

AGENDA
Municipal Services Committee
February 23, 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** – Authorizing the Mayor to enter into a contract with Builders Paving, LLC., for the 2026 Street Program as per the following schedule of pricing, pending 2026/27 Budget approval; Base bid -\$1,239,444.12; Alternate 1 - \$88,500.00; Alternate 2 - \$175,147.21; for a total amount not to exceed \$1,503,091.33.
- b. **Motion** - Authorizing the Mayor and City Clerk, to execute an Intergovernmental Agreement with the Center Cass School District, for the reimbursement of Cass Junior High School parking lot paving maintenance at 8502 Bailey Rd. through the City of Darien’s 2026 Road Maintenance Contract with Builders Paving, LLC as per the contract unit pricing and a contingency in an amount not to exceed \$175,147.21.
- c. **Motion** – Authorizing the Mayor to enter into a contract with TruGreen Limited Partnership for six (6) various fertilizer applications and (3) three applications for planting beds and weed control, within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed \$62,067.00 for the 2026 Landscape Fertilization Services.
- d. **Motion** – Authorizing temporarily waiving certain building permit fees for a period of March 3, 2026-April 30, 2026.
- e. **Motion** - Authorizing the Mayor to execute an Intergovernmental Agreement with the County of DuPage for mowing along County roads and rights of way.
- f. **Ordinance** - Amending Section 3-3-7-5(C) of the City Code to expand the number of Class E liquor licenses from five (5) to six (6).
- g. **PZC-25-1** – Final Plat of Subdivision David Mulé – 2220 Manning Road
- h. **PZC-26-1** - Rezone, Site Plan Approval (Hussain Koita – 2505 75th Street)
- i. **Ordinance** - Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).
- j. **Minutes** – **January 26, 2026** Municipal Services Committee

5. Director’s Report

6. Next scheduled meeting – March 24, 2025

7. Adjournment

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
February 23, 2026

ISSUE STATEMENT

Approval of a motion authorizing the Mayor to enter into a contract with Builders Paving, LLC for the 2026 Street Program as per the following schedule of pricing, pending 2026-27 Budget approval. See Exhibit A.

Base Bid	\$1,239,444.12
Alternate 1- Patching	\$ 88,500.00
<u>Alternate 2 – Cass Jr. High School</u>	<u>\$ 175,147.21</u>
Total Cost	\$1,503,091.33

BACKGROUND/HISTORY

This year's 2026 Street Maintenance Program includes 4.90 miles for resurfacing. Typically, the City averages approximately 5 miles of resurfacing per year. This year's program includes the following,

2026 Road Program Schedule

STREET	SUBDIVISION/LIMIT	ROAD LENGTH (linear ft.)
Roger Road	Clarendon Hills Rd – Plainfield Rd	1120
High Road	Roger Rd - Plainfield Rd	2950
Evans Place	Janet Ave – Elm St	660
Poplar Lane	Janet Ave – Elm St	840
Tennessee Avenue	N.- 67th St	760
Easy Street	N.- 67th St	400
Seminole CDS	Seminole Dr - Limit	300
Belair Drive	Beechnut Ln – Richmond Ave	2200
Belair CDS	Belair Dr - Limit	200
Village Court	Seminole Dr - Limit	500
Honey Locust Lane	Farmingdale Dr - W. Limit	480
Redondo Court	Redondo Dr - Redondo Dr	409
Adams Street	Greenbriar Ln – Iroquois Ln	1000
Iroquois Street	Adams St - Cass Av	1040
Regency Grove Drive	Cass Ave – Adams St	2000
Adams Street	Regency Grove Dr - Limit	400
Wildwood Court	Regency Grove Dr - Limit	500
77th Street	Williams St – Adams St	1500
Wakefield Drive	Abbey Dr - Green Valley Rd	1460
Lemont Road Bend	Lemont Rd - End	600
Pinehurst Drive	Bailey Rd – Lakeview Dr	1710
Pine Bluff Court	Pinehurst Dr - Limit	400
Pine Cove Court	Pinehurst Dr - Limit	400
Pine View Court	Pinehurst Dr - Limit	600
Oakley Drive	Lakeview Dr – Golfview Dr	500
Golfview Drive	Sawmill Creek Dr - Oakley	800
Sawmill Creek Drive	Golfview Dr – Lakeview Dr	920
Dickens Circle	Lakeview Dr - Limit	440
Highest Drive	Beller Dr - Hillside Ln	765
Alternate: 1,500 square feet of patching		N/A
Alternate 2: Cass Jr. High School		N/A
TOTAL (FT)		25,854
TOTAL MILES		4.90

Base Bid - Includes the proposed schedule as listed above.

Alternate 1 - Patching \$88,500.00 – Includes the removal and replacement of road base throughout the City due to failing base.

***Alternate 2** - Includes the resurfacing of the Cass Jr. High School Parking Lot at 8502 Bailey Road \$175,147.21.

*A separate IGA Agenda memo will be entertained.

Sealed bids were opened on Wednesday, February 4, 2026. A summary of the five (5) bids received is attached and labeled as Attachment A. The lowest responsive bid for the **Base Bid** was Builders Paving, LLC in the amount of \$1,239,444.12. With the **Base Bid, Alternate 1 and 2** Builders Paving, LLC is the awarded responsive bidder, pending budget approval: \$1,503,091.33.

The proposed 2026 Road Program would be funded from the following line item:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 26-27 BUDGET	PROPOSED EXPENDITURE
25-35-4855	Street Reconstruction/Rehab 2026 City Street Maintenance Program	\$1,452,500.00	\$1,239,444.12
25-35-4855	Alternate 1 - Patching		\$ 88,500.00
25-35-4855	Alternate 2 Cass Jr. High School Parking Lot – 8502 Bailey Rd		\$ 175,147.21
	TOTAL COSTS		\$1,503,091.33

STAFF RECOMMENDATION

Staff and Christopher B. Burke Engineering recommends awarding the base bid and alternates to Builders Paving, LLC for the 2026 Street Program contract. Builders Paving, LLC has completed very satisfactory work for the City in the past. Attachment B is a recommendation to award letter from Christopher B. Burke Engineering.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on an upcoming City Council agenda for formal approval, pending budget consideration.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 2nd day of March 2026.

AYES: _____

NAYS: _____

ABSENT: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.

