

April 5, 2021

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

**RE: Darien Heights
2305 Sokoi Court**

Jordan,

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

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


Bernard Shipper, Manager
Shipper Columbus LLC

Enclosures

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

Darien Heights Residences
2305 Sokol Court

Discussion Items

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

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

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

Question 2 Is your Rental Community Subsidized Housing?

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

Question 3 **Ownership and Developer**

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

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

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

Question 5 What amenities do you have?

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

Question 6 What are your Architectural Details?

Answer A **Exterior**

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

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

Answer B **Interior**

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

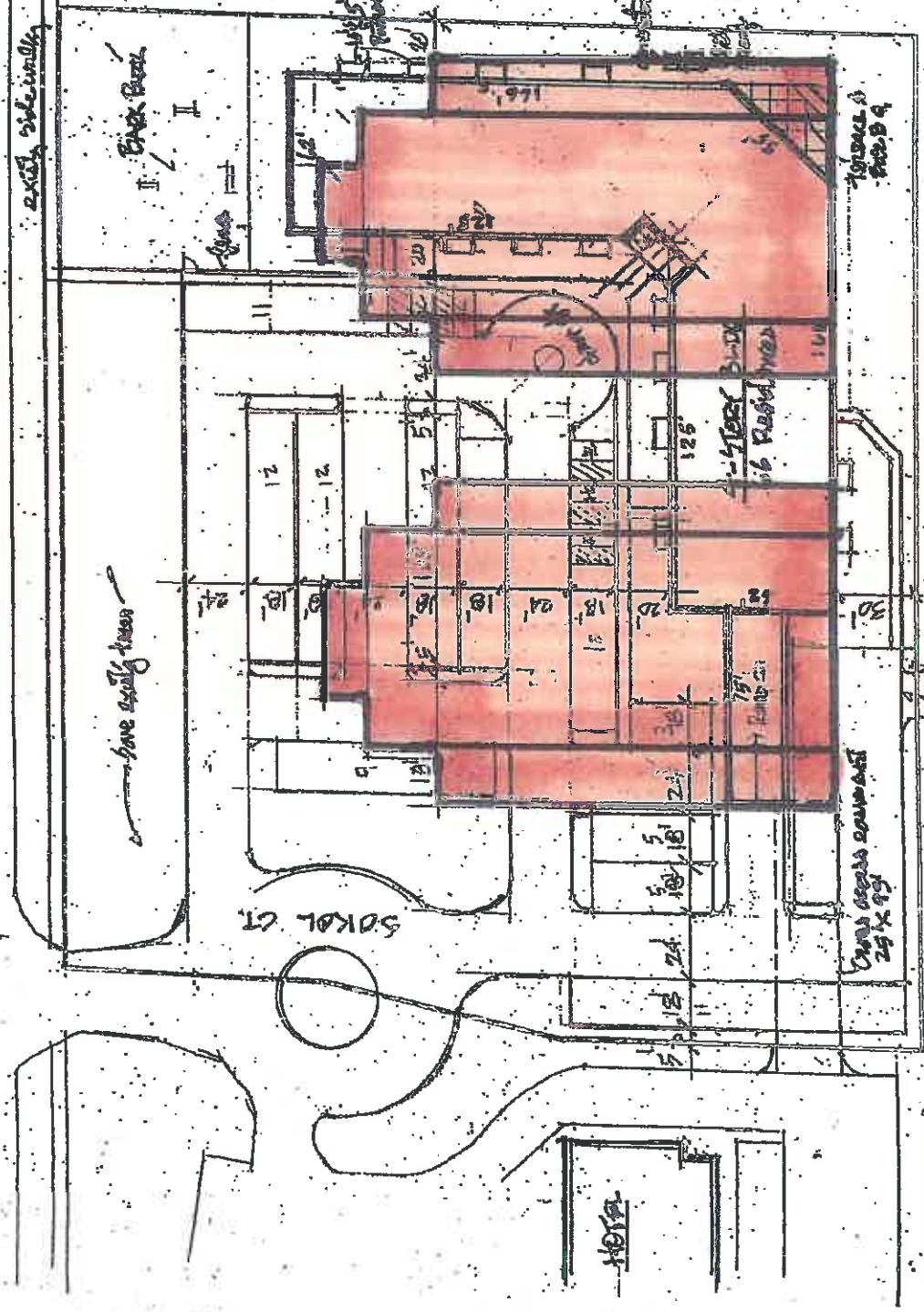
All Units will have WI-FI and touchless Corridor Door – Building Front Door is also Touchless. Each unit is a Smart Unit for Lights, Heating/Cooling and Thermostat.

114-277

5. FRONTAGE RD

EXISTING SIDEWALK

LINE EXISTING FENCE



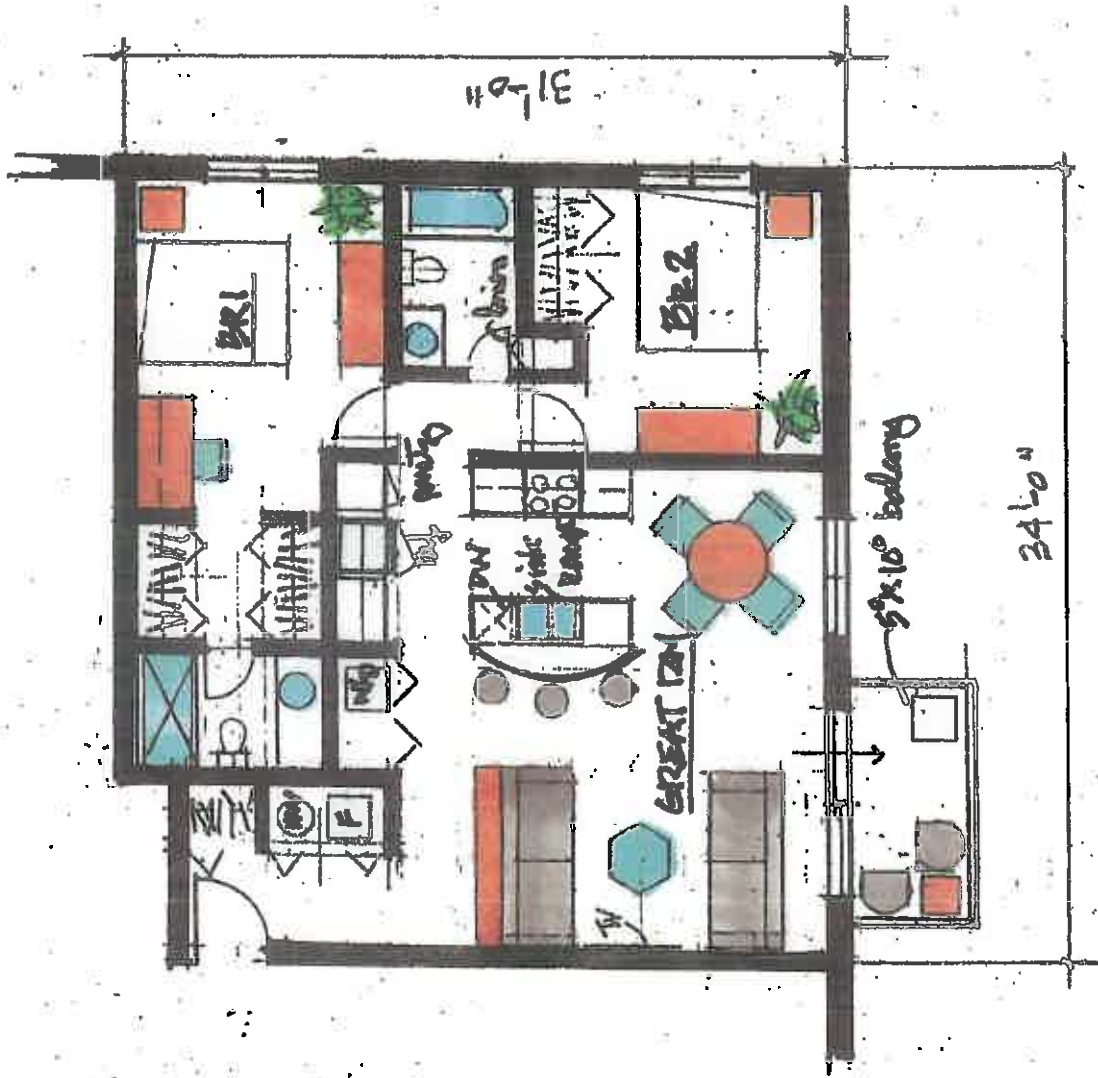
Parking or

SITE PLAN 1/25/55

THE HIGHLANDS CONDOMINIUMS OVERLAY

CONCRETE DRIVEWAY 25 X 99

Sheet 5



31'-0"

34'-0"

'A' - 2 BR 2 Ba (1054sq) V0 11/21/20

DARREN HIGGS RESIDENCES
 2305 SOKOL CTR. DARIEN, IL



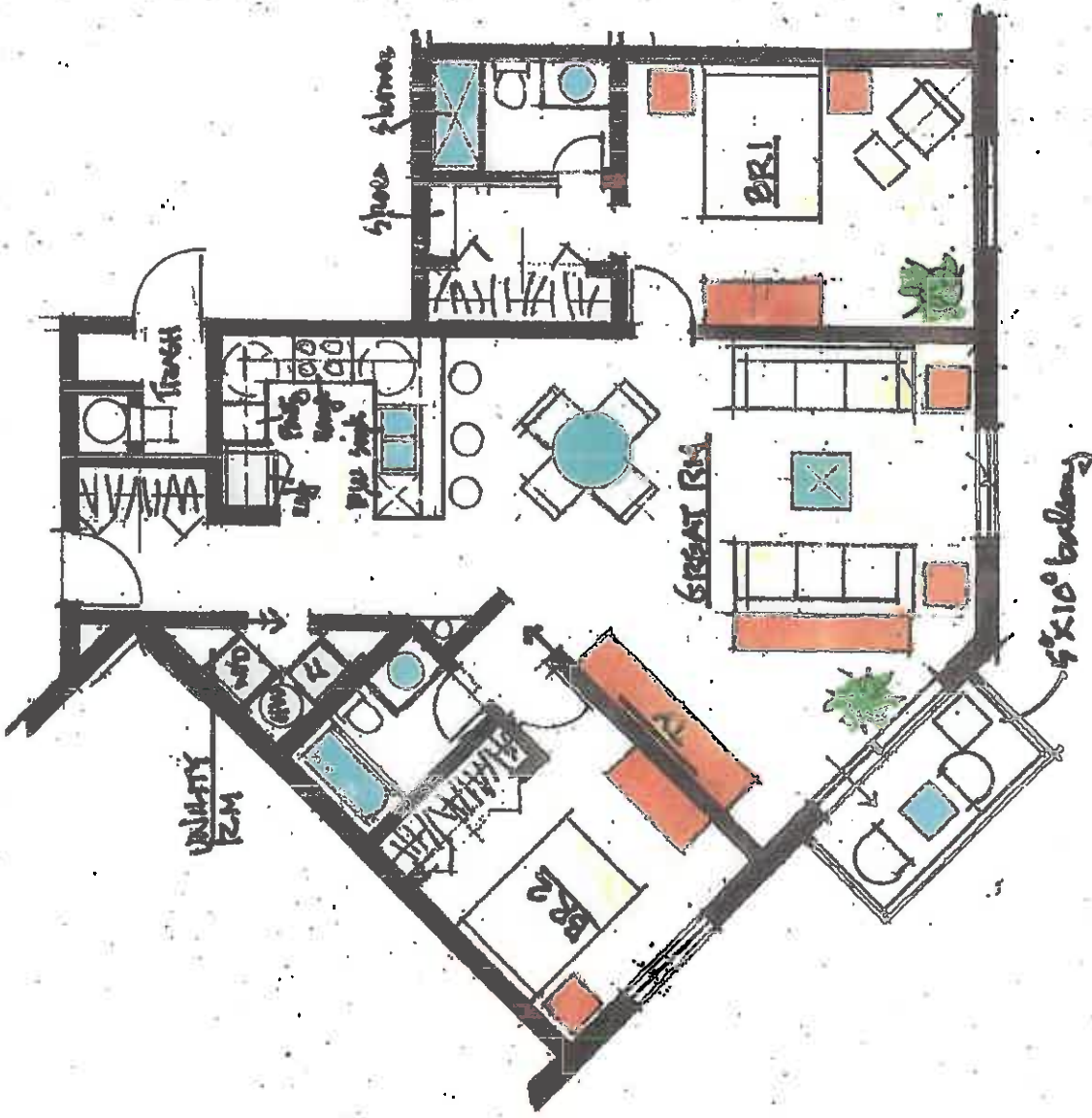
BR 1 Ba. (741 SF) 6" 11/27/20
 DARJEN HGTS RESIDENCES
 2304 SOKOL CT. DARJEN, TX



C' 2BR 2BA (1112 SF) 1/8" 1/4/20
 DARIEN HGT'S RESIDENCES
 2305 HOKOL CT DARIEN, IL

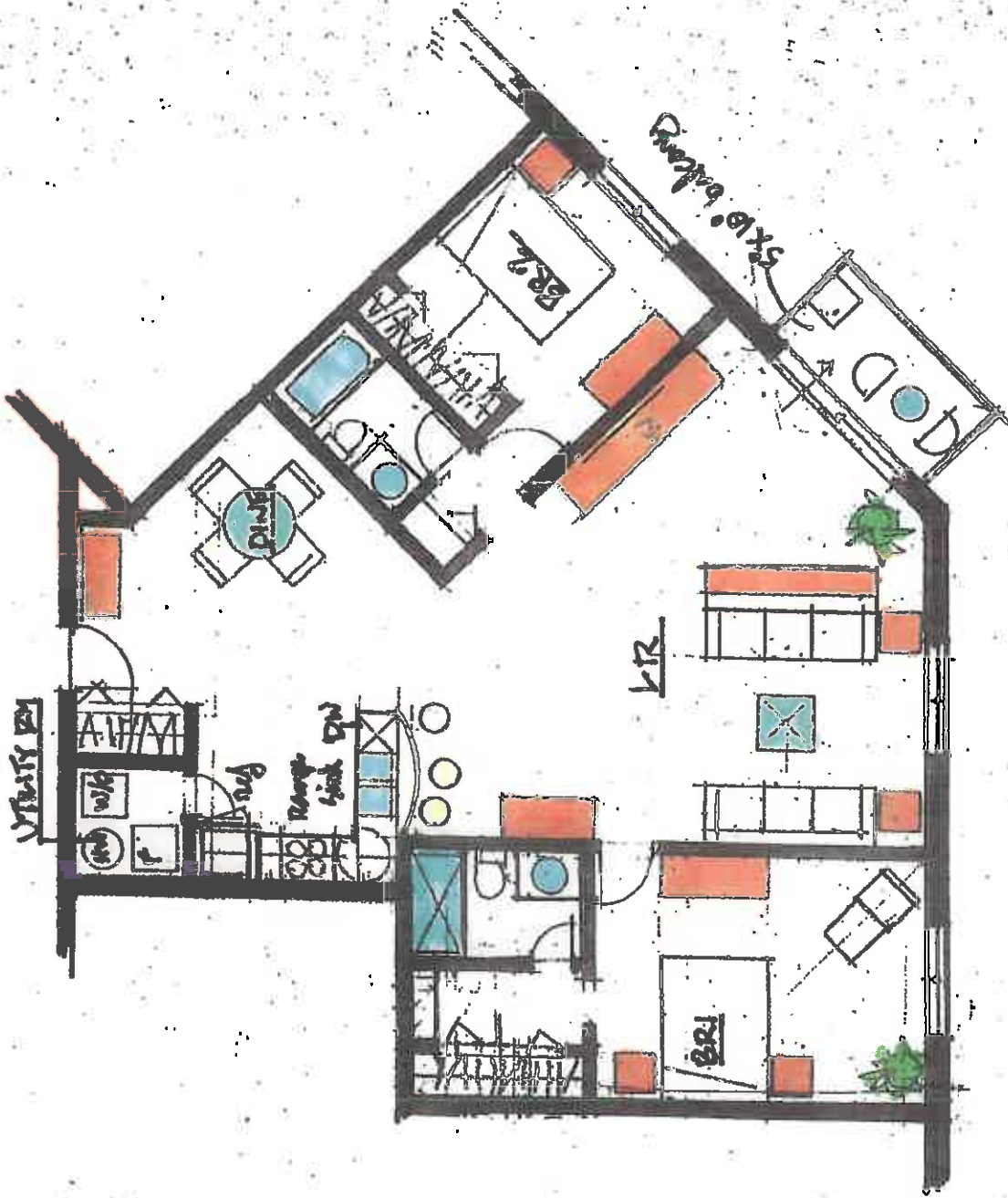


D 2BR 2BA 1100 SF VB 11/27/20
 DARIEN HGTZ RESIDENCES
 2505 SOKOL CT DARIEN, IL



1 E 2BR 2BA 1314 SF 16" 11/27/20

DARLEN HO'S RESIDENCE
 7305 SOKOL CT. DARLEN, IL



'F' 2BR 2BA 1306 SF V01 11/27/20
 DARIEN H674 RESIDENCES
 2305 HOKKAL CT. DARIEN, IL

DEVELOPER PROFILE

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

Graduated from University of Michigan 1963 Bachelor of Architecture

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

Licensed Architect: State of Illinois State of North Carolina

Licensed Real Estate Broker: Illinois

DEVELOPMENT EXPERIENCE

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



CENTRAL PARK EAST APARTMENTS

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

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

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



MANAGED BY **VILLAGE GREEN**
Lifestyle for Rent
EXPLORE VILLAGEGREEN.COM



WELCOME HOME

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

*in select units



#1 IN RESIDENT
SATISFACTION
2009, 2010, 2011



CENTRAL PARK EAST APARTMENTS

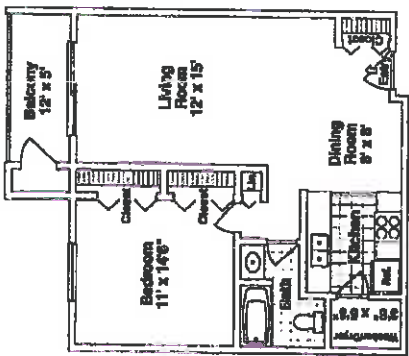


847.640.3060

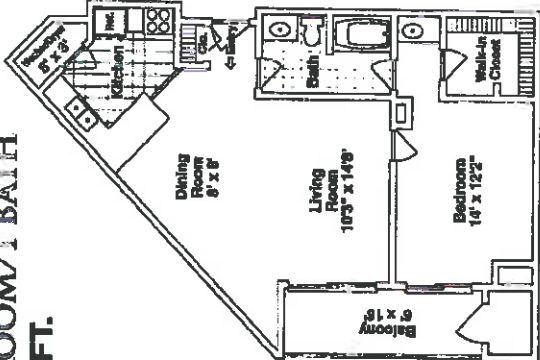
1551 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, IL 60005

EXPLORE VILLAGEGREEN.COM

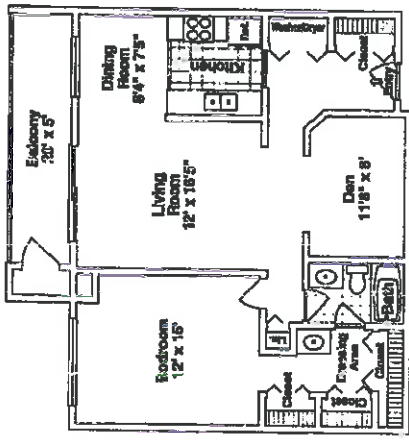
A
1 BEDROOM/1 BATH
770 SQ.FT.



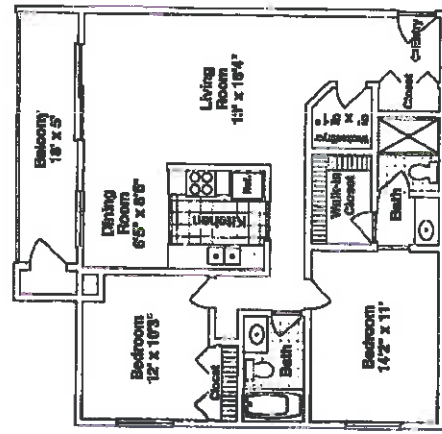
A1
1 BEDROOM/1 BATH
810 SQ.FT.



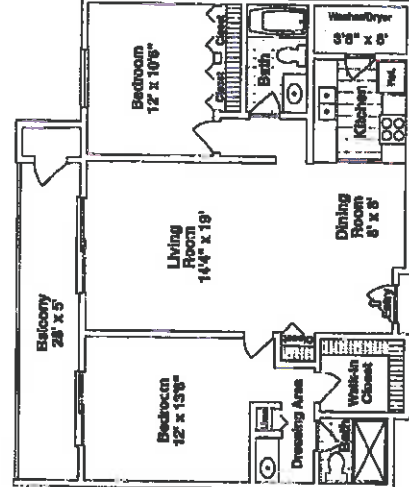
A2
1 BEDROOM/DEN/1 BATH
938 SQ.FT.



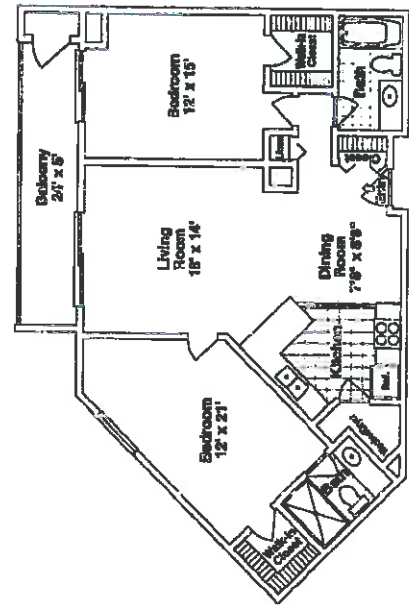
C
2 BEDROOM/2 BATH
1,054 SQ.FT.

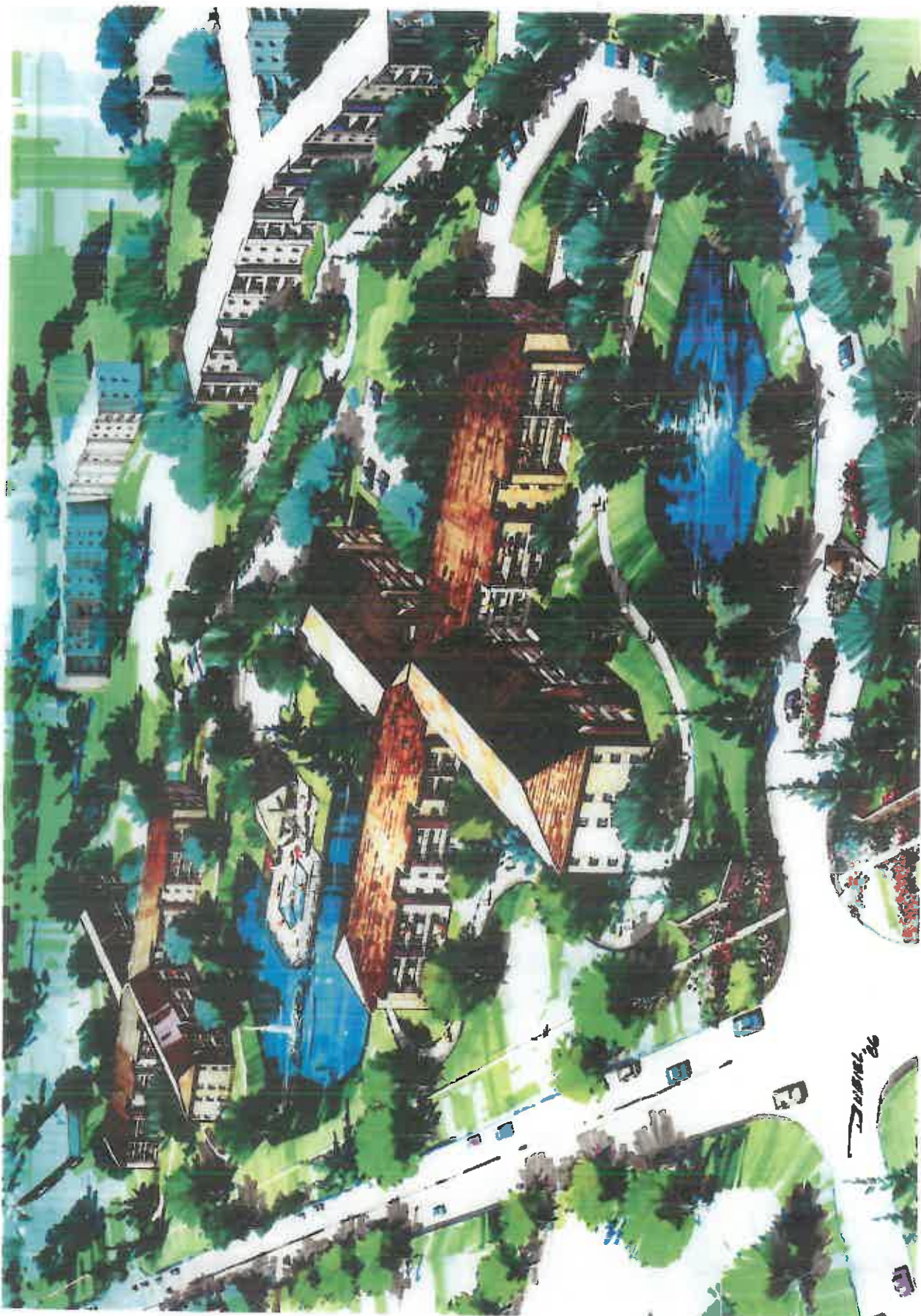


C1
2 BEDROOM/2 BATH
1,106 SQ.FT.



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





02/10/11

Welcome to Longleaf



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



Longleaf

Introducing Longleaf's Long Awaited

MEADOWS COTTAGES

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



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

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



Rear Elevation
Approximate Square Footage
Heated & AC Areas 2,537 Sq. Ft.

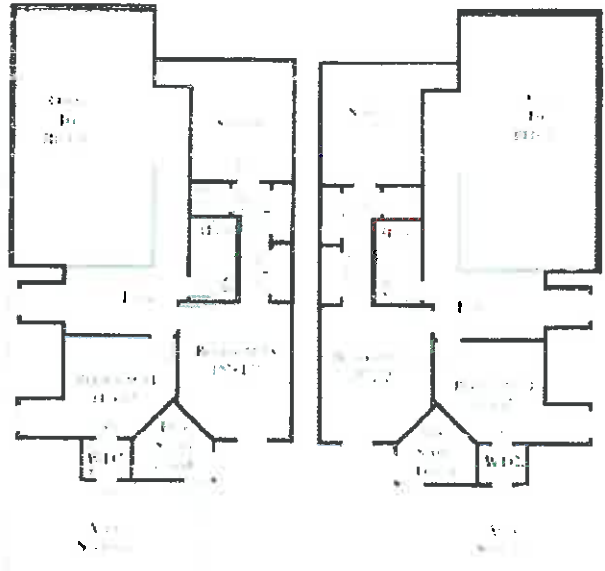
The interior is just as spectacular as the exterior. Elegantly designed for 'comfortable casual' living with spacious rooms. The layout of the Cottage is versatile and functional with Three Bedrooms and Three Full Bath's. There is no need to sacrifice guest bedrooms and desirable office space. The Meadow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

Standard Features Include

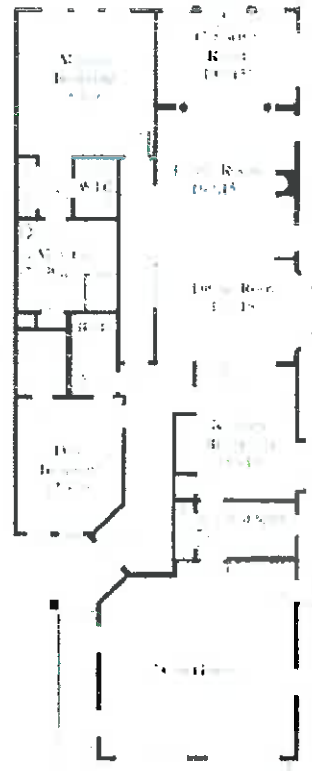
- **Granite Kitchen Countertops**
- **Hardwood Areas**
- **Stainless Steel Appliances (range, dishwasher, disposal, microwave)**
- **Andersen Windows**
- **Carolina Room**
- **Fireplace w/ Natural Gas Logs**
- **Built-in Bookcases**
- **Bath Floors Ceramic Tile**
- **Tiled Laundry Room w/Laundry Sink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



UNIT A
FIRST FLOOR

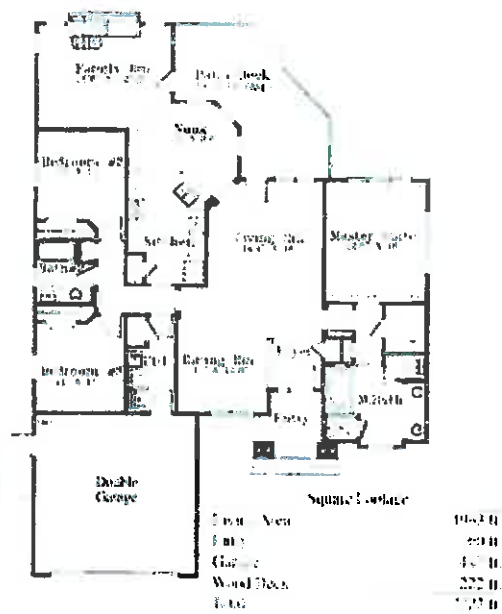
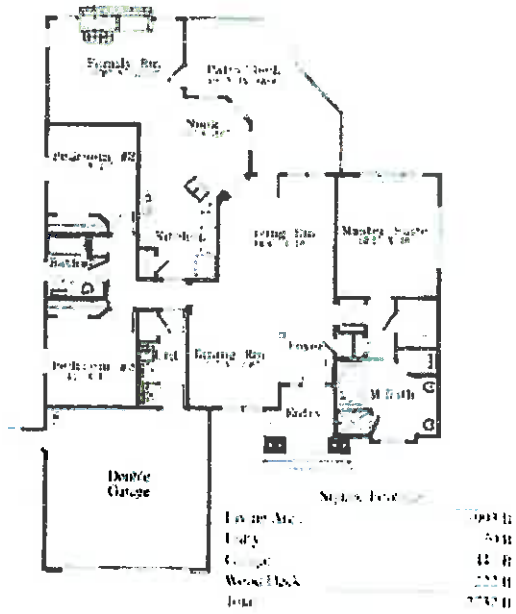
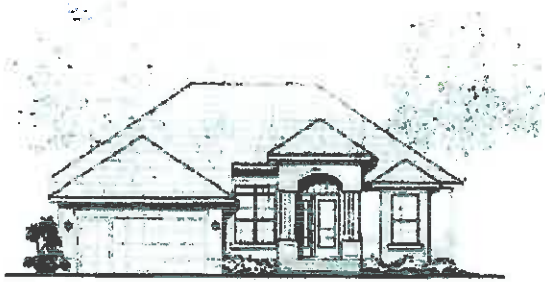


UNIT A
SECOND FLOOR



UNIT B
FIRST FLOOR

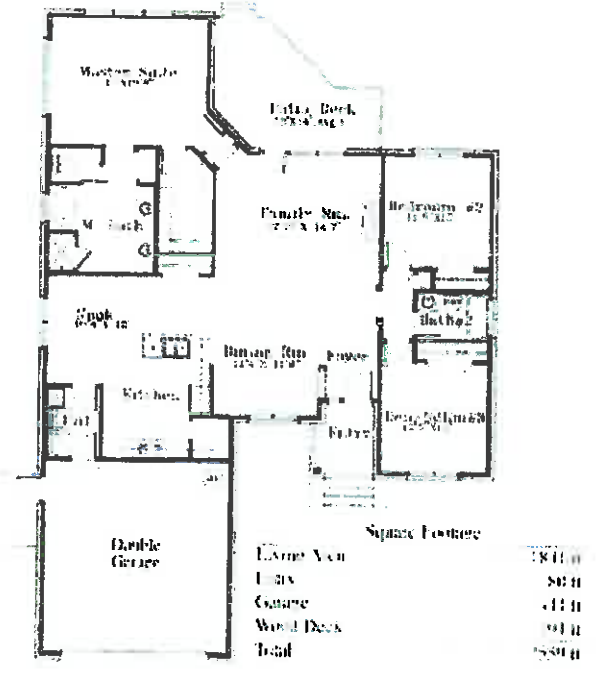
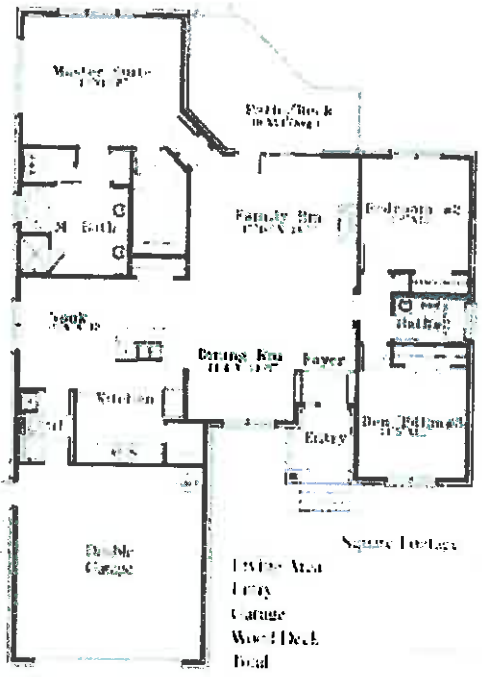
UNIT B
SECOND FLOOR



All dimensions subject to change.

The Derby Cottage, Elevation A

The Derby Cottage, Elevation B

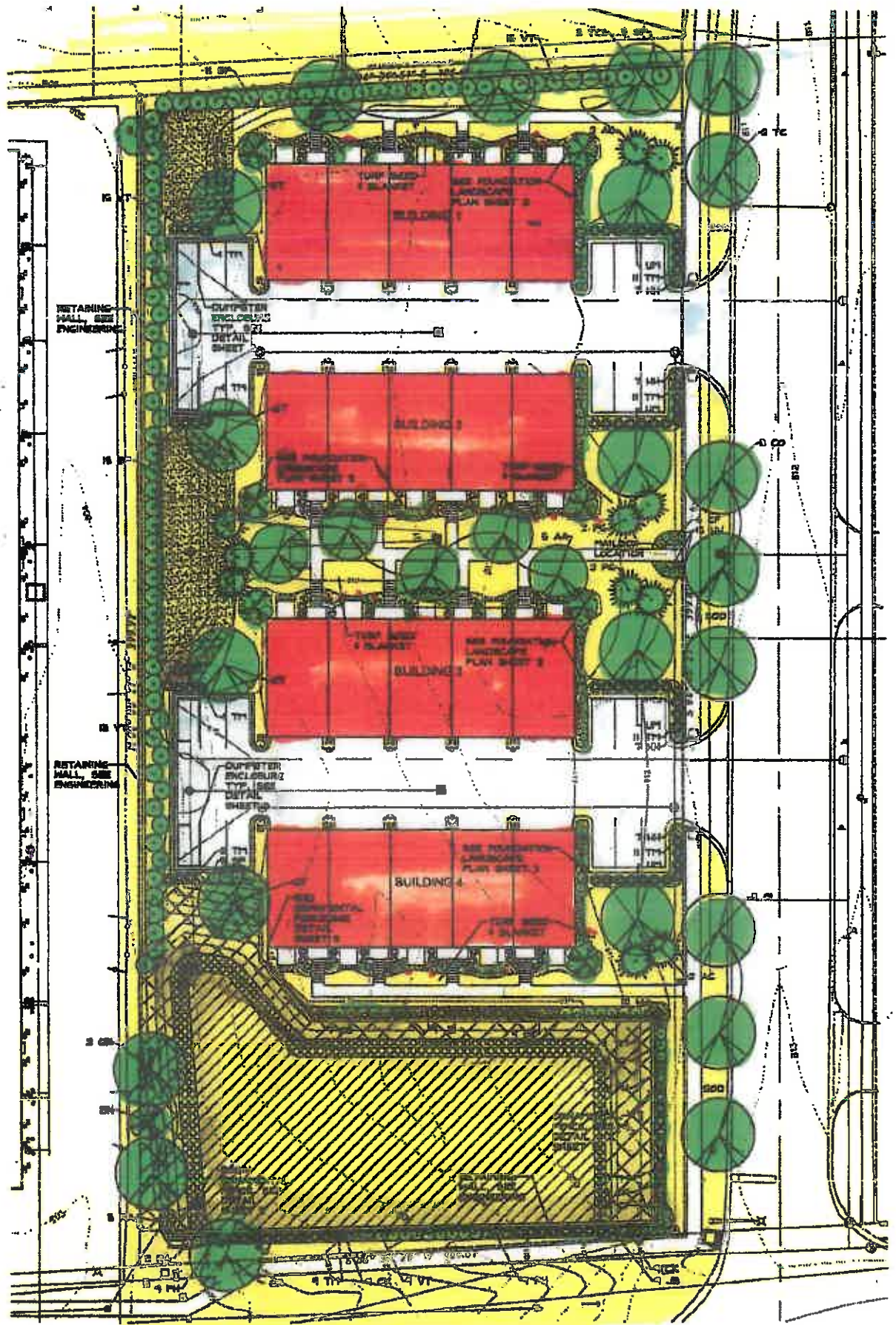


All dimensions in feet.

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







LANDSCAPE PLAN NTS



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

April 5, 2021

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

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

Dear Community Development;

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

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

6. An approved fire alarm system shall be installed throughout this occupancy. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition. A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Village of Woodridge for review and approval prior to installation and in accordance with the International Fire Code, 2015 Edition, (Section 907.1.1).
7. Portable Fire Extinguishers shall be installed in all occupancy groups and have a minimum of one fire extinguisher located within 5 feet of each exterior door. All other areas shall have extinguishers installed in accordance with NFPA 10, 2013 Edition or where required by the code official. The minimum size fire extinguisher for use in all occupancy groups shall be 4A50BC. All other applications shall be accordance with the provisions of NFPA 10, 2013 Edition and the International Fire Code, 2015 Edition (Section 906).
8. Approved exit lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Section 1011) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7 – 7.10).
9. Approved emergency lighting shall be installed in all means of egress in accordance with International Fire Code, 2012 Edition (Sections 604 & 1006) and N.F.P.A. #101 Life Safety Code, 2015 Edition (Section 7 – 7.10).
10. Review of the plans show that the required dimensions for the turning radius have met the requirements for the turning radius required to handle our ladder truck. See Attached Information
11. Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - a. Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - b. Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - c. Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - d. Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
 - e. Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
 - f. Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official in accordance with the International Fire Code, 2012 Edition (Section 507).
12. The size of the elevator car shall be of such size and arrangement to accommodate a twenty four (24) by eighty four (84) inch ambulance stretcher in the horizontal open position and shall be identified by the international symbol for emergency medical services (star of life). Where there a number of elevators provided, only one has to meet this requirement.

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

Sincerely,

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

Mark Blackaller
Fire Marshal

cc: file
City of Darien Community Development

FIRE DEPARTMENT NAME

Lemont IL MID

Wheel Base:

255 in.

Tire Size:

425

Bumper Extension:

24 in.

255" W.B.

OUTSIDE CURB TO CURB TURNING RADIUS

Input wheelbase?

255 in.

Input front wheel INSIDE turn angle?

46 degrees

Input offset from kingpin to outside of wheel

16

Turn radius is

37.14 ft.

LIKE Tu

ST PAUL

WALL TO WALL TURNING RADIUS

Input wheelbase?

255 in.

Input length of extension?

24 in.

Input width of extension?

101 in.

Input front wheel INSIDE turn angle?

46 degrees

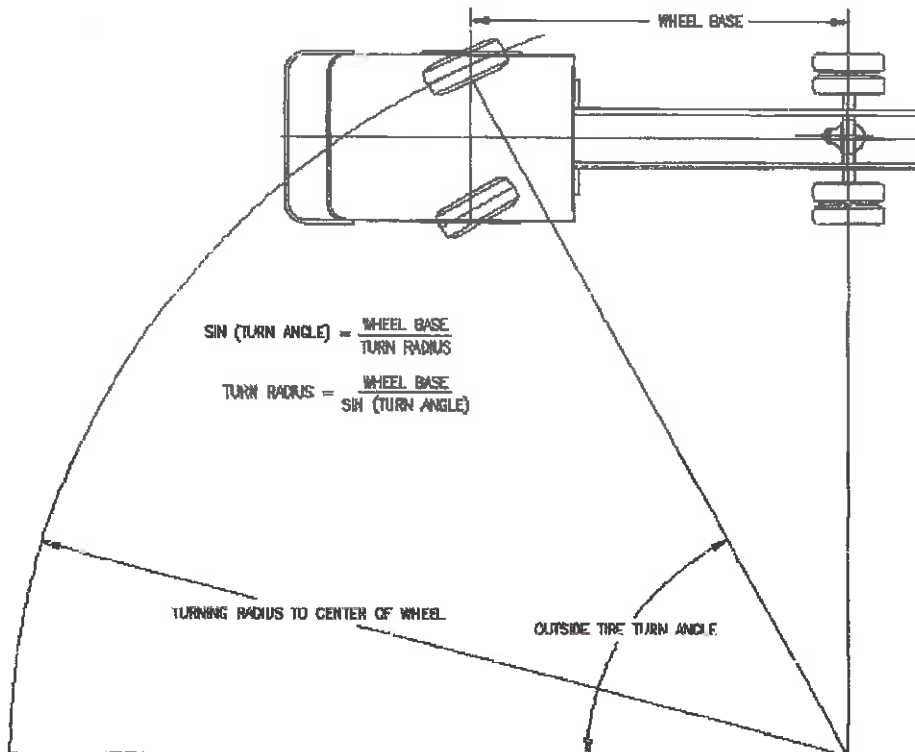
Input radius at front corner?

12

Turn radius is

41.57 ft.

Tu



Lemont F D Axle weights

Truck

| Date: 7-16-2019 | ID#: 1619 | Front Axle | Rear Axle | Total Vehicle |
|------------------------|-----------|------------|-----------|---------------|
| A. GAWR | | 22800 | 63000 | 85000 |
| B. Recorded Weight | | 20920 | 61840 | 82760 |
| C. Personnel Allowance | | 800 | 800 | 1600 |
| D. Other Adjustments | | | | |
| E. Total of Rows B,C,D | | 21720 | 62640 | 84360 |
| F. Reserve Capacity | | 1080 | 360 | 640 |
| (Row A Minus Row E) | | | | |

Engine

| Date: 8-28-2012 | ID#: 1111 | Front Axle | Rear Axle | Total Vehicle |
|------------------------|-----------|------------|-----------|---------------|
| A. GAWR | | 21500 | 31000 | 52500 |
| B. Recorded Weight | | 18300 | 27500 | 45800 |
| C. Personnel Allowance | | 800 | 800 | 1600 |
| D. Other Adjustments | | | | |
| E. Total of Rows B,C,D | | 19100 | 28300 | 47400 |
| F. Reserve Capacity | | 2400 | 2700 | 5100 |
| (Row A Minus Row E) | | | | |

Ambulance

| Date: 8-28-2012 | ID#: 9914 | Front Axle | Rear Axle | Total Vehicle |
|------------------------|-----------|------------|-----------|---------------|
| A. GAWR | | 8000 | 12000 | 20000 |
| B. Recorded Weight | | 6700 | 7900 | 14600 |
| C. Personnel Allowance | | 600 | 600 | 1200 |
| D. Other Adjustments | | 200 | 200 | 400 |
| E. Total of Rows B,C,D | | 7500 | 8700 | 16200 |
| F. Reserve Capacity | | 500 | 3300 | 3800 |
| (Row A Minus Row E) | | | | |