2017

REVISION DATE(S): (REV.0 6/12/2017)

17055931  
BOUNDARY SURVEY  
DUPAGE COUNTY

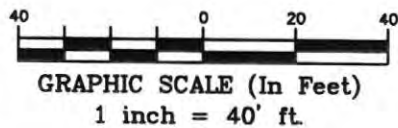
LOT 2 IN THE TARA HILL NORTH RIDGE ESTATES RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 1, 2010 AS DOCUMENT R2010-131847. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.



C-1  
R = 603.00' (R#M)  
L = 97.38' (R#M)  
Δ = 9°15'19" (R#M)  
CH = N 83°40'49" E, 97.30' (R#M)

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 12TH OF JUNE, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2018  
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER:

DATE: 6/12/2017

BUYER: ANANTA AND PARINA LAMSAL

SELLER: RAJNEESH AND AMITA SALWAN

CERTIFIED TO: ANANTA AND PARINA LAMSAL; WHEATLAND TITLE GUARANTY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; BANK OF AMERICA, N.A.; ITS SUCCESSORS AND/OR ASSIGNS

Exacta Property Supports

## THE cara PROGRAM

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**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.

*cost of fencing entire plot is way too high*

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

*not cost effective to fence entire plot for small number of flock*

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

*it is entirely behind the house*

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.

*with rising cost of living, expenses for entire fence puts financial constraint*

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.

*N/A*

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.

*just a covered fence around the coop.*

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.

*size of property is big, it will not affect any of the neighbors*

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.

*Agreed.*

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

*Agreed.*

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.

*Yes*

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**MAY 26, 2026**

**ISSUE STATEMENT**

**2208 Carlow Drive (PIN 10-05-202-045)** – Request for approval of variations pursuant to Section 7-5-1(C) of the City Code to allow reduced setbacks and alternative screening measures for a proposed chicken coop, permitting the structure to be located adjacent to an existing accessory structure and screened through landscaping in lieu of a required privacy fence.

**GENERAL INFORMATION**

Petitioner:	DAVID MEKHIEL
Property Owner:	MEKHIEL, DAVID & DIANA
Property Location:	2208 CARLOW DR
PIN Number:	10-05-202-045
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Single Family Residence
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Single Family Residence District (R-2); Single Family
East:	Unincorporated; Single Family
South:	Single Family Residence District (R-2); Retention Pond
West:	Single Family Residence District (R-2); Single Family
Size of Property:	0.53 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from a single driveway on Carlow Drive.

**ATTACHMENTS**

- 1) LOCATION MAP & AERIAL IMAGE**
- 2) PLAT OF SURVEY**
- 3) CITY CODE SECTION 7-5-1, CHICKENS**

**OVERVIEW / DISCUSSION**

In 2020, the City of Darien adopted ordinances (O-19-20 & O-21-20) that regulate the raising/keeping of chickens. Per adoption of these ordinances, City Code Section 7-5-1 was created and has been included as an attachment to this memo. Pursuant to this code section, a party may obtain relief from one (1) or more of the requirements stipulated in the ordinance.

The subject property is located in the Tara Hill Subdivision on Carlow Drive, at 2208 Carlow Drive (see Attachment 1). Property owner and petitioner David Mekhiel is requesting relief from the regulations, to allow fencing of only the portion of the rear yard immediately surrounding and associated with the chicken coop enclosure, as shown in the plat of survey (see Attachment 2).

A copy of the code section and standards for chicken/hen keeping is attached (see Attachment 3). The criteria for approving this type of request is provided below.

Relief Request – Approval Criteria:

*A party may obtain relief from one (1) or more of the requirements of City Code Sections 7-5-1(B)(4), 7-5-1(B)(5), and 7-5-1(B)(8) if the City Council determines:*

- a) That there are practical difficulties preventing the applicant from complying with such requirement(s). Additional expense associated with complying with Sections 7-5-1(B)(4) and (5) shall not be considered a practical difficulty justifying relief; and*
  - b) Granting the relief will not interfere with nearby owners' use and enjoyment of their properties.*
  - c) The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the relief is not granted.*
  - d) 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.*
  - e) The relief, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
  - f) The plight of the owner is due to unique circumstances.*
- 

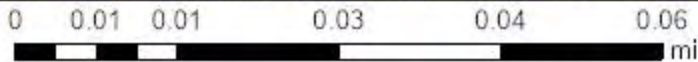
**DECISION MODE**

The Municipal Services Committee will consider this item at its meeting on May 26, 2026.

**MEETING SCHEDULE**

City Council

June 1, 2026



DuPage County  
 Information Technology Department / GIS Division  
 421 N County Farm Rd.  
 Wheaton, IL 60187

Phone: 1(630)407-5000  
 Email: [gis@dupageco.org](mailto:gis@dupageco.org)

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DuPage County Web Site  
<https://www.dupagecounty.gov>



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Regional County Boundaries

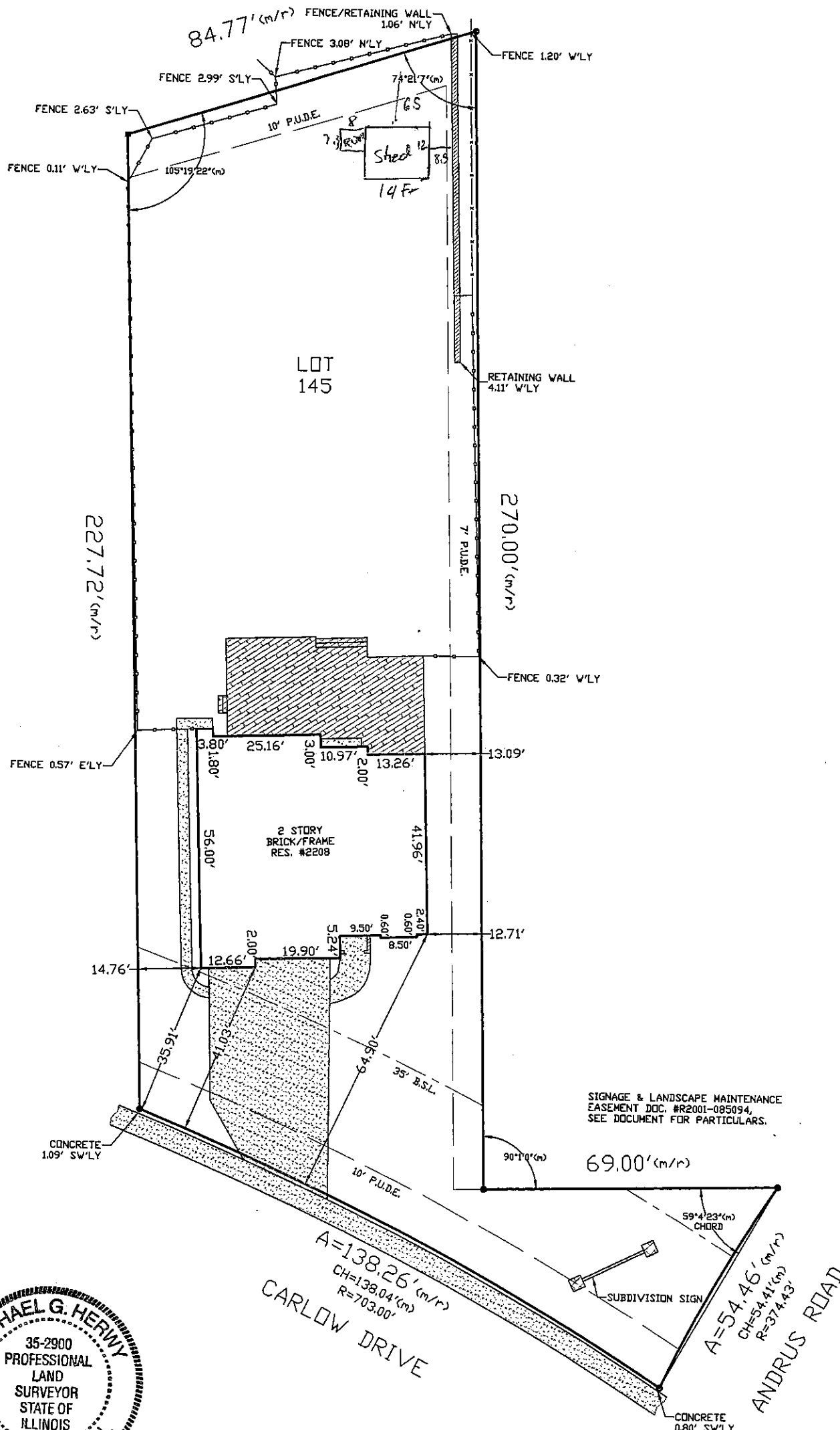
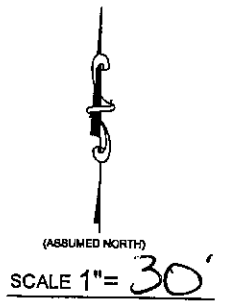
- COOK
- KANE
- KENDALL
- LAKE

# Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973  
 P.O. Box 810 Bolingbrook, IL 60440  
 PH: 630-759-0205 FAX: 630-759-9291

## PLAT OF SURVEY

LOT 145 IN GALLAGHER & HENRY'S TARA HILL UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1990 AS DOCUMENT R90-058422, IN DUPAGE COUNTY, ILLINOIS.



State of Illinois }  
 County of Will }SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 19TH day of JULY, A.D., 2017,  
 at Bolingbrook, Illinois.

FIELDWORK DATE: JULY 10, 2017

*Michael G. Herwy*  
 Illinois Professional Land Surveyor No. 35-002900  
 License Expires: November 30, 2018

CLIENT: SORIANO-LOCKE

JOB NO.: 79090-17

**LEGEND:**  
 (NOT TO SCALE)

	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/ PVC		ENCLOSED COVERED
	SET		IRON PIPE
	IRON PIPE		REBAR/ROD
	PK NAILS AS NOTCH		CROSS
	CHAIN LINK FENCE		NOTCH
	WOOD FENCE		
	ALL OTHER FENCE TYPES		

**ABBREVIATIONS:**  
 A = ARC LENGTH  
 R = RADIUS  
 CH = CHORD LENGTH  
 (r) = RECORD VALUE  
 (m) = MEASURED VALUE  
 B.S.L. = BUILDING SETBACK LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
 N'LY = NORTHERLY  
 S'LY = SOUTHERLY  
 E'LY = EASTERLY  
 W'LY = WESTERLY  
 TYP = TYPICAL

**NOTES:**  
 1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR OED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

**7-5-1: CHICKENS:****(A) Definitions:**

CHICKEN(S):	The common domestic fowl.
COOP:	A coop, building, pen or other enclosure, with or without an enclosed pen or hen yard, that is designed, constructed and maintained to confine fowl within the coop and to prevent access by predators and trespassers.
FOWL:	Any domesticated egg-laying chicken hen and shall exclude all roosters and chicken hens that have ceased laying eggs.
HEN:	A female chicken.
POULTRY:	Domestic fowl, such as chickens, turkeys, ducks, and geese.
ROOSTER:	A male chicken.

**(B) Requirements; Permits, Fees And Penalties:**

1. The raising/keeping of hens shall be permitted on all single-family detached single-family residential zoning lots containing a minimum of six thousand (6,000) square feet as an accessory use.
2. A maximum of six (6) hens shall be permitted.
3. All hens shall be kept within a coop consisting of a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent hens from encroaching onto neighboring properties.
4. An outdoor area a minimum of ten (10) square feet per hen will be required and a maximum of one hundred fifty (150) total square feet will be permitted for both the covered enclosure/structure and outdoor area. The total height of a coop may not exceed seven feet (7').
5. All enclosures/structures shall be located a minimum of twenty feet (20') from all lot lines.
6. All hens and enclosures/structures shall be kept/located in the rear yard only.
7. All areas where hens are kept shall be clean and well maintained on a daily basis, with little to no accumulation of waste. In addition, all areas where hens are kept shall not produce or cause odors that are detectable on adjacent properties. All feed shall be kept in a sealed metal container. All electrical appliances shall be UL listed and clearly labeled.
8. Perimeter fencing six foot (6') high, privacy/solid fencing shall be required around the entire rear yard.
9. Humane conditions are to be maintained year round.
10. Roosters are prohibited.
11. Slaughtering is prohibited.
12. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
13. An initial hen permit shall be required for approval of hens, coops, and required fencing. Permit application shall be authorized by owner of property. Permit authorizes City staff to inspect property for compliance when deemed necessary. Permit approval is required prior to obtaining hens. The perimeter fence required by subsection (B)8 shall be installed prior to construction of the coop.
14. A hen permit issued by the City with a one-time fee of twenty five dollars (\$25.00) shall be required. A renewal permit/registration shall be required each year thereafter, with an additional fee of ten dollars (\$10.00).
15. A hen permit issued under this article shall be revoked upon the commission of three (3) violations within a period of twelve (12) months. If the permit is revoked, the property shall not be eligible for a permit for one year after revocation. Any enclosure/structure shall be required to be removed within fifteen (15) days of revocation.
16. Sales of egg(s) or hen(s) or anything related to chicken keeping is not allowed.
17. On or prior to May 1, 2021 all nonconforming properties must be brought into conformance with the keeping of hens regulations of this article. On or prior to March 1, 2021 residents with chickens and no existing privacy fence, will be required to show proof of contract for privacy fence. This period is for all purposes deemed an appropriate amortization period for each and every nonconforming property presently located within the corporate limits of the City or hereinafter located within the City by reason of annexation into the City of the lot or parcel on which the uses are located.

**(C) Relief From Certain Requirements:**

1. A party may obtain relief from one (1) or more of the requirements of Sections 7-5-1(B)(4) and (5) if the City Council determines:
  - (a) That there are practical difficulties preventing the applicant from complying with such requirement(s). Additional expense associated with complying with Sections 7-5-1(B)(4) and (5) shall not be considered a practical difficulty justifying relief; and
  - (b) Granting the relief will not interfere with nearby owners' use and enjoyment of their properties.

(c) The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the relief is not granted.

(d) 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.

(e) The relief, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.

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

2. Any party seeking such relief shall file a request in writing, setting forth the relief requested and the basis for the request. If practicable, the request should include a drawing or photograph of the proposed improvement. No particular form is required. If the applicant is a tenant, the owner of the property must consent to the request in writing.

3. The matter will be referred to the Municipal Services Committee for review and recommendation to the City Council.

4. Upon receipt of the request, City staff will notify all property owners within one hundred twenty five feet (125') of the property for which relief is sought, as measured property line to property line, of the date that the request will be considered by the Committee. The notification shall be either by personal delivery or first class mail and shall include a copy of the request.

5. Following receipt of the Committee's recommendation, the Council will then by motion either grant the request (with or without conditions) or deny the request. The decision of the Council is final.

6. A party who had an operational coop and perimeter fencing or vegetation screening around the entire rear yard as of October 5, 2020 is also eligible to seek relief from Section 7-5-1(B)(8). (Ord. 0-19-20, 10-5-2020; amd. Ord. O-21-20, 11-2-2020)

**MINUTES**  
**CITY OF DARIEN**  
**MUNICIPAL SERVICES COMMITTEE**

**Monday, April 27, 2026**

**PRESENT:** Alderman Thomas Belczak – Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

**ABSENT:** None

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

**Establish Quorum**

Chairperson Thomas Belczak called the meeting to order at 6:00 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

**Old Business**

There was no old business to discuss.

**New Business**

**h. PZC-26-4 – Special Use, Variations, Preliminary Plat of Subdivision, Minor PUD  
Amendment (Core Acquisitions, LLC)**

Mr. Ryan Murphy, City Planner, stated that there would be multiple variations at the old TGIF location, which they would demo to build Dutch Bros and Andy's Custard. He stated that the businesses would own their own pad but have shared access and cross-parking. He further stated that a PUD had approved the whole shopping center, and that the variations would be to facilitate each restaurant and would be required for the site. Mr. Murphy explained each of the variations and the design for each business. He stated that staff had recommended fencing around the walk-up areas, but the PZEDC felt the landscaping was sufficient and no fence would be needed. Mr. Murphy further clarified that staff did not anticipate any issues.

Alderman Ralph Stompanato questioned if there would be a backup of cars.

Mr. Murphy stated that Dutch Bros would have an opening team to coordinate traffic control with the police department, and he was confident they would be able to manage the traffic. He added that Dutch Bros would be busy earlier in the day and Andy's would be busy later in the day.

Mr. Dan Gombac, Director, stated that this was great for economic development, and that it would bring good foot traffic to the shopping center and a boost to the environment.

Mr. Murphy stated that they had submitted an economic incentive request which would be discussed at a later date.

There was some discussion regarding the ingress/egress.

Chairperson Belczak stated that they should consider requesting a light timing change in the future, and that he had some concerns the traffic may get backed up.

Mr. Murphy stated that they had asked if the traffic was analyzed and that the city engineer offered to write a letter.

Mr. Gombac stated that he would gather some information regarding traffic improvements in that area.

**Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-4 – Special Use, Variations, Preliminary Plat of Subdivision, Minor PUD Amendment (Core Acquisitions, LLC).**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

Mr. Murphy explained the next steps to the petitioner. There was some discussion regarding the lot ownership.

**f. PZC-26-6 – Variation (Husain Koita – 2505 75<sup>th</sup> Street)**

Mr. Murphy stated that the neighbors of the property expressed that they would not want a fence, and the property owner agreed to plant arbovitae as a green fence instead. He stated that there had been many comments in support of this variation, and that the PZEDC unanimously recommended approval.

Alderman Stompanato questioned if the petitioner would still have the right to put a fence up if they chose to do so.

Mr. Murphy confirmed that they would still be allowed to.

Chairperson Belczak stated that they would not always have the same owners, and questioned if they would tie the variation in with the owners of the property or with the property itself.

Mr. Gombac stated that in perpetuity, they would record something regarding the variation, and that the owner would have the right to change back to a solid fence, but the homeowners would not be privy to additional demands. He stated that staff looked at it as this is the property owner, and they came to an agreement with the resident for the time being. He further stated that if and when the resident moves out and a new resident comes in, they can put a fence up, but it won't be mandated. Mr. Gombac reported that they would record and talk to the city attorney, and that the agenda memo would stand based on the variation that was always on record.

Mr. Murphy stated that they would probably do a resolution if they express to the property owner in a document that they are entitled to a zoning fence. He stated that it was important to have this conversation on record to refer back to.

Chairperson Belczak reiterated that they would not always be the same two owners.

Alderman Stompanato stated that they wouldn't want to penalize the owner for trying to do the right thing, and that the homeowner on the other side would also be entitled to a fence.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer to approve PZC-26-6 – Variation (Husain Koita – 2505 75<sup>th</sup> Street).**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

Mr. Gombac included for the record an email from Alderman Eric Gustafson stating his strong recommendation for approval of this item.

**g. PZC-26-5 – Special Use, & Variations – Time Extension (Indvestia Darien, LLC – 7409 Cass Avenue)**

Mr. Murphy stated that they had approved a time extension last year and the only difference this year is that they are under contract with a coffee shack called Mudslingers. He stated that they provided a letter of intent, but may have to come back if they don't comply with the approved site plan.

Alderman Stompanato questioned why there was a no vote at the Planning and Zoning meeting.

Mr. Murphy stated that it was due to a traffic concern, but that a traffic study had been conducted for a proposed coffee shop.

Mr. Gombac stated that he would be more concerned about the county roadway.

Chairperson Belczak questioned why they were bringing in more coffee shops.

Mr. Murphy stated it was a different clientele and Mr. Gombac confirmed it was just business competition.

There was some discussion regarding the different coffee businesses.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato to approve PZC-26-5 – Special Use, & Variations – Time Extension (Indvestia Darien, LLC – 7409 Cass Avenue).**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

**i. Ordinance – Text amendments to Title 7 (Health and Sanitation) to clarify existing outdoor storage standards for trash bins under Section 7-1-5(B) of the City Code.**

Mr. Murphy stated that he had a discussion with the administrative hearing officer who said that someone a city-approved LRS-issued container, he would have a hard time finding them liable for the violation. He stated that they cleaned up the ordinance so they specifically mention that residential carts and totes would still have to be inside pre-manufactured containers or other as approved by Mr. Gombac, with the intent being that the bins are not visible from the street. He further stated that it was rare to go to court on this issue, that they were trying to be more informative and penalties are very light, so they would be ensuring that if the situation came up, the text in the ordinance would more clearly describe a container of certain dimensions that would hold the trash cans, and anything alternatively constructed would need approval from Mr. Gombac or his designee.

Mr. Gombac reported that this bin effect would help especially with the homes in wards two and seven because of the way the grade on some the homes are, that it may be difficult to get the trash cans to the side of the house. He reported that the text amendment had designated a model number that is either not available or hard to find, so they made it more generic in the revision by including the size.

Mr. Murphy stated that some models of homes have a slope without a functional side yard, which causes cans to be placed in front of the garage, and that they receive weekly complaints about this.

Alderman Stompanato questioned if people complain about cans in front of the garage.

Mr. Gombac confirmed that they do.

Alderman Stompanato stated that he feels that 80% of Hinsbrook would be in violation. He questioned why they would have to hide two plastic containers in one big container.

Mr. Murphy stated that this came from some research and discussion with Mr. Gombac, and that before LRS there were different sizes of cans and trash bags. He stated that sometimes trash cans are overfilled and there are concerns about rodents. He further stated that some issues have persisted, but the original intent was for different containers.

Alderman Stompanato stated that there used to be bins all over the neighborhood, and that he understood having an ordinance for unsightly or overflowing garbage. He questioned why having two bins was bad, but one bin was acceptable.

Mr. Murphy stated that they have to enforce the code.

Mr. Gombac stated that this has been a vetted issue, and that with code enforcement, they have been resolving issues over the years.

Alderman Stompanato stated that if people have two LRS containers, they should just have to keep them clean and place wherever. He questioned where one would buy the specified large container size.

Mr. Gombac stated that they used to have a model number, but that size can be found at Home Depot.

Alderman Stompanato stated that this can be very costly, and he questioned why one should have to pay for a new giant bin to put their existing bins in, when they already look clean and nice.

Mr. Gombac stated that the Committee could bring the proposal back to City Council to workshop.

Alderman Stompanato stated that he would be happy to workshop it, and that he was not in favor of the current proposal.

Alderman Ted Schauer stated that the original ordinance was prior to LRS, and that current bins look better than anything used before, but some houses were not designed for garbage. He agreed with Alderman Stompanato, and added that anything is an improvement and needs to be an open discussion. He further questioned what they would do in the future.

Mr. Murphy stated that staff could present a revised ordinance to bring back as a new item.

Chairperson Belczak stated that it would not be a bad idea to come back with a comparison to other communities.

Alderman Schauer stated that not every house would have the capability to hide cans off the driveway, but they could talk about some houses asking for an exception.

Mr. Gombac stated that it would be very difficult to police.

Alderman Stompanato stated that if the amendment were to pass, there had not been any information regarding yard waste.

Mr. Gombac stated that there would be a yard waste container, and that they typically are only in front for a day or two. He stated that he would recommend presenting the item under new business at City Council to further deliberate.

Chairperson Belczak stated that it would not hurt to pass the text amendment, that they would still revisit it.

Mr. Murphy stated that even if the motion failed, it would still go to Council.

Alderman Stompanato stated that if they would put this in place just to let code enforcement ticket, he was definitely against it.

Mr. Murphy confirmed that the ordinance would be to enforce.

Alderman Stompanato stated that no matter what, the ordinance needs to change.

Mr. Gombac stated that they could vote on the text a amendment for stronger clarification and availability of a specification.

Mr. Murphy reiterated that the current rule is badly worded.

The Committee agreed that the ordinance made sense before they had LRS.

Mr. Gombac suggested that they forward with a vote, bring it to new business and discuss with the Council.

There was some discussion regarding green waste.

**Alderman Schauer made a motion, seconded by Alderman Belczak to approve an Ordinance – Text amendments to Title 7 (Health and Sanitation) to clarify existing outdoor storage standards for trash bins under Section 7-1-5(B) of the City Code.**

**Upon voice vote, the MOTION FAILED 1-2.**

**AYE: Schauer**

**NAY: Belczak, Stompanato**

Mr. Gombac confirmed that he would discuss the issue with the Mayor, and they would address it at City Council.

- a. Motion – Authorizing the purchase of one (1) new Finn T60T Hydroseeder from Burris Equipment in an amount not to exceed \$45,576.25.**

Mr. Gombac reported that this item had been discussed at the budget meeting, and that it would be a great use for the department. He reported that hydroseed is a slurry mix with seed and nutrients to promote grass growth and health, and that it would be cost effective compared to sod. He further reported that the product would guarantee grass growth in the rights-of-way, and would be part of a joint co-op. Mr. Gombac further explained that they would no longer need straw, that it would be self-contained, and that it would help the grass that had been damaged due to salt.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the purchase of one (1) new Finn T60T Hydroseeder from Burris Equipment in an amount not to exceed \$45,576.25.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

- b. Motion – Accepting the proposal of a 12-month subscription renewal for the Mini-Road Weather Information Systems sensors from Frost Solutions, LLC, in an amount not to exceed \$19,600.**

Mr. Gombac reported that this was a renewal of a 12-month subscription for cameras placed around town to capture real time events at live intersections. He reported that the sensors would capture the road temperature and determine how they should treat the roads, which provided good forecasting.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato accepting the proposal of a 12-month subscription renewal for the Mini-Road Weather Information Systems sensors from Frost Solutions, LLC, in an amount not to exceed \$19,600.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

- c. Motion – Authorizing the purchase of one new model 1599-FB flatbed trailer from Sauber Manufacturing Company in an amount of \$38,506.00, and plates and registration in an amount not to exceed \$350.**

Mr. Gombac reported that this would be a trailer used for future shoring to protect from cave-ins. He reported that the trailer would increase in price if they waited to purchase it, so a letter of intent was provided. He further explained that the trailer would be used specifically for shoring equipment.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing the purchase of one new model 1599-FB flatbed trailer from Sauber Manufacturing Company in an amount of \$38,506.00, and plates and registration in an amount not to exceed \$350.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

- d. Motion – Authorizing the purchase of one new ten-ton dovetail trailer, from A&W Truck and Trailer for \$15,248.00**

Mr. Gombac reported that this would replace a 2010 trailer that had a good life, but it was time for a replacement.

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato authorizing the purchase of one new ten-ton dovetail trailer, from A&W Truck and Trailer for \$15,248.00.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

- e. Motion – Authorizing a proposal for retrofitting the reheat coils on the Variable Air Volume (VAV) Boxes for the Police Department HVAC system, to Amber Mechanical Contractors in an amount not to exceed \$20,532.56.**

Mr. Gombac reported that the agreement with Amber would be for five years for maintenance and discounted parts and labor. He reported that in 2017 they had refurbished the HVAC at the Police Department, which is a more intricate set up that adjusts the air based on what the temperature should be. He further reported that there had been alarms and system shut downs, and the repairs should be done every three to five years.

There was some clarification regarding the budget. Mr. Gombac confirmed that the proposal would make maintenance easier and more economical.

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

**Alderman Stompanato made a motion, seconded by Alderman Schauer authorizing a proposal for retrofitting the reheat coils on the Variable Air Volume (VAV) Boxes for the Police Department HVAC system, to Amber Mechanical Contractors in an amount not to exceed \$20,532.56.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

**j. Minutes – March 23, 2026 Municipal Services Committee**

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

**Alderman Schauer made a motion, seconded by Alderman Stompanato to approve the March 23, 2026 Municipal Services Committee Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.**

**Director's Report**

Mr. Gombac reported that he had a contract for the Plainfield wall, that all the players were set, and that they had a pre-construction meeting. He reported they were targeting a completion by the end of September. There were some questions regarding staging.

He reported that the Shell on Cass would be done in about two months.

He reported that they were in a negotiation with Darien Club regarding concrete curb and gutter, and that they had settled with Suburban.

He reported that the condo project on Plainfield had resubmitted their plans and would have to come back for approval.

He reported that the digital sign on Plainfield and Cass would be repaired very soon.

**Next Scheduled Meeting**

Chairperson Belczak announced that the next meeting is scheduled for Tuesday, May 26, 2026.

**ADJOURNMENT**

With no further business before the Committee, Alderman Stompanato made a motion, seconded by Alderman Schauer to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:24 p.m.

**RESPECTFULLY SUBMITTED:**

X

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Thomas Belzak  
Chairman

X

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Ted Schauer  
Alderman

X

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Ralph Stompanato  
Alderman