CITY OF DARIEN
2026 ROAD PROGRAM
(CBBEL PROJECT NO. 25-0493)
BID TABULATION
DATE: February 4, 2026 @ 10AM

BASE BID				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	3323	\$ 1.50	\$ 4,984.50	\$ 2.30	\$ 7,642.90	\$ 0.50	\$ 1,661.50	\$ 3.00	\$ 9,969.00	\$ 1.00	\$ 3,323.00	\$ 1.25	\$ 4,153.75
35800200	AGGREGATE BASE REPAIR	TON	175	\$ 23.50	\$ 4,112.50	\$ 15.00	\$ 2,625.00	\$ 21.00	\$ 3,675.00	\$ 24.00	\$ 4,200.00	\$ 25.00	\$ 4,375.00	\$ 22.00	\$ 3,850.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	2	\$ 24.00	\$ 48.00	\$ 15.00	\$ 30.00	\$ 21.00	\$ 42.00	\$ 24.00	\$ 48.00	\$ 50.00	\$ 100.00	\$ 22.00	\$ 44.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	72246	\$ 0.10	\$ 7,224.60	\$ 0.01	\$ 722.46	\$ 0.01	\$ 722.46	\$ 0.01	\$ 722.46	\$ 0.25	\$ 18,061.50	\$ 0.01	\$ 722.46
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3234	\$ 125.00	\$ 404,250.00	\$ 96.00	\$ 310,464.00	\$ 107.00	\$ 346,038.00	\$ 113.00	\$ 365,442.00	\$ 104.00	\$ 335,336.00	\$ 112.00	\$ 362,208.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	512	\$ 93.00	\$ 47,616.00	\$ 75.00	\$ 38,400.00	\$ 83.50	\$ 42,752.00	\$ 83.00	\$ 42,496.00	\$ 85.00	\$ 43,520.00	\$ 86.00	\$ 44,032.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6757	\$ 95.00	\$ 641,915.00	\$ 76.25	\$ 515,221.25	\$ 85.50	\$ 577,723.50	\$ 86.00	\$ 581,102.00	\$ 90.00	\$ 608,130.00	\$ 90.00	\$ 608,130.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	73135	\$ 2.90	\$ 212,091.50	\$ 3.70	\$ 270,599.50	\$ 2.80	\$ 204,778.00	\$ 2.90	\$ 212,091.50	\$ 2.46	\$ 179,912.10	\$ 3.50	\$ 255,972.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	3490	\$ 4.50	\$ 15,705.00	\$ 7.30	\$ 25,477.00	\$ 3.65	\$ 12,738.50	\$ 5.50	\$ 19,195.00	\$ 3.50	\$ 12,215.00	\$ 5.50	\$ 19,195.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597	\$ 40.00	\$ 23,880.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 30.00	\$ 17,910.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597	\$ 40.00	\$ 23,880.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 30.00	\$ 17,910.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597	\$ 38.00	\$ 22,686.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 25.00	\$ 14,925.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597	\$ 38.00	\$ 22,686.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 25.00	\$ 14,925.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	414	\$ 2.50	\$ 1,035.00	\$ 0.50	\$ 207.00	\$ 0.01	\$ 4.14	\$ 2.50	\$ 1,035.00	\$ 1.00	\$ 414.00	\$ 2.00	\$ 828.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	211	\$ 3.00	\$ 633.00	\$ 0.01	\$ 2.11	\$ 0.01	\$ 2.11	\$ 6.00	\$ 1,266.00	\$ 1.00	\$ 211.00	\$ 2.00	\$ 422.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	60	\$ 2.85	\$ 171.00	\$ 4.00	\$ 240.00	\$ 2.75	\$ 165.00	\$ 5.00	\$ 300.00	\$ 4.14	\$ 248.40	\$ 5.00	\$ 300.00
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	72	\$ 4.50	\$ 324.00	\$ 7.00	\$ 504.00	\$ 6.60	\$ 475.20	\$ 8.00	\$ 576.00	\$ 7.14	\$ 514.08	\$ 8.00	\$ 576.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	354	\$ 10.50	\$ 3,717.00	\$ 12.85	\$ 4,548.90	\$ 13.20	\$ 4,672.80	\$ 14.00	\$ 4,956.00	\$ 13.49	\$ 4,775.46	\$ 16.00	\$ 5,664.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	20	\$ 950.00	\$ 19,000.00	\$ 750.00	\$ 15,000.00	\$ 700.00	\$ 14,000.00	\$ 1,040.00	\$ 20,800.00	\$ 1,000.00	\$ 20,000.00	\$ 1,135.00	\$ 22,700.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 1,455,959.10		TOTAL = \$ 1,239,444.12		TOTAL = \$ 1,328,850.21		TOTAL = \$ 1,329,868.96		TOTAL = \$ 1,327,655.54		TOTAL = \$ 1,388,497.71	

ALTERNATE 1 - MISCELLANEOUS PATCHING				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	\$ 65.00	\$ 97,500.00	\$ 59.00	\$ 88,500.00	\$ 59.00	\$ 88,500.00	\$ 69.90	\$ 104,850.00	\$ 60.00	\$ 90,000.00	\$ 68.25	\$ 102,375.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 97,500.00		TOTAL = \$ 88,500.00		TOTAL = \$ 88,500.00		TOTAL = \$ 104,850.00		TOTAL = \$ 90,000.00		TOTAL = \$ 102,375.00	

ALTERNATE 2 - CASS JUNIOR HIGH SCHOOL				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	5400	\$ 1.50	\$ 8,100.00	\$ 1.60	\$ 8,640.00	\$ 0.80	\$ 4,320.00	\$ 1.60	\$ 8,640.00	\$ 1.00	\$ 5,400.00	\$ 1.50	\$ 8,100.00
35800200	AGGREGATE BASE REPAIR	TON	284	\$ 23.50	\$ 6,674.00	\$ 15.00	\$ 4,260.00	\$ 21.00	\$ 5,964.00	\$ 24.00	\$ 6,816.00	\$ 25.00	\$ 7,100.00	\$ 22.00	\$ 6,248.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	1	\$ 24.00	\$ 24.00	\$ 15.00	\$ 15.00	\$ 21.00	\$ 21.00	\$ 24.00	\$ 24.00	\$ 50.00	\$ 50.00	\$ 22.00	\$ 22.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5346	\$ 0.10	\$ 534.60	\$ 0.01	\$ 53.46	\$ 0.01	\$ 53.46	\$ 0.01	\$ 53.46	\$ 0.25	\$ 1,336.50	\$ 0.01	\$ 53.46
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	832	\$ 93.00	\$ 77,376.00	\$ 80.00	\$ 66,560.00	\$ 86.00	\$ 71,552.00	\$ 83.00	\$ 69,056.00	\$ 100.00	\$ 83,200.00	\$ 92.00	\$ 76,544.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	499	\$ 95.00	\$ 47,405.00	\$ 89.00	\$ 44,411.00	\$ 88.00	\$ 43,912.00	\$ 86.00	\$ 42,914.00	\$ 117.00	\$ 58,363.00	\$ 95.00	\$ 47,405.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5670	\$ 4.50	\$ 25,515.00	\$ 7.00	\$ 39,690.00	\$ 5.40	\$ 30,618.00	\$ 5.50	\$ 31,185.00	\$ 4.82	\$ 27,329.40	\$ 5.75	\$ 32,602.50
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	41	\$ 40.00	\$ 1,640.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 30.00	\$ 1,230.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	41	\$ 40.00	\$ 1,640.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 30.00	\$ 1,230.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	41	\$ 38.00	\$ 1,558.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 25.00	\$ 1,025.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	41	\$ 38.00	\$ 1,558.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 25.00	\$ 1,025.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	10	\$ 2.50	\$ 25.00	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.10	\$ 2.50	\$ 25.00	\$ 100.00	\$ 1,000.00	\$ 2.00	\$ 20.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	5	\$ 3.00	\$ 15.00	\$ 0.01	\$ 0.05	\$ 0.01	\$ 0.05	\$ 6.00	\$ 30.00	\$ 50.00	\$ 250.00	\$ 2.00	\$ 10.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10	\$ 13.00	\$ 130.00	\$ 20.00	\$ 200.00	\$ 2.75	\$ 27.50	\$ 10.00	\$ 100.00	\$ 30.00	\$ 300.00	\$ 4.00	\$ 40.00
78001100	PAINT PAVEMENT MARKING - LINE 4"	FOOT	2264	\$ 1.25	\$ 2,830.00	\$ 0.90	\$ 2,037.60	\$ 0.85	\$ 1,924.40	\$ 1.00	\$ 2,264.00	\$ 0.47	\$ 1,064.08	\$ 1.00	\$ 2,264.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	4	\$ 950.00	\$ 3,800.00	\$ 750.00	\$ 3,000.00	\$ 700.00	\$ 2,800.00	\$ 1,040.00	\$ 4,160.00	\$ 1,000.00	\$ 4,000.00	\$ 1,135.00	\$ 4,540.00
*20018400	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	6	\$ 800.00	\$ 4,800.00	\$ 500.00	\$ 3,000.00	\$ 700.00	\$ 4,200.00	\$ 1,040.00	\$ 6,240.00	\$ 450.00	\$ 2,700.00	\$ 575.00	\$ 3,450.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 183,624.60		TOTAL = \$ 175,147.21		TOTAL = \$ 165,556.51		TOTAL = \$ 176,017.46		TOTAL = \$ 198,672.98		TOTAL = \$ 185,398.96	


CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

February 4, 2026

 City of Darien City Hall
 1702 Plainfield Rd
 Darien, IL 60561

Attention: Dan Gombac

 Subject: City of Darien – 2025 Road Program
 (CBBEL Project No. 25-0493)

Dear Mr. Gombac:

On Wednesday, February 4th, 2026, at 10:00 a.m., bids were received at the City of Darien City Hall for the 2026 Road Program. There were five (5) bids received for this project. Below is our engineer's estimate and bid results. I have attached the complete bid results separately. The low bid is in **bold**.

Company Name	Base Bid (As Read)	Alternate 1 Bid (As Read)	Alternate 2 Bid (As Read)	Bid Bond
Engineer's Estimate	\$1,455,959.10	\$97,500.00	\$183,624.60	✓
BUILDERS PAVING, LLC	\$1,239,444.12	\$88,500.00	\$175,147.21	✓
SCHROEDER ASPHALT SERVICES, INC.	\$1,328,850.21	\$88,500.00	\$165,556.51	✓
M&J ASPHALT PAVING COMPANY, INC.	\$1,329,868.96	\$104,850.00	\$176,017.46	✓
BROTHERS ASPHALT PAVING, INC.	\$1,327,655.54	\$90,000.00	\$198,672.98	✓
LINDAHL BROTHERS, INC.	\$1,388,497.71	\$102,375.00	\$185,398.96	✓

Builders Paving, LLC was the low qualified bidder for the total project in the amount of \$1,503,091.33 for the Base Bid and all Alternate Bids. Builders Paving, LLC has performed satisfactory work with the City in the past and CBBEL believes their bid to be in order. Therefore, based on the City's budget, the City suggests accepting Builders Paving LLC's bid for the Base Bid and all Alternate Bids.

Enclosed for your review are the bid tabulations. If you have any other questions, please do not hesitate to contact me.

Sincerely,

 Jeff E. Househ
 Phase I Municipal Project Lead, Design Engineer, CE.T-IV
 Civil Engineering Design Dept.

 Cc: David Fell, PE – City of Darien
 Lee Fell, PE – CBBEL

**Local Public Agency
Formal Contract Proposal**

COVER SHEET

Proposal Submitted By:

Contractor's Name

Contractor's Address

City

State

Zip Code

STATE OF ILLINOIS

Local Public Agency

County

Section Number

Route(s) (Street/Road Name)

Type of Funds

Proposal Only Proposal and Plans Proposal only, plans are separate

*****NOT AN IDOT PROJECT*****

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	Route(s) (Street/Road Name)
2026 Road Program	DuPage	N/A	Various

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Darien City Hall

<u>1702 Plainfield Road, Darien, IL 60561</u>	Name of Office
Address	
	until <u>10:00 AM</u> on <u>01/28/26</u>
	Time Date

Sealed proposals will be opened and read publicly at the office of Darien City Hall

<u>1702 Plainfield Road, Darien, IL 60561</u>	Name of Office
Address	
	at <u>10:00 AM</u> on <u>01/28/26</u>
	Time Date

DESCRIPTION OF WORK

Location	Project Length
Various	24,641' (4.67 MI)

Proposed Improvement

Description of Improvement

The proposed work is officially known as "2026 Road Program" and further described as:

2" Milling and Resurfacing: Hot-Mix Asphalt Surface Removal, 2" and installation of 1.5" of Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50, 0.75" of Polymerized Hot-Mix Asphalt Binder Course, IL-4.75, N50, Class D Patches, Type I-IV, 6 Inch, and Bituminous Materials (Tack Coat).

Full-Depth 4" Milling and Resurfacing: Hot-Mix Asphalt Surface Removal, 4" and installation of 1.5" of Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50, 2.5" of Hot-Mix Asphalt Binder Course, IL-19.0, N50, undercutting, Class D Patches, Type I-IV, 6 Inch, and Bituminous Materials (Tack Coat).

Other improvements include thermoplastic and paint pavement striping, structure adjustments, all as further described in the contract documents for the said work prepared by Christopher B. Burke Engineering, Ltd. (CBBEL).

Base Bid

The base consists of 2" or 4" resurfacing the streets listed in the "Base Bid" section on the following page according to the appropriate scope of work as described in the table below.

Alternate 1 Bid

Miscellaneous Class "D" Patching, 6" of various streets throughout the City. See Miscellaneous Patching, 6" special provision for locations.

Alternate 2 Bid

Cass Junior High School (8502 Bailey Rd, Darien, IL 60561): Full-Depth 4" Milling and Resurfacing.

1. Plans and proposal forms will be available in the office of

for download only from QuestCDN via the Christopher B. Burke Engineering, Ltd. (CBBEL) website <http://cbbel.com/bidding-info/> or at www.questcdn.com under login using QuestCDN# 9936095 for a non-refundable charge of \$30.00. All questions shall be directed to Jeff Househ, of Christopher B. Burke Engineering, Ltd. via e-mail at jhouseh@cbbel.com.

2. Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, 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 two originals 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 Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- a. Local Public Agency Formal Contract Proposal (BLR 12200)
- b. Schedule of Prices (BLR 12201)
- c. Proposal Bid Bond (BLR 12230) (if applicable)
- d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
- e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
2026 Road Program	DuPage	N/A	Various

PROPOSAL

1. Proposal of _____
Contractor's Name

Contractor's Address

2. The plans for the proposed work are those prepared by _____

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within 35 working days unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of

Schedule of Prices

Contractor's Name			
Contractor's Address		City	State
Local Public Agency		County	Section Number
City of Darien		DuPage	N/A
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Base Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total Price
35800100	PREPARATION OF BASE	SQ YD	3323		
35800200	AGGREGATE BASE REPAIR	TON	175		
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	2		
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	72246		
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3234		
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	512		
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6757		
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	73135		
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	3490		
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597		
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597		
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597		
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597		
70300100	SHORT TERM PAVEMENT MARKING	FOOT	414		
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	211		
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	60		
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	72		
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	354		
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	20		
Bidder's Base Bid Total Proposal					

Written: _____

1. Each pay item should have a unit price and a total price.
2. 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.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.

Schedule of Prices

Contractor's Name			
Contractor's Address		City	State
Local Public Agency		County	Section Number
City of Darien		DuPage	N/A
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Alternate 1 Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total Price
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500		
Bidder's Alternate 1 Bid Total Proposal					

Written: _____

1. Each pay item should have a unit price and a total price.
2. 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.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.

Schedule of Prices

Contractor's Name			
Contractor's Address		City	State
Local Public Agency		County	Section Number
City of Darien		DuPage	N/A
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Alternate 2 Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total Price
35800100	PREPARATION OF BASE	SQ YD	5400		
35800200	AGGREGATE BASE REPAIR	TON	284		
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	1		
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5346		
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	832		
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	499		
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5670		
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	41		
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	41		
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	41		
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	41		
70300100	SHORT TERM PAVEMENT MARKING	FOOT	10		
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	5		
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10		
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	2264		
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	4		
*Z0018400	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	6		
Bidder's Alternate 2 Bid Total Proposal					

Written: _____

1. Each pay item should have a unit price and a total price.
2. 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.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.

**Local Public Agency
Proposal Bid Bond**

Local Public Agency County Section Number

WE, _____ as PRINCIPAL, and _____ as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly 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 is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this _____ of _____ Day Month and Year

Principal

Company Name

Company Name

By:

By:

Title

Title

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

Surety

Name of Surety

By:

STATE OF IL
COUNTY OF

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

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ Month and Year

(SEAL, if required by the LPA)

Notary Public Signature & Date

Date commission expires _____



MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
February 23, 2026

ISSUE STATEMENT

A Motion authorizing the Mayor to execute an Intergovernmental Agreement between the City of Darien and Cass School District 63 for reimbursement of parking lot paving maintenance at 8502 Bailey Road, to be completed under the City of Darien’s 2026 Road Maintenance Contract with Builders Paving, LLC utilizing contract unit pricing, in an amount not to exceed \$175,147.21. See Exhibit A.

BACKGROUND/HISTORY

The City of Darien has coordinated with Cass School District 63 to perform paving maintenance at the Cass Junior High School parking lot located at 8502 Bailey Road. The City’s 2026 Road Maintenance contractor, Builders Paving, LLC, will complete the work.

The City’s 2026 Road Maintenance Contract includes quantities for this parking lot work under Alternate 2, as shown in the attached bid tab (Attachment A). The scope of work includes pavement grinding, aggregate base repair, leveling binder, and a surface course.

Under the terms of the Intergovernmental Agreement, the City of Darien will be fully reimbursed by Cass School District 63 for the cost of the improvements, in an amount not to exceed \$175,147.21. Cass School District 63 will forward the Intergovernmental Agreement to the City for execution.

STAFF RECOMMENDATION

Staff recommends approval of a Motion authorizing the Mayor to execute an Intergovernmental Agreement with Cass School District 63 for reimbursement of parking lot paving maintenance at 8502 Bailey Road, to be completed under the City of Darien’s 2026 Road Maintenance Contract with Builders Paving, LLC, utilizing contract unit pricing, in an amount not to exceed \$175,147.21.

ALTERNATE CONSIDERATION

Not approving the Motion.

DECISION MODE

This item will be placed on the March 2, 2026 City Council agenda for formal consideration.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 2nd day of March 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.

CITY OF DARIEN
2026 ROAD PROGRAM
(CBBEL PROJECT NO. 25-0493)
BID TABULATION
DATE: February 4, 2026 @ 10AM

BASE BID				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	3323	\$ 1.50	\$ 4,984.50	\$ 2.30	\$ 7,642.90	\$ 0.50	\$ 1,661.50	\$ 3.00	\$ 9,969.00	\$ 1.00	\$ 3,323.00	\$ 1.25	\$ 4,153.75
35800200	AGGREGATE BASE REPAIR	TON	175	\$ 23.50	\$ 4,112.50	\$ 15.00	\$ 2,625.00	\$ 21.00	\$ 3,675.00	\$ 24.00	\$ 4,200.00	\$ 25.00	\$ 4,375.00	\$ 22.00	\$ 3,850.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	2	\$ 24.00	\$ 48.00	\$ 15.00	\$ 30.00	\$ 21.00	\$ 42.00	\$ 24.00	\$ 48.00	\$ 50.00	\$ 100.00	\$ 22.00	\$ 44.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	72246	\$ 0.10	\$ 7,224.60	\$ 0.01	\$ 722.46	\$ 0.01	\$ 722.46	\$ 0.01	\$ 722.46	\$ 0.25	\$ 18,061.50	\$ 0.01	\$ 722.46
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	3234	\$ 125.00	\$ 404,250.00	\$ 96.00	\$ 310,464.00	\$ 107.00	\$ 346,038.00	\$ 113.00	\$ 365,442.00	\$ 104.00	\$ 336,336.00	\$ 112.00	\$ 362,208.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	512	\$ 93.00	\$ 47,616.00	\$ 75.00	\$ 38,400.00	\$ 83.50	\$ 42,752.00	\$ 83.00	\$ 42,496.00	\$ 85.00	\$ 43,520.00	\$ 86.00	\$ 44,032.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6757	\$ 95.00	\$ 641,915.00	\$ 76.25	\$ 515,221.25	\$ 85.50	\$ 577,723.50	\$ 86.00	\$ 581,102.00	\$ 90.00	\$ 608,130.00	\$ 90.00	\$ 608,130.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	73135	\$ 2.90	\$ 212,091.50	\$ 3.70	\$ 270,599.50	\$ 2.80	\$ 204,778.00	\$ 2.90	\$ 212,091.50	\$ 2.46	\$ 179,912.10	\$ 3.50	\$ 255,972.50
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	3490	\$ 4.50	\$ 15,705.00	\$ 7.30	\$ 25,477.00	\$ 3.65	\$ 12,738.50	\$ 5.50	\$ 19,195.00	\$ 3.50	\$ 12,215.00	\$ 5.50	\$ 19,195.00
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	597	\$ 40.00	\$ 23,880.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 30.00	\$ 17,910.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	597	\$ 40.00	\$ 23,880.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 30.00	\$ 17,910.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	597	\$ 38.00	\$ 22,686.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 25.00	\$ 14,925.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	597	\$ 38.00	\$ 22,686.00	\$ 20.00	\$ 11,940.00	\$ 50.00	\$ 29,850.00	\$ 25.00	\$ 14,925.00	\$ 40.00	\$ 23,880.00	\$ 25.00	\$ 14,925.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	414	\$ 2.50	\$ 1,035.00	\$ 0.50	\$ 207.00	\$ 0.01	\$ 4.14	\$ 2.50	\$ 1,035.00	\$ 1.00	\$ 414.00	\$ 2.00	\$ 828.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	211	\$ 3.00	\$ 633.00	\$ 0.01	\$ 2.11	\$ 0.01	\$ 2.11	\$ 6.00	\$ 1,266.00	\$ 1.00	\$ 211.00	\$ 2.00	\$ 422.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	60	\$ 2.85	\$ 171.00	\$ 4.00	\$ 240.00	\$ 2.75	\$ 165.00	\$ 5.00	\$ 300.00	\$ 4.14	\$ 248.40	\$ 5.00	\$ 300.00
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	72	\$ 4.50	\$ 324.00	\$ 7.00	\$ 504.00	\$ 6.60	\$ 475.20	\$ 8.00	\$ 576.00	\$ 7.14	\$ 514.08	\$ 8.00	\$ 576.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	354	\$ 10.50	\$ 3,717.00	\$ 12.85	\$ 4,548.90	\$ 13.20	\$ 4,672.80	\$ 14.00	\$ 4,956.00	\$ 13.49	\$ 4,775.46	\$ 16.00	\$ 5,664.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	20	\$ 950.00	\$ 19,000.00	\$ 750.00	\$ 15,000.00	\$ 700.00	\$ 14,000.00	\$ 1,040.00	\$ 20,800.00	\$ 1,000.00	\$ 20,000.00	\$ 1,135.00	\$ 22,700.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 1,455,959.10		TOTAL = \$ 1,239,444.12		TOTAL = \$ 1,328,850.21		TOTAL = \$ 1,329,868.96		TOTAL = \$ 1,327,655.54		TOTAL = \$ 1,388,497.71	

ALTERNATE 1 - MISCELLANEOUS PATCHING				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
*NA	MISCELLANEOUS PATCHING, 6"	SQ YD	1500	\$ 65.00	\$ 97,500.00	\$ 59.00	\$ 88,500.00	\$ 59.00	\$ 88,500.00	\$ 69.90	\$ 104,850.00	\$ 60.00	\$ 90,000.00	\$ 68.25	\$ 102,375.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 97,500.00		TOTAL = \$ 88,500.00		TOTAL = \$ 88,500.00		TOTAL = \$ 104,850.00		TOTAL = \$ 90,000.00		TOTAL = \$ 102,375.00	

ALTERNATE 2 - CASS JUNIOR HIGH SCHOOL				ENGINEER'S ESTIMATE		BUILDERS PAVING, LLC		SCHROEDER ASPHALT SERVICES, INC.		M&J ASPHALT PAVING COMPANY, INC.		BROTHERS ASPHALT PAVING, INC.		LINDAHL BROTHERS, INC.	
NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
35800100	PREPARATION OF BASE	SQ YD	5400	\$ 1.50	\$ 8,100.00	\$ 1.60	\$ 8,640.00	\$ 0.80	\$ 4,320.00	\$ 1.60	\$ 8,640.00	\$ 1.00	\$ 5,400.00	\$ 1.50	\$ 8,100.00
35800200	AGGREGATE BASE REPAIR	TON	284	\$ 23.50	\$ 6,674.00	\$ 15.00	\$ 4,260.00	\$ 21.00	\$ 5,964.00	\$ 24.00	\$ 6,816.00	\$ 25.00	\$ 7,100.00	\$ 22.00	\$ 6,248.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	1	\$ 24.00	\$ 24.00	\$ 15.00	\$ 15.00	\$ 21.00	\$ 21.00	\$ 24.00	\$ 24.00	\$ 50.00	\$ 50.00	\$ 22.00	\$ 22.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5346	\$ 0.10	\$ 534.60	\$ 0.01	\$ 53.46	\$ 0.01	\$ 53.46	\$ 0.01	\$ 53.46	\$ 0.25	\$ 1,336.50	\$ 0.01	\$ 53.46
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	832	\$ 93.00	\$ 77,376.00	\$ 80.00	\$ 66,560.00	\$ 86.00	\$ 71,552.00	\$ 83.00	\$ 69,056.00	\$ 100.00	\$ 83,200.00	\$ 92.00	\$ 76,544.00
40604060	HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	499	\$ 95.00	\$ 47,405.00	\$ 89.00	\$ 44,411.00	\$ 88.00	\$ 43,912.00	\$ 86.00	\$ 42,914.00	\$ 117.00	\$ 58,363.00	\$ 95.00	\$ 47,405.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5670	\$ 4.50	\$ 25,515.00	\$ 7.00	\$ 39,690.00	\$ 5.40	\$ 30,618.00	\$ 5.50	\$ 31,185.00	\$ 4.82	\$ 27,329.40	\$ 5.75	\$ 32,602.50
*44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	41	\$ 40.00	\$ 1,640.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 30.00	\$ 1,230.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	41	\$ 40.00	\$ 1,640.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 30.00	\$ 1,230.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	41	\$ 38.00	\$ 1,558.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 25.00	\$ 1,025.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
*44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	41	\$ 38.00	\$ 1,558.00	\$ 20.00	\$ 820.00	\$ 1.00	\$ 41.00	\$ 25.00	\$ 1,025.00	\$ 40.00	\$ 1,640.00	\$ 25.00	\$ 1,025.00
70300100	SHORT TERM PAVEMENT MARKING	FOOT	10	\$ 2.50	\$ 25.00	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.10	\$ 2.50	\$ 25.00	\$ 100.00	\$ 1,000.00	\$ 2.00	\$ 20.00
70300150	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	5	\$ 3.00	\$ 15.00	\$ 0.01	\$ 0.05	\$ 0.01	\$ 0.05	\$ 6.00	\$ 30.00	\$ 50.00	\$ 250.00	\$ 2.00	\$ 10.00
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	10	\$ 13.00	\$ 130.00	\$ 20.00	\$ 200.00	\$ 2.75	\$ 27.50	\$ 10.00	\$ 100.00	\$ 30.00	\$ 300.00	\$ 4.00	\$ 40.00
78001100	PAINT PAVEMENT MARKING - LINE 4"	FOOT	2264	\$ 1.25	\$ 2,830.00	\$ 0.90	\$ 2,037.60	\$ 0.85	\$ 1,924.40	\$ 1.00	\$ 2,264.00	\$ 0.47	\$ 1,064.08	\$ 1.00	\$ 2,264.00
*X0326862	STRUCTURES TO BE ADJUSTED	EACH	4	\$ 950.00	\$ 3,800.00	\$ 750.00	\$ 3,000.00	\$ 700.00	\$ 2,800.00	\$ 1,040.00	\$ 4,160.00	\$ 1,000.00	\$ 4,000.00	\$ 1,135.00	\$ 4,540.00
*20018400	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	6	\$ 800.00	\$ 4,800.00	\$ 500.00	\$ 3,000.00	\$ 700.00	\$ 4,200.00	\$ 1,040.00	\$ 6,240.00	\$ 450.00	\$ 2,700.00	\$ 575.00	\$ 3,450.00
*INDICATES SPECIAL PROVISION				TOTAL = \$ 183,624.60		TOTAL = \$ 175,147.21		TOTAL = \$ 165,556.51		TOTAL = \$ 176,017.46		TOTAL = \$ 198,672.98		TOTAL = \$ 185,398.96	

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DARIEN
AND CASS SCHOOL DISTRICT 63 FOR THE REIMBURSEMENT OF THE
PARKING LOT PAVING MAINTENANCE AT 8502 BAILEY RD**

This agreement is made and entered into this 2nd day of March 2026, by and between the City of Darien, an Illinois municipal corporation (hereinafter the "City"), and the Cass School District 63, an Illinois municipal corporation, (hereinafter the "School 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 has awarded a contract to Builders Paving, LLC (the "Contractor") to complete paving maintenance work for the City;

WHEREAS, the School District owns a property at 8502 Bailey Rd. located within the City;

WHEREAS, the City desires to assist the School District by allowing the Contractor to complete parking lot paving maintenance work at the School District location, with the work estimated to cost not to exceed \$175,147.21;

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 City agrees to allow the Contractor to complete grinding, aggregate base repair, leveling binder and a surface course work on School District premises as part of the City's contract.
3. The School District authorizes the Contractor on the School District premises to complete the grinding, aggregate base repair, leveling binder and a surface course work; the City's Director of Municipal Services is authorized to supervise the parking lot work on behalf of the School District.
4. The School District shall reimburse the City for the grinding, aggregate base repair, leveling binder and a surface course charges completed on the School District premises

by the Contractor within 30 days of being invoiced by the City.

- 5. The City will require the Contractor to add the School District as an additional insured on the Contractor's policy of insurance furnished to the City; to the extent this requirement increases the contract price, the School District will be responsible for the increase.
- 6. All notices, requests and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery to the party to whom it is addressed, or upon receipt, if sent, by United States postal services, as follows:

- a. If intended for the City:
- b. If intended for the School District 63

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

Cass School District 63
 8502 Bailey Road
 Darien IL 60561
 Attn: Cass School District Superintendent

- 7. 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 2nd day of March 2026.

CITY OF DARIEN

BY: _____
 Joseph Marchese, Mayor

ATTEST: _____
 City Clerk

SCHOOL DISTRICT 63

BY: _____
 Cass School District 63 Superintendent

ATTEST: _____
 Secretary, School District 63

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
February 23, 2026

ISSUE STATEMENT

A motion to award a contract with TruGreen Limited Partnership for various fertilizer applications for turf areas, planting beds, weed control within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed \$62,067.00 for the 2026 Landscape Fertilization Services at the following locations: See Exhibit A.

Roadside Right of Ways and Medians of 75th St, and certain segments of Plainfield Rd
 Water Plants
 Public Works Facility
 Clock Tower
 Marquee Sign
 City Entrance Way Signs
 City Hall Complex
 Detention Basins
 Rip Rap Areas

BACKGROUND/HISTORY

The City's Fertilization Program is intended to eradicate noxious weeds and maintain uniform, aesthetically pleasing turf throughout designated rights-of-way and City-owned facilities. The program also includes the treatment and maintenance of weed-free planting beds across the City.

Staff prepared the necessary specifications and solicited sealed bids for the proposed fertilization services. On February 11, 2026, two (2) bids were received (see Attachment A). Upon review, one bid was determined to be non-responsive and was subsequently rejected.

The proposed contract includes two optional one-year extensions for 2027 and 2028. Any extension would be subject to review and approval by the City Council during the respective contract years.

- A. The following areas would receive fertilizer applications for turf management throughout the year:
1. All median areas and roadside right of ways on 75th St from, 1 Lot west of Sheridan Dr to Lemont Rd
 2. Plainfield Road from Cass Avenue east to 75th Street
 3. City Hall and the Police Department
 4. Public Works Facility
 5. Water Plant #2 1220 Plainfield Rd
 Water Plant #3 1930 Manning Rd
 Water Plant #4 1897 Manning Rd
 Water Plant #5 8600 Lemont Rd
 Water Stand Pipe 6709 Wilmette Ave
 6. Detention Basins
 7. Clock Tower-Turf Area

B. The following areas would receive fertilizer applications for plant-bed management throughout the year:

1. 75th St. Landscape Beds
2. Roadside City Entrance Signs
3. Clock Tower-Plant Bed Area

C. The contract also entertained fertilization services for the City maintained median trees along 75th Street. The scope of work would include fertilizing 240 trees along the 75th Street median from Sheridan Drive to Lemont Road.

The contract specifications included up to six (6) various turf fertilizer applications throughout the year and (3) three planting bed fertilizer applications. Staff is requesting that six (6) turf applications and three (3) plant bed fertilization applications continue to be maintained for the 2026 Program, see Attachment B. TruGreen has been our previous vendor for fertilization services and provided very satisfactory services.

The proposed expenditure would be expended from the following accounts.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 2026/27 BUDGET & EXPENDITURE
01-30-4350	Fertilization 75 th Street-Turf Areas	\$ 17,263.00
01-30-4350	City Hall Grounds (½ Charged to Streets)	\$ 441.00
02-50-4223	City Hall Grounds (½ Charged to Water)	\$ 441.00
01-30-4350	Public Works Facility (½ Charged to Streets)	\$ 740.00
02-50-4223	Public Works Facility (½ Charged to Water)	\$ 740.00
02-50-4223	Maintenance Building-Water Plant Fertilization	\$ 3,353.00
01-30-4350	Basin Detention Facility Fertilization	\$ 10,499.00
01-30-4350	75th St. Landscape Bed Fertilization	\$ 10,800.00
01-30-4350	Roadside City Entrance Signs Fertilization	\$ 5,850.00
01-30-4350	Clock Tower Plant Bed Fertilization	\$ 927.00
01-30-4350	Clock Tower Turf Fertilization	\$ 313.00
01-30-4350	Tree Fertilization	\$ 3,660.00
01-30-4350	Rip Rap Areas	\$ 7,040.00
TOTAL PROGRAM COST		\$ 62,067.00

STAFF RECOMMENDATION

Staff recommends approving a motion to award a contract to TruGreen Limited Partnership for various fertilizer applications for turf areas, planting beds, weed control within rip rap areas and tree fertilization for 75th Street, in an amount not to exceed \$62,067.00 for the FY26/27 Landscape Fertilization Services.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the March 2, 2026, City Council agenda for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 2nd day of March 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

CITY OF DARIEN PUBLIC WORKS

1702 PLAINFIELD ROAD

DARIEN, IL 60561

SEALED BID: 2026 Landscape Fertilization Program

OPENING DATE/TIME: February 11, 2026 @ 10:00 a.m.

ITEM	DESCRIPTION	Trugreen Limited Partnership			Lawn Squad of Chicago's North Shore		
		2026-2027	2027-2028	2028-2029	2026-2027	2027-2028	2028-2029
Section I-ROW	Application #1	\$ 3,267.00	\$ 3,267.00	\$ 3,267.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 2,554.00	\$ 2,554.00	\$ 2,554.00			
	Application #3	\$ 4,277.00	\$ 4,277.00	\$ 4,277.00			
	Application #4	\$ 2,554.00	\$ 2,554.00	\$ 2,554.00			
	Application #5	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00			
	Application #6	\$ 2,136.00	\$ 2,136.00	\$ 2,136.00			
	Right of Way - Subtotal Section I	\$ 17,263.00	\$ 17,263.00	\$ 17,263.00			
Section II-A-City Hall-Police Dept.	Application #1	\$ 144.00	\$ 144.00	\$ 144.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 144.00	\$ 144.00	\$ 144.00			
	Application #3	\$ 180.00	\$ 180.00	\$ 180.00			
	Application #4	\$ 144.00	\$ 144.00	\$ 144.00			
	Application #5	\$ 144.00	\$ 144.00	\$ 144.00			
	Application #6	\$ 126.00	\$ 126.00	\$ 126.00			
	City Hall-Police Dept. - Subtotal II-A	\$ 882.00	\$ 882.00	\$ 882.00			
Section II-B-Municipal Services	Application #1	\$ 280.00	\$ 280.00	\$ 280.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 219.00	\$ 219.00	\$ 219.00			
	Application #3	\$ 367.00	\$ 367.00	\$ 367.00			
	Application #4	\$ 219.00	\$ 219.00	\$ 219.00			
	Application #5	\$ 212.00	\$ 212.00	\$ 212.00			
	Application #6	\$ 183.00	\$ 183.00	\$ 183.00			
	Municipal Services - Subtotal II-B	\$ 1,480.00	\$ 1,480.00	\$ 1,480.00			
Section II-C-G-Specified Facilities - Water Plants 2,3,4,5 & Water Standpipe	Application #1	\$ 548.00	\$ 548.00	\$ 548.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 548.00	\$ 548.00	\$ 548.00			
	Application #3	\$ 682.00	\$ 682.00	\$ 682.00			
	Application #4	\$ 548.00	\$ 548.00	\$ 548.00			
	Application #5	\$ 548.00	\$ 548.00	\$ 548.00			
	Application #6	\$ 479.00	\$ 479.00	\$ 479.00			
	Specified Facilities - Subtotal II-C-G	\$ 3,353.00	\$ 3,353.00	\$ 3,353.00			
	Specified Facilities - Subtotal Section II	\$ 5,715.00	\$ 5,715.00	\$ 5,715.00			
Section III-Basins	Application #1	\$ 1,735.00	\$ 1,735.00	\$ 1,735.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 1,732.00	\$ 1,732.00	\$ 1,732.00			
	Application #3	\$ 1,986.00	\$ 1,986.00	\$ 1,986.00			
	Application #4	\$ 1,732.00	\$ 1,732.00	\$ 1,732.00			
	Application #5	\$ 1,732.00	\$ 1,732.00	\$ 1,732.00			
	Application #6	\$ 1,582.00	\$ 1,582.00	\$ 1,582.00			
	Basins - Subtotal Section III	\$ 10,499.00	\$ 10,499.00	\$ 10,499.00			
Section IV-A-75th St. Landscape Beds	Category #1	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	bid rejected packet arrived prior to addendum		
	Category #2	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00			
	Category #3	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00			
	75th St. Landscape Beds - Subtotal IV-A	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00			
Section IV-B-Roadside City Entrance Signs	Category #1	\$ 650.00	\$ 650.00	\$ 650.00	bid rejected packet arrived prior to addendum		
	Category #2	\$ 4,550.00	\$ 4,550.00	\$ 4,550.00			
	Category #3	\$ 650.00	\$ 650.00	\$ 650.00			
	75th St Beds & Roadside City Entrance Signs - Subtotal IV-B	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00			
	75th St Beds & Roadside City Entrance Signs - Subtotal Section IV	\$ 16,650.00	\$ 16,650.00	\$ 16,650.00			
Section V-A 1 & 2-Clock Tower & Marquee Corners Plant Beds & Turf	Category #1	\$ 103.00	\$ 103.00	\$ 103.00	bid rejected packet arrived prior to addendum		
	Category #2	\$ 721.00	\$ 721.00	\$ 721.00			
	Category #3	\$ 103.00	\$ 103.00	\$ 103.00			
	Clock Tower Plant Beds - Subtotal V-A	\$ 927.00	\$ 927.00	\$ 927.00			
Section V-B-Clock Tower - Cass Ave & Plainfield Rd Turf	Application #1	\$ 49.00	\$ 49.00	\$ 49.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 49.00	\$ 49.00	\$ 49.00			
	Application #3	\$ 78.00	\$ 78.00	\$ 78.00			
	Application #4	\$ 49.00	\$ 49.00	\$ 49.00			
	Application #5	\$ 49.00	\$ 49.00	\$ 49.00			
	Application #6	\$ 39.00	\$ 39.00	\$ 39.00			
	Clock Tower Turf Subtotal V-B	\$ 313.00	\$ 313.00	\$ 313.00			
	Clock Tower Landscape Beds & Clock Tower Turf - Subtotal Section V	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00			
Section VI-Tree Fertilization	Application	\$ 3,660.00	\$ 3,660.00	\$ 3,660.00			
	Tree Fertilization - Subtotal Section VI	\$ 3,660.00	\$ 3,660.00	\$ 3,660.00			
Section VII-Rip Rap Areas	Application #1	\$ 3,520.00	\$ 3,520.00	\$ 3,520.00	bid rejected packet arrived prior to addendum		
	Application #2	\$ 3,520.00	\$ 3,520.00	\$ 3,520.00			
	Rip Rap Areas - Subtotal Section VII	\$ 7,040.00	\$ 7,040.00	\$ 7,040.00			
					bid rejected		
	GRAND TOTAL - I-II-III-IV-V-VI-VII	\$ 62,067.00	\$ 62,067.00	\$ 62,067.00			

2026-2027 FERTILIZATION PROGRAM																						
DESCRIPTION	APPLICATIONS	AWARDED VENDOR																				
ACCOUNT 01-30-4350		Townson LP																				
PROJECT CODE	27350F-1																					
PROGRAM INCLUDES	75TH STREET NORTHERN, SOUTHERN RIGHT OF WAY & MIDTRANS PLAINFIELD ROAD-CASS AVE @ 75TH STREET																					
Section I.B.09	27-42 ACRES	2026 BID	Townson LP	UNIT COST PER ACRE																		
	April #1 March-April	\$	3,267.00	\$	3,267.00	\$	145.67															
	April #2 April-May	\$	2,554.00	\$	2,554.00	\$	113.41															
	April #3 May-June	\$	4,277.00	\$	4,277.00	\$	189.93															
	April #4 July-August	\$	2,554.00	\$	2,554.00	\$	113.41															
	April #5 September	\$	2,475.00	\$	2,475.00	\$	109.90															
	April #6 Nov-Dec	\$	2,150.00	\$	2,150.00	\$	94.85															
Subtotal Section I		\$	17,263.00	\$	17,263.00	\$	766.64															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-2A																					
Section II.A City Hall Public Dept		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 March-April	\$	144.00	\$	144.00	\$	144.00															
	April #2 April-May	\$	144.00	\$	144.00	\$	144.00															
	April #3 May-June	\$	180.00	\$	180.00	\$	180.00															
	April #4 July-August	\$	144.00	\$	144.00	\$	144.00															
	April #5 September	\$	144.00	\$	144.00	\$	144.00															
	April #6 Nov-Dec	\$	150.00	\$	150.00	\$	150.00															
Subtotal Section II.A		\$	882.00	\$	882.00	\$	882.00															
ACCOUNT 12 TD 01-30-4350 & 02-50-4213																						
PROJECT CODE	27350F-2B																					
Section II.B Public Works Facility		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 March-April	\$	280.00	\$	280.00	\$	280.00															
	April #2 April-May	\$	210.00	\$	210.00	\$	210.00															
	April #3 May-June	\$	367.00	\$	367.00	\$	367.00															
	April #4 July-August	\$	210.00	\$	210.00	\$	210.00															
	April #5 September	\$	210.00	\$	210.00	\$	210.00															
	April #6 Nov-Dec	\$	183.00	\$	183.00	\$	183.00															
Subtotal Section II.B		\$	1,490.00	\$	1,490.00	\$	1,490.00															
ACCOUNT 02-50-4213																						
PROJECT CODE	27350F-2C																					
Section II.C.G Specified Facilities		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 March-April	\$	548.00	\$	548.00	\$	548.00															
	April #2 April-May	\$	548.00	\$	548.00	\$	548.00															
	April #3 May-June	\$	682.00	\$	682.00	\$	682.00															
	April #4 July-August	\$	548.00	\$	548.00	\$	548.00															
	April #5 September	\$	548.00	\$	548.00	\$	548.00															
	April #6 Nov-Dec	\$	479.00	\$	479.00	\$	479.00															
Subtotal Section II.C.G		\$	3,353.00	\$	3,353.00	\$	3,353.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-3																					
Section III.Buses		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 March-April	\$	1,733.00	\$	1,733.00	\$	1,733.00															
	April #2 April-May	\$	1,733.00	\$	1,733.00	\$	1,733.00															
	April #3 May-June	\$	1,986.00	\$	1,986.00	\$	1,986.00															
	April #4 July-August	\$	1,733.00	\$	1,733.00	\$	1,733.00															
	April #5 September	\$	1,733.00	\$	1,733.00	\$	1,733.00															
	April #6 Nov-Dec	\$	1,582.00	\$	1,582.00	\$	1,582.00															
Subtotal Section III		\$	10,499.00	\$	10,499.00	\$	10,499.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-4A																					
Section IV.A 75th St. Landscape Beds		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	Category #1 March-April	\$	1,200.00	\$	1,200.00	\$	1,200.00															
	Category #2 April-May	\$	4,600.00	\$	4,600.00	\$	4,600.00															
	Category #3 May-June	\$	1,200.00	\$	1,200.00	\$	1,200.00															
Subtotal Section IV.A		\$	10,800.00	\$	10,800.00	\$	10,800.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-4B																					
Section IV.B Roadside City Entrance Signs		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	Category #1 March-April	\$	650.00	\$	650.00	\$	650.00															
	Category #2 April-May	\$	4,550.00	\$	4,550.00	\$	4,550.00															
	Category #3 May-June	\$	650.00	\$	650.00	\$	650.00															
Subtotal Section IV.B		\$	5,850.00	\$	5,850.00	\$	5,850.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-4C																					
Section VA.1 & 2 Clock Tower & Marquee Beds & Turf		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	Category #1 March-April	\$	103.00	\$	103.00	\$	103.00															
	Category #2 April-May	\$	721.00	\$	721.00	\$	721.00															
	Category #3 May-June	\$	103.00	\$	103.00	\$	103.00															
Subtotal Section VA.1 & 2		\$	927.00	\$	927.00	\$	927.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-4D																					
Section V.B Clock Tower Cas Ave & Plainfield Rd Turf		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 March-April	\$	49.00	\$	49.00	\$	49.00															
	April #2 April-May	\$	49.00	\$	49.00	\$	49.00															
	April #3 May-June	\$	78.00	\$	78.00	\$	78.00															
	April #4 July-August	\$	49.00	\$	49.00	\$	49.00															
	April #5 September	\$	49.00	\$	49.00	\$	49.00															
	April #6 Nov-Dec	\$	39.00	\$	39.00	\$	39.00															
Subtotal Section V.B		\$	313.00	\$	313.00	\$	313.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350F-5																					
Section VI Tree Fertilization		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	Tree Fertilization-75th St	\$	1,660.00	\$	1,660.00	\$	1,660.00															
Subtotal Section VI		\$	3,660.00	\$	3,660.00	\$	3,660.00															
ACCOUNT 01-30-4350																						
PROJECT CODE	27350WEEED																					
Section VII Rip Rap		2026 BID	Townson LP	APPLICATIONS 2026																		
	APPLICATION																					
	April #1 Jan-Feb	\$	1,520.00	\$	1,520.00	\$	1,520.00															
	April #2 Oct-Nov	\$	1,520.00	\$	1,520.00	\$	1,520.00															
Subtotal Section VII		\$	7,040.00	\$	7,040.00	\$	7,040.00															
Total Cost Section		\$	62,867.00	\$	62,867.00	\$	62,867.00															
ACCOUNT CHARGE																						
PROJECT CODE	27350F-1																					
LOCATION	Program Includes: 75th Street-Northern, Southern	27350F-2A	City Hall & Police Department	27350F-2B	Public Works Facility	ACCOUNT 02-50-4213	Water Plants 2,3,4,5 @ Wilmette	27350F-3	Busin Cal De Sic Island Facilities	ACCOUNT 01-30-4350	75th St Landscape Beds	ACCOUNT 01-30-4350	Roadside City Entrance Signs	ACCOUNT 01-30-4350	Clock Tower & Marquee Corner - Beds	ACCOUNT 01-30-4350	Clock Tower-Cas Ave & Plainfield Rd Turf Areas	ACCOUNT 01-30-4350	Tree Fertilization 75th Street	ACCOUNT 01-30-4350	Rip Rap Areas	PROGRAM COSTS
ACRES	0.7	1.2	1.2	1.2	1.2	2.4	12.30	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	
COST PER ACRE APPLICATION 1	\$	3,267.00	\$	144.00	\$	280.00	\$	548.00	\$	1,733.00	\$	1,200.00	\$	650.00	\$	103.00	\$	49.00	\$	3,660.00	\$	1,520.00
COST PER ACRE APPLICATION 2	\$	2,554.00	\$	144.00	\$	210.00	\$	588.00	\$	1,733.00	\$	8,400.00	\$	4,550.00	\$	721.00	\$	49.00	\$	4,600.00	\$	1,520.00
COST PER ACRE APPLICATION 3	\$	4,277.00	\$	180.00	\$	367.00	\$	1,986.00	\$	1,986.00	\$	1,200.00	\$	650.00	\$	103.00	\$	78.00	\$	1,200.00	\$	1,520.00
COST PER ACRE APPLICATION 4	\$	2,554.00	\$	144.00	\$	210.00	\$	588.00	\$	1,733.00	\$	1,200.00	\$	650.00	\$	103.00	\$	49.00	\$	4,600.00	\$	1,520.00
COST PER ACRE APPLICATION 5	\$	2,475.00	\$	144.00	\$	210.00	\$	588.00	\$	1,733.00	\$	1,200.00	\$	650.00	\$	103.00	\$	49.00	\$	4,600.00	\$	1,520.00
COST PER ACRE APPLICATION 6	\$	2,150.00	\$	150.00	\$	183.00	\$	479.00	\$	1,582.00	\$	1,200.00	\$	650.00	\$	103.00	\$	49.00	\$	4,600.00	\$	1,520.00
TOTAL PROGRAM COST	\$	17,263.00	\$	882.00	\$	1,490.00	\$	3,353.00	\$	10,499.00	\$	10,800.00	\$	5,850.00	\$	927.00	\$	313.00	\$	3,660.00	\$	7,040.00
ACCOUNT 01-30-4350	\$	17,263.00	\$	441.00	\$	740.00	\$	2,500.00	\$	10,499.00	\$	10,800.00	\$	4,850.00	\$	927.00	\$	313.00	\$	3,660.00	\$	7,040.00
ACCOUNT 02-50-4213	\$	441.00	\$	740.00	\$	1,490.00	\$	3,353.00	\$	10,499.00	\$	10,800.00	\$	4,850.00	\$	927.00	\$	313.00	\$	3,660.00	\$	7,040.00
TOTAL PROGRAM COST	\$	17,704.00	\$	1,181.00	\$	1,930.00	\$	5,853.00	\$	20,998.00	\$	21,600.00	\$	9,700.00	\$	1,854.00	\$	626.00	\$	7,320.00	\$	14,080.00

**BID PROPOSAL
SCHEDULE OF PRICES
ROADSIDE RIGHT-OF-WAYS, MEDIANS,
SPECIFIED FACILITIES AND RIP-RAP AREAS**

This bid proposal is based upon an itemization of one base year with two optional year contract proposal. **The below proposal is for May 1, 2026 through April 30, 2027.** The second year of the option to be determined and evaluated in April of 2027. The City shall have the exclusive right to determine which applications shall be used throughout the year. The City also reserves the right to cancel any application as deemed necessary.

I. RIGHT-OF-WAY MAINTENANCE - FERTILIZATION DESCRIPTION

	<u>ACRES</u>	<u>COST</u>
	31.94	
APPLICATION #1 MARCH – APRIL		\$ <u>3267</u>
Fertilizer application with Crabgrass Pre-emergent 25-0-5 w/0.19% Deminsion Pre-M & Escalade Broadleaf Weed Control		
APPLICATION #2 APRIL – MAY		\$ <u>2554</u>
Fertilizer application 25-0-5 AS with, Escalade Broadleaf Weed Control.		
APPLICATION #3 MAY – JUNE		\$ <u>4277</u>
Fertilizer application 21-0-3 .2 Merit AS with Tri-Power Broadleaf Leaf Weed Control-Includes Grub Preventative		
APPLICATION #4 JULY – AUGUST		\$ <u>2554</u>
Fertilizer application 25-0-5 50% AS with Tri-Power Broadleaf Weed Control		
APPLICATION #5 SEPTEMBER		\$ <u>2475</u>
Fertilizer application with Broadleaf Weed Control. Follow up Grub Control as needed. 25-0-5 50%AS, Tripower, Dylox 6.2G		
APPLICATION #6 NOVEMBER - DECEMBER		\$ <u>2136</u>
Dormant Fertilizer application. 25-0-5 50% AS		
SUB TOTAL I		\$ <u>17,263</u>

NOTE: THE PIE CORNER IS INCLUDED AS PART OF THIS CONTRACT FOR 75TH
STREET AND PLAINFIELD ROAD NW CORNER .17 ACRES

II. SPECIFIED FACILITY MAINTENANCE - FERTILIZATION DESCRIPTION

	<u>ACRES</u>	<u>COST</u>
A. City Hall 1702 Plainfield Rd	0.70	
 APPLICATION #1 MARCH – APRIL Fertilizer application with Crabgrass Pre-emergent 25-0-5 w/0.19% Deminon Pre-M & Escalade Broadleaf Weed Control		<u>\$ 144</u>
 APPLICATION #2 APRIL – MAY Fertilizer application 25-0-5 AS with Escalade Broadleaf Weed Control.		<u>\$ 144</u>
 APPLICATION #3 MAY – JUNE Fertilizer application 21-0-3 .2 Merit AS with Tri-Power Broadleaf Leaf Weed Control-Includes Grub Preventative		<u>\$ 180</u>
 APPLICATION #4 JULY – AUGUST Fertilizer application 25-0-5 50% AS with Tri-Power Broadleaf Weed Control		<u>\$ 144</u>
 APPLICATION #5 SEPTEMBER Fertilizer application with Broadleaf Weed Control. Follow up Grub Control as needed. 25-0-5 50%AS, Tripower, Dylox 6.2G		<u>\$ 144</u>
 APPLICATION #6 NOVEMBER - DECEMBER Dormant Fertilizer application. 25-0-5 50% AS		<u>\$ 126</u>
 SUB TOTAL II A.		<u>\$ 882</u>

II. SPECIFIED FACILITY MAINTENANCE - FERTILIZATION DESCRIPTION

31,45

ACRES

1.70

B. Municipal Services 1041 S Frontage Rd

COST

APPLICATION #1 MARCH – APRIL

\$ 280

Fertilizer application with Crabgrass Pre-emergent
25-0-5 w/0.19% Deminsion Pre-M & Escalade
Broadleaf Weed Control

APPLICATION #2 APRIL – MAY

\$ 219

Fertilizer application 25-0-5 AS with,
Escalade Broadleaf Weed Control.

APPLICATION #3 MAY – JUNE

\$ 367

Fertilizer application 21-0-3 .2 Merit AS with
Tri-Power Broadleaf Leaf Weed Control-Includes
Grub Preventative

APPLICATION #4 JULY – AUGUST

\$ 219

Fertilizer application 25-0-5 50% AS
with Tri-Power Broadleaf Weed Control

APPLICATION #5 SEPTEMBER

\$ 212

Fertilizer application with Broadleaf Weed Control.
Follow up Grub Control as needed.
25-0-5 50%AS, Tripower, Dyllox 6.2G

APPLICATION #6 NOVEMBER – DECEMBER

\$ 183

Dormant Fertilizer application.
25-0-5 50% AS

SUBTOTAL II B.

\$ 1,480

II. SPECIFIED FACILITY MAINTENANCE - FERTILIZATION DESCRIPTION

	<u>ACRES</u>	
C. Water Plant #2 1220 Plainfield Rd	.33	
D. Water Plant #3 1930 Manning Rd	.57	
E. Water Plant #4 1901 Manning Rd	.66	
F. Water Plant #5 8600 Lemont Rd	.83	
G. Water Stand Pipe 6709 Wilmette Ave	<u>.11</u>	
TOTAL ACRES	2.5	
		<u>COST</u>
APPLICATION #1 MARCH – APRIL		\$ <u>548</u>
Fertilizer application with Crabgrass		
Pre-emergent 25-0-5 w/0.19% Deminon		
Pre-M & Escalade Broadleaf Weed Control		
APPLICATION #2 APRIL – MAY		\$ <u>548</u>
Fertilizer application 25-0-5 AS with,		
Escalade Broadleaf Weed Control.		
APPLICATION #3 MAY – JUNE		\$ <u>682</u>
Fertilizer application 21-0-3 .2 Merit AS		
with Tri-Power Broadleaf Leaf Weed		
Control-Includes Grub Preventative		
APPLICATION #4 JULY – AUGUST		\$ <u>548</u>
Fertilizer application 25-0-5 50% AS		
with Tri-Power Broadleaf Weed Control		
APPLICATION #5 SEPTEMBER		\$ <u>548</u>
Fertilizer application with Broadleaf Weed Control.		
Follow up Grub Control as needed.		
25-0-5 50%AS, Tripower, Dylor 6.2G		
APPLICATION #6 NOVEMBER - DECEMBER		\$ <u>479</u>
Dormant Fertilizer application.		
25-0-5 50% AS		
SUB TOTAL II C-G.		\$ <u>3,353</u>

III. SPECIFIED BASIN MAINTENANCE

Work under this section shall include all fertilizing, broad leaf weed control and crabgrass weed control as described below. Estimated acreage areas included in this section are as follows:

LOCATION	ACRES
DALE ROAD BASIN	1.20
NANTUCKET BASIN	2.50
WOODLAND BASIN/WHITTIER	3.10
GREEN VALLEY BASIN	1.80
FAIRVIEW MANNING BASIN	1.70
86 TH STREET BASIN	2.10
PLAINFIELD MANNING BASIN	.75
WESTMINSTER COURT	.30
7702 FLORENCE AREA	.25
TOTAL ACRES	13.70

FERTILIZATION DESCRIPTION	<u>COST</u>
APPLICATION #1 MARCH – APRIL Fertilizer application with Crabgrass Pre-emergent 25-0-5 w/0.19% Deminsion Pre-M & Escalade Broadleaf Weed Control	\$ <u>1,735</u>
APPLICATION #2 APRIL – MAY Fertilizer application 25-0-5 AS with, Escalade Broadleaf Weed Control.	\$ <u>1,732</u>
APPLICATION #3 MAY – