

# **CITY OF DARIEN**

## **Memorandum**

**TO:** Mayor, City Council, City Clerk, City Treasurer

**FROM:** Bryon D. Vana, City Administrator

**DATE:** August 31, 2018

**RE:** Revised Packet

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The packet for the September 4, 2018, meeting was placed on the City's website last night. After reviewing the packet this morning, and due to the length of the packet, it didn't lay out as the actual paper packet. Therefore, the packet and website have been revised to include the ordinance for the warehouse as a separate and additional document. The staff also made minor revisions to the ordinance and exhibits as recommended by Attorney John Murphey.

Feel free to contact me if you have any additional questions.

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

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A VARIATION FROM THE  
DARIEN ZONING ORDINANCE AND GRANTING SITE PLAN APPROVAL**

**(PZC 2018-06 1035 S. Frontage Road Sterling Bay)**

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

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
day of \_\_\_\_\_, 2018.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A VARIATION FROM THE  
DARIEN ZONING ORDINANCE AND GRANTING SITE PLAN APPROVAL**

**(PZC 2018-06 1035 S. Frontage Road Sterling Bay)**

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

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

**WHEREAS**, the property legally described in Section 1 (the “Subject Property”), is zoned I-1 General Industrial District pursuant to the Darien Zoning Ordinance; and

**WHEREAS**, the contract purchaser of the Subject Property has requested approval of a variation from the requirement of Section 5A-9-4-8 of the Darien Zoning Ordinance to allow a thirty-nine (39) foot building height for their proposed office/warehouse building; and

**WHEREAS**, pursuant to proper legal notice, a public hearing on said petition for variation was held before the Planning and Zoning Commission on July 18, 2018; and

**WHEREAS**, the Planning and Zoning Commission at its regular meeting of July 18, 2018 recommended approval of the petition herein described and has forwarded its findings and recommendation of approval to the City Council; and

**WHEREAS**, on August 27, 2018, the Municipal Services Committee of the City Council reviewed the petition and the site plans of the Petitioner and has forwarded its recommendation of approval of said petition to the City Council; and

ORDINANCE NO. \_\_\_\_\_

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

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

**SECTION 1: Subject Property.** This Ordinance is limited and restricted to the property generally located at 1035 S. Frontage Road, Darien, Illinois, and legally described as follows:

PARCEL 1: LOTS 2 AND 3 IN DARIEN PUBLIC WORKS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2004 AS DOCUMENT R2004-075594, IN DUPAGE COUNTY, ILLINOIS.  
PARCEL NUMBERS 0-9-34-303-025 & 09-34-303-027

PARCEL 2: LOT 2 IN GREAT DANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DARIEN PUBLIC WORKS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 8, 2011 AS DOCUMENT R2011-150249, IN DUPAGE COUNTY, ILLINOIS.  
PARCEL NUMBER 09-34-303-029

**SECTION 2: Variation from Zoning Ordinance Granted.** A variation from the Zoning Ordinance, Section 5A-9-4-8 is hereby granted to allow a maximum building height of thirty-nine (39) feet.

**SECTION 3: Site Plan Approval.** Pursuant to the Zoning Ordinance, Section 5A-2-2-1, site plan approval is hereby granted, subject to the following:

- A. Development of the Subject Property shall be in substantial conformance to the following plan documents attached hereto as Exhibits numbered as follows:

ORDINANCE NO. \_\_\_\_\_

1. "Proposed Facility" 08/27/18, Cornerstone Architects
2. "Preliminary Grading & Utility Plan" Revised 06/19/18, Spaceco, Inc.
3. "Landscape Plan" Revised 08/27/18, McCallum Associates
4. "Proposed Facility" Elevations 08/27/18, Cornerstone Architects
5. "Photometric Plan" 08/29/18, Connelly Electric

B. Development of the Subject Property shall be in substantial conformance with the following conditions:

1. Letter on 'Sterling Bay Development' from Daniel L. Lynch, Christopher B. Burke Engineering Ltd, August 20, 2018, a copy of which is on file with the City.
2. Comments on site plans as submitted by Tri-State Fire District, a copy of which is on file with the City.
3. DuPage County Stormwater Permit to be submitted by Sterling Bay and approved by the City.
4. Letter on 'Property located at 1035 S. Frontage Road' from Kevin Stough, Forest Preserve District of DuPage County, July 18, 2018, a copy of which is on file with the City.

ORDINANCE NO. \_\_\_\_\_

5. Contribution of \$50,000 from Sterling Bay to the City for Public Works facility site improvements, said contribution to be made at the time of issuance of building permit.
6. Extension of the sanitary sewer to the limits of their property for a future sanitary service for the Public Works facility.

**SECTION 4: Lot Consolidation Approved.** The consolidation of the Subject Property into a consolidated lot of record as shown on the plat of “Darien Subdivision,” attached hereto as **Exhibit 6**, is hereby approved. City staff is hereby authorized and directed to take such actions as are necessary to cause said Plat to be recorded in the Office of the DuPage County Recorder of Deeds.

**SECTION 5: Home Rule.** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,  
DU PAGE COUNTY, ILLINOIS, this \_\_\_\_ day of \_\_\_\_\_, 2018.**

ORDINANCE NO. \_\_\_\_\_

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

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

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

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,**

**ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

ATTEST:

\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

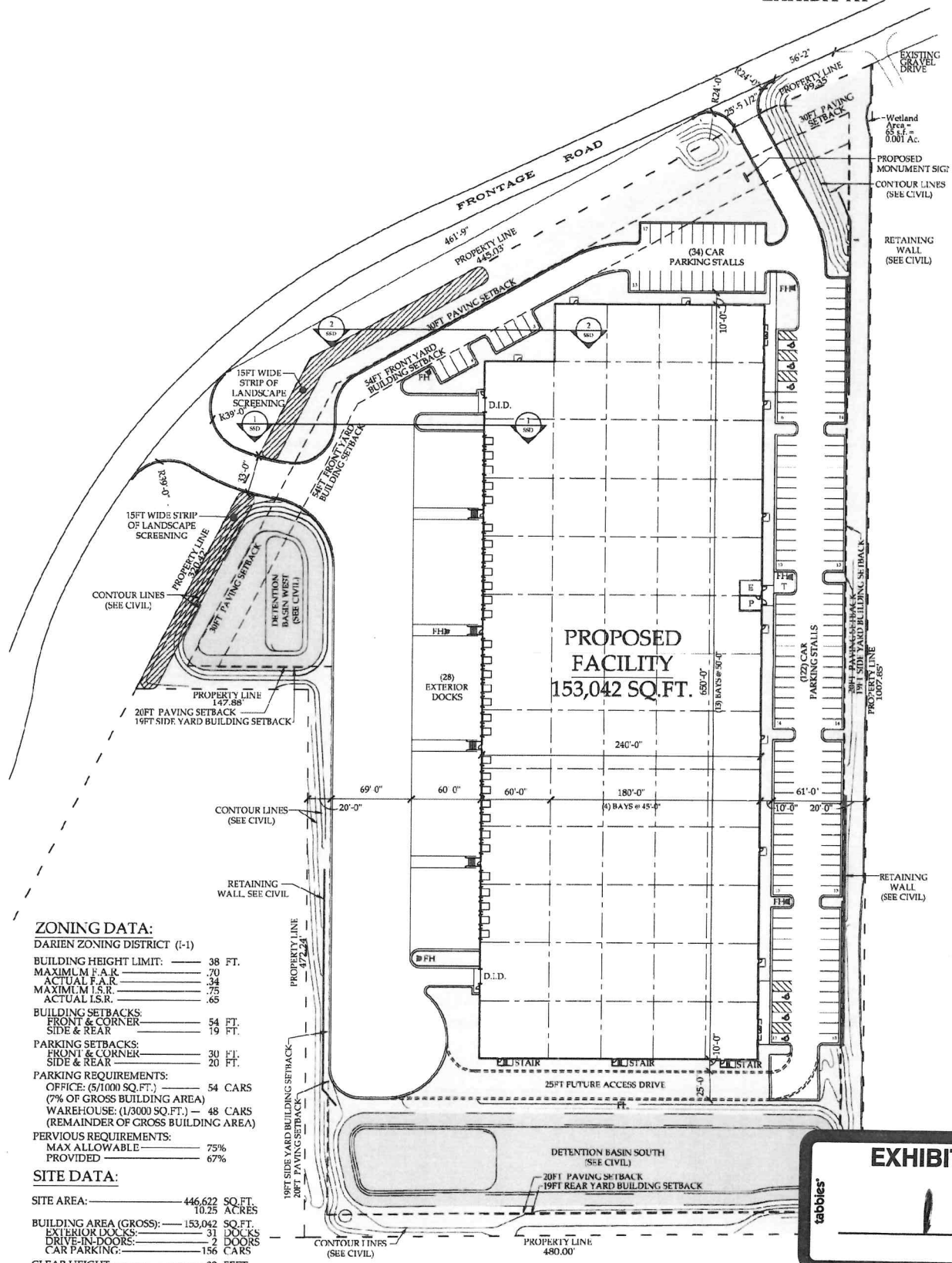
\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE NO. \_\_\_\_\_

**SCHEDULE OF EXHIBITS**

<b><u>Exhibit No.</u></b>	<b><u>Description</u></b>
1	“Proposed Facility” 08/27/18, Cornerstone Architects
2	“Preliminary Grading & Utility Plan” Revised 06/19/18, Spaceco, Inc.
3	“Landscape Plan” Revised 08/27/18, McCallum Associates
4	“Proposed Facility” Elevations 08/27/18, Cornerstone Architects
5	“Photometric Plan” 08/29/18, Connelly Electric
6	Plat of “Darien Subdivision”



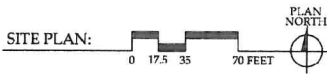


**ZONING DATA:**

- DARIEN ZONING DISTRICT (I-1)
- BUILDING HEIGHT LIMIT: 38 FT.
- MAXIMUM F.A.R. 70
- ACTUAL F.A.R. 34
- MAXIMUM I.S.R. 75
- ACTUAL I.S.R. 65
- BUILDING SETBACKS:
  - FRONT & CORNER 54 FT.
  - SIDE & REAR 19 FT.
- PARKING SETBACKS:
  - FRONT & CORNER 30 FT.
  - SIDE & REAR 20 FT.
- PARKING REQUIREMENTS:
  - OFFICE: (5/1000 SQ.FT.) 54 CARS
  - (7% OF GROSS BUILDING AREA)
  - WAREHOUSE: (1/3000 SQ.FT.) 48 CARS
  - (REMAINDER OF GROSS BUILDING AREA)
- PERVIOUS REQUIREMENTS:
  - MAX ALLOWABLE 75%
  - PROVIDED 67%

**SITE DATA:**

- SITE AREA: 446,622 SQ.FT. / 10.25 ACRES
- BUILDING AREA (GROSS): 153,042 SQ.FT.
- EXTERIOR DOCKS: 31 DOCKS
- DRIVE-IN DOORS: 2 DOORS
- CAR PARKING: 156 CARS
- CLEAR HEIGHT: 32 FEET



**PROPOSED FACILITY**  
DARIEN, ILLINOIS

AUGUST 27, 2018 #14036

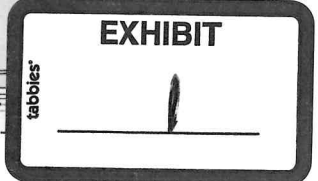
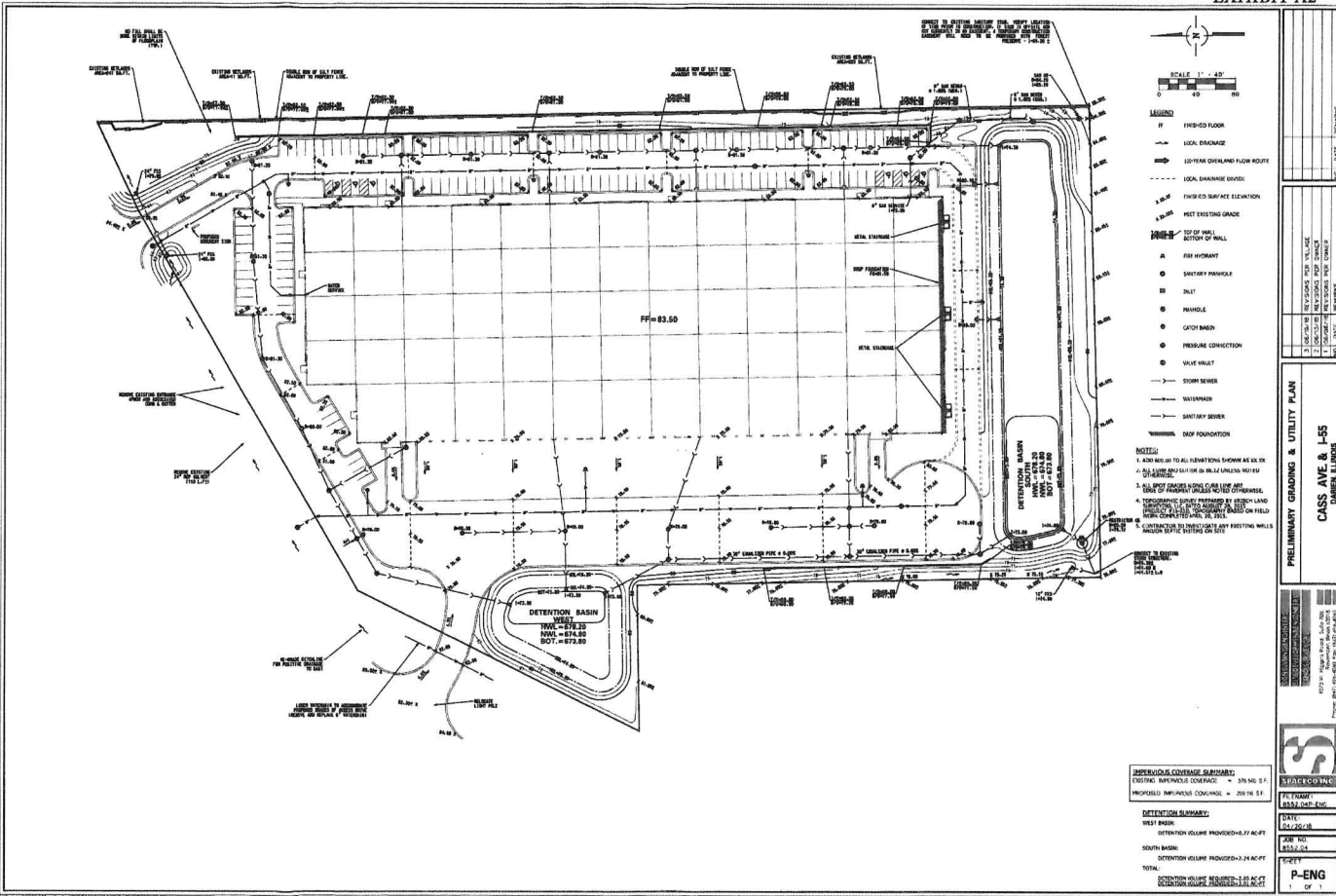


EXHIBIT A2



tabbies

**EXHIBIT**

2

EXHIBIT A3

Proposed  
Office/Warehouse

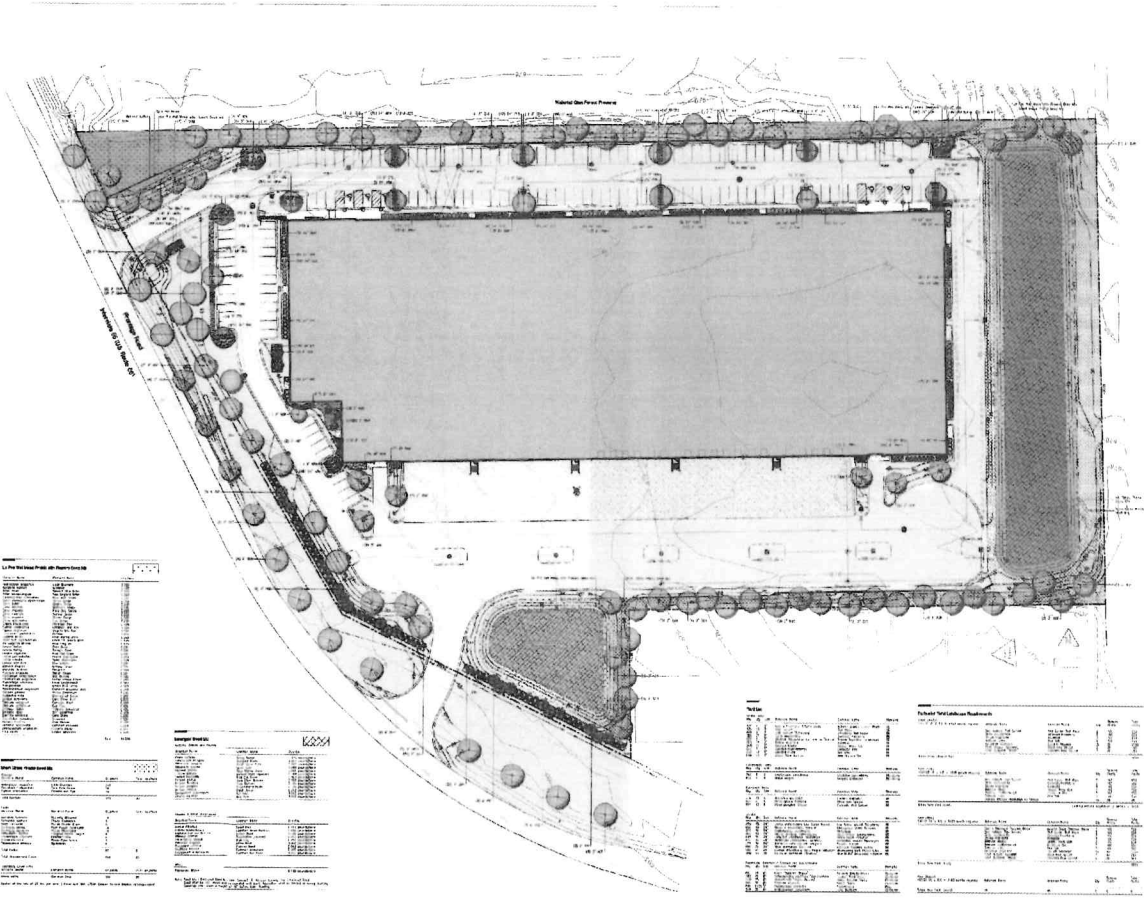
031 South Highway Park  
Dover, NH

DMAD & HADFIELD ASSOCIATES, INC.  
ARCHITECTS & ENGINEERS  
100 W. Main Street, Suite 200  
Dover, NH 03824

LANDSCAPE  
ARCHITECTS

PREMIER  
LANDSCAPE ARCHITECTS  
100 W. Main Street, Suite 200  
Dover, NH 03824

Landscape Plan



Plant	Quantity	Notes
...	...	...

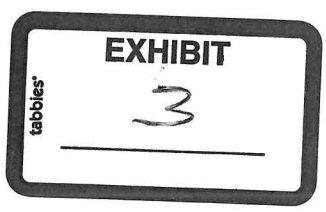
Plant	Quantity	Notes
...	...	...

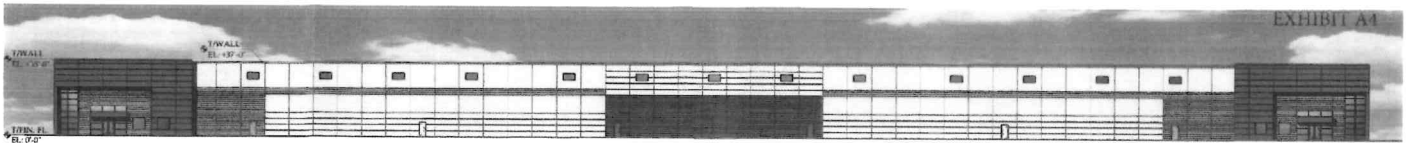
Plant	Quantity	Notes
...	...	...

Plant	Quantity	Notes
...	...	...

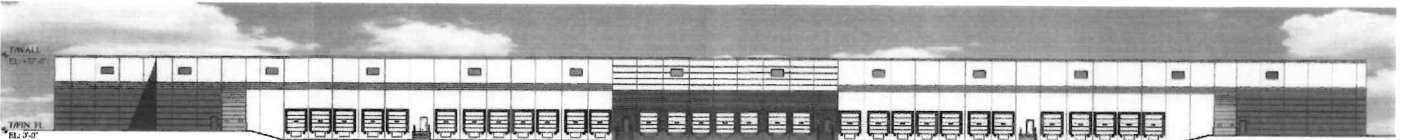
Plant	Quantity	Notes
...	...	...

Plant	Quantity	Notes
...	...	...

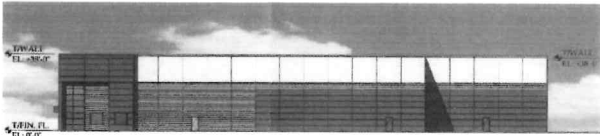




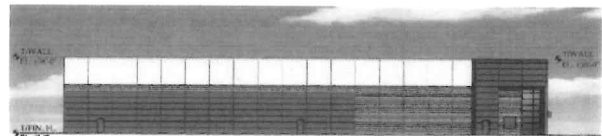
EAST ELEVATION  
0 10 20 40 FEET



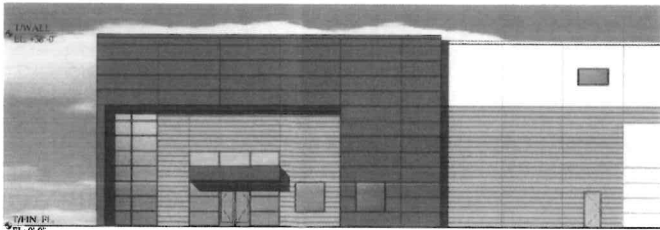
WEST ELEVATION  
0 10 20 40 FEET



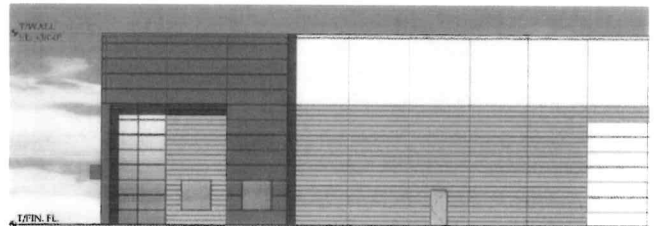
NORTH ELEVATION  
0 10 20 40 FEET



SOUTH ELEVATION  
0 10 20 40 FEET



PARTIAL ENLARGED EAST ELEVATION  
0 4 8 16 FEET



PARTIAL ENLARGED NORTH ELEVATION  
0 4 8 16 FEET

**PROPOSED FACILITY**  
DARIEN, ILLINOIS

AUGUST 27, 2018 #14036

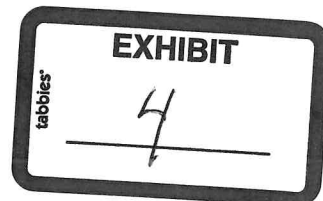
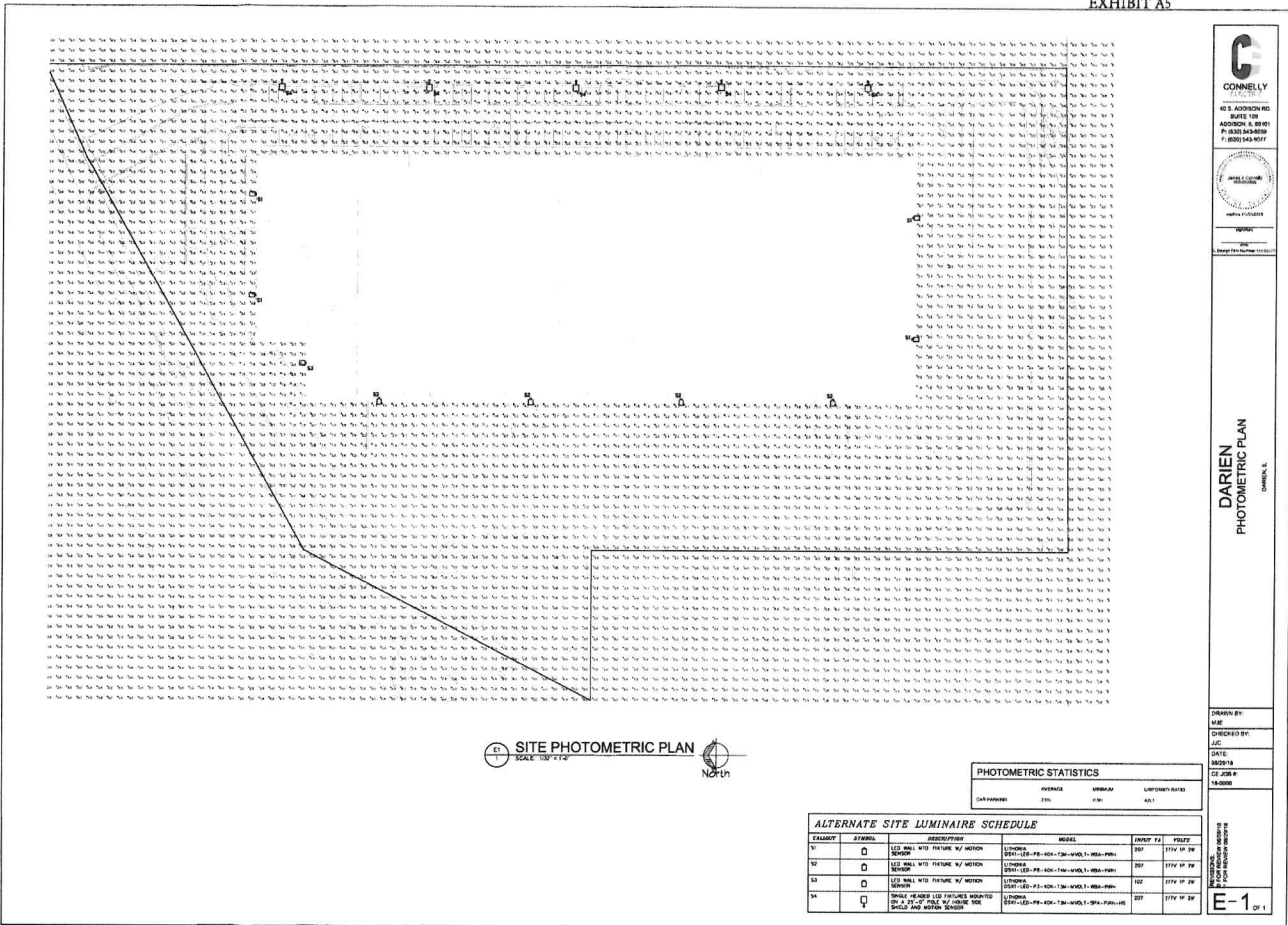


EXHIBIT A5



**CONNELLY**  
 CONSULTANTS  
 45 S. AUBURN RD.  
 SUITE 109  
 AUBURN, IL 62611  
 P: 618-243-8899  
 F: 618-243-9397

PHOTOGRAPHIC  
 SURVEY  
 JULY 11, 2011

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

**DARIEN**  
 PHOTOMETRIC PLAN  
 SHEET 5

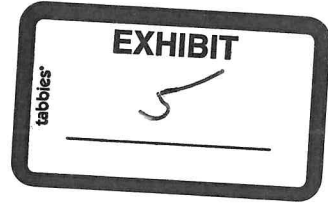
DRAWN BY: MJE  
 CHECKED BY: JAC  
 DATE: 8/20/11  
 CE: JON W  
 14:0000

**SITE PHOTOMETRIC PLAN**  
 SCALE 1/8" = 1'-0"  
 NORTH

PHOTOMETRIC STATISTICS			
DATE	TIME	WIND	TEMPERATURE

ALTERNATE SITE LUMINAIRE SCHEDULE					
CALLOUT	SYMBOL	DESCRIPTION	MODEL	HEIGHT FT.	POWER
1	D	LED AREA, W/2 FIXTURE, W/2 MOUNTING	LEDAREA-100-100-100-100-100-100	200	177W 1W 2W
2	D	LED AREA, W/2 FIXTURE, W/2 MOUNTING	LEDAREA-100-100-100-100-100-100	200	177W 1W 2W
3	D	LED AREA, W/2 FIXTURE, W/2 MOUNTING	LEDAREA-100-100-100-100-100-100	200	177W 1W 2W
4	D	LED AREA, W/2 FIXTURE, W/2 MOUNTING	LEDAREA-100-100-100-100-100-100	200	177W 1W 2W

DATE: 8/20/11  
 CE: JON W  
 14:0000

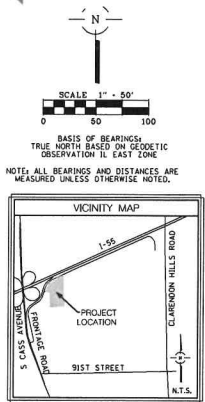


MEMO

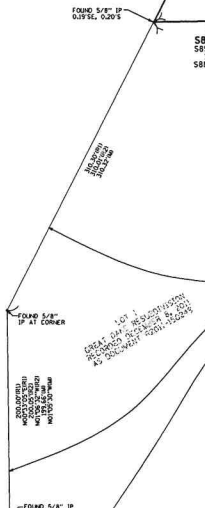
# DARIEN SUBDIVISION

BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

P.L. No. 09-34-303-026  
09-34-303-027  
09-34-303-028



- (R1) RECORD PER DARIEN PUBLIC WORKS RECORD 155984 PER DOCUMENT 12011-150419
- (R2) RECORD PER GREAT DANE RESUBDIVISION DOCUMENT 12011-150419
- STORMWATER MANAGEMENT EASEMENT PER DOCUMENT 12011-150419 HEREBY VACATED
- UTILITY EASEMENT PER DOCUMENT 12011-150419 HEREBY VACATED
- WATERMAIN EASEMENT HEREBY GRANTED
- DETENTION POND EASEMENT HEREBY GRANTED



**CITY ENGINEER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY ENGINEER**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY TREASURER**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**PLAT COMMISSIONER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

APPROVED BY THE PLAT COMMISSION OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CHORDAN**

PLAT SUBMITTED FOR RECORDING BY:

PREPARED FOR  
C/O THE CHORDAN GROUP  
CHICAGO, ILL 60601

**STORMWATER MANAGEMENT EASEMENT VACATION APPROVAL CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY RELEASE AND ASSOCIATE ALL RIGHTS WITHIN THE STORMWATER MANAGEMENT EASEMENT GRANTED BY DOCUMENT 12011-150419 AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY OF DARIEN  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**INGRESS AND EGRESS EASEMENT VACATION APPROVAL CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY RELEASE AND ASSOCIATE ALL RIGHTS WITHIN THE INGRESS AND EGRESS EASEMENT GRANTED BY DOCUMENT 12011-150419 AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY OF DARIEN  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**UTILITY EASEMENT VACATION APPROVAL CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY RELEASE AND ASSOCIATE ALL RIGHTS WITHIN THE UTILITY EASEMENT GRANTED BY DOCUMENT 12011-150419 AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY OF DARIEN  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**WATERMAIN EASEMENT VACATION APPROVAL CERTIFICATE**  
I, THE UNDERSIGNED, HEREBY RELEASE AND ASSOCIATE ALL RIGHTS WITHIN THE WATERMAIN EASEMENT GRANTED BY DOCUMENT 12011-150419 AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY OF DARIEN  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**PROPERTY DESCRIPTION**  
LOT 2 AND 3 IN THE DARIEN PUBLIC WORKS SUBDIVISION BEING A SUBDIVISION IN PART OF THE SECTION 34 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREON RECORDED MARCH 24, 2006 AS DOCUMENT 12011-150419 IN THE OFFICE OF DU PAGE COUNTY CLERK, ILLINOIS.

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND THAT I AM THE OWNER OF THE INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND THAT I AM THE OWNER OF THE INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION.

I, THE UNDERSIGNED, HEREBY DEED TO PUBLIC USE THE LARGER PORTION OF THIS PLAT FOR THE PURPOSES OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, AND I HEREBY GRANT TO SAID CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, ALL EASEMENTS, RIGHTS, AND INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

ALL EASEMENTS, RIGHTS, AND INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED, IS NOT SUBJECT TO ANY OTHER EASEMENTS, RIGHTS, AND INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED, IS NOT SUBJECT TO ANY OTHER EASEMENTS, RIGHTS, AND INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND THAT I AM THE OWNER OF THE INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

SIGNED:  
\_\_\_\_\_  
PRINTED NAME AND TITLE  
ADDRESS  
CITY, STATE, ZIP

**NOTARIAL CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN BY THE UNDERSIGNED AND THAT I AM A MEMBER OF THE NOTARY PUBLIC IN SAID COUNTY AND THAT I AM A MEMBER OF THE NOTARY PUBLIC IN SAID COUNTY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**NOTARY PUBLIC**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

**STATE LETTER REQUIREMENT**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE IMPAIRED BY THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THIS PLAT. IF SUCH SURFACE WATER DRAINAGE WILL BE IMPAIRED, ADEQUATE PROVISIONS WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR CHANNELS WHICH THE UNDERSIGNED HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE PERMITTED TO BE DISCHARGED INTO ANY PUBLIC AREAS OR CHANNELS WHICH DO NOT BELONG TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**OWNER'S DULY AUTHORIZED ATTORNEY**

**REGISTERED PROFESSIONAL ENGINEER LICENSE NO.**  
LICENSE EXPIRES

**COUNTY CLERK CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSURE TAXES, AND NO DELINQUENT TAX SALES COLLASER ANY OF THE LANDS INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**COUNTY CLERK**

**PLEASE PRINT NAME**

**COUNTY RECORDER CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

**COUNTY RECORDER**

**PLEASE PRINT NAME**

**SANITARY DISTRICT CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE REQUIRED LETTER OF OPINION FROM THE SANITARY DISTRICT ENGINEER HAS BEEN RECEIVED AND APPROVED BY THE SANITARY DISTRICT ENGINEER.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPT.**  
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, AND IS BEING SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

SAY PROPERTY CONTAINS 484.50 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF DARIEN WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS WITHIN THE SPECIAL POWERS AUTHORIZED BY DIVISION 07 OF ARTICLE 7 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD HAZARDOUS AREA MAP OF SAID COUNTY, THAT THE PROPERTY DESCRIBED IN THIS PLAT IS NOT WITHIN A FLOOD HAZARDOUS AREA AS DEFINED BY SAID MAP AND THAT THE PROPERTY DESCRIBED IN THIS PLAT IS NOT WITHIN A FLOOD HAZARDOUS AREA AS DEFINED BY SAID MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS UNLESS OTHERWISE NOTED WILL BE SET AT ALL CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

GIVEN UNDER OUR HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ IN FISHKILL, ILLINOIS.

**CITY ENGINEER CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY ENGINEER**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CITY TREASURER**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT AND THE SPECIFICATIONS THEREON COMPLY WITH ALL REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY THE PUBLIC UTILITIES BOARD AND APPROVED BY THE CITY ENGINEER.

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**PLAT COMMISSIONER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

APPROVED BY THE PLAT COMMISSION OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**CHORDAN**

PLAT SUBMITTED FOR RECORDING BY:

PREPARED FOR  
C/O THE CHORDAN GROUP  
CHICAGO, ILL 60601



**FOR REVIEW**

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**  
EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF THE COLLECTION, CONVEYANCE, CONSTRUCTION, MAINTENANCE, REPAIR, IMPROVE, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING WATER MAINS, WASTE WATER COLLECTION SYSTEMS, AND OTHER UTILITY LINES AND APPURTENANCES AS NECESSARY FOR THE PROPER OPERATION OF SAID SYSTEMS AND APPURTENANCES AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

**WATERMAIN EASEMENT PROVISIONS**  
EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF THE COLLECTION, CONVEYANCE, CONSTRUCTION, MAINTENANCE, REPAIR, IMPROVE, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING WATER MAINS, WASTE WATER COLLECTION SYSTEMS, AND OTHER UTILITY LINES AND APPURTENANCES AS NECESSARY FOR THE PROPER OPERATION OF SAID SYSTEMS AND APPURTENANCES AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

**FOR REVIEW**

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**  
FOR THE PURPOSE OF PROVIDING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE SUBDIVISION AND PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY GRANTED TO THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF THE COLLECTION, CONVEYANCE, CONSTRUCTION, MAINTENANCE, REPAIR, IMPROVE, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING WATER MAINS, WASTE WATER COLLECTION SYSTEMS, AND OTHER UTILITY LINES AND APPURTENANCES AS NECESSARY FOR THE PROPER OPERATION OF SAID SYSTEMS AND APPURTENANCES AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

A PERMANENT EASEMENT FOR STORMWATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF THE COLLECTION, CONVEYANCE, CONSTRUCTION, MAINTENANCE, REPAIR, IMPROVE, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING WATER MAINS, WASTE WATER COLLECTION SYSTEMS, AND OTHER UTILITY LINES AND APPURTENANCES AS NECESSARY FOR THE PROPER OPERATION OF SAID SYSTEMS AND APPURTENANCES AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

THE UNDERSIGNED, HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED, IS NOT SUBJECT TO ANY OTHER EASEMENTS, RIGHTS, AND INTERESTS IN SAID LAND DESCRIBED IN THE PROPERTY DESCRIPTION AND HERETO SHOWN AS PART OF SAID REAL ESTATE, BEING HEREBY VACATED.

**FOR REVIEW PURPOSES ONLY**

REVISIONS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

4575 N. Higgins Road, Suite 700  
Des Moines, Iowa 50318  
Phone: (515) 281-0000 Fax: (515) 281-0000

DATE: 08/09/2018  
JOB NO: 1552-04  
PROJECT NO: 1552-04SUD-01  
SHEET 1 OF 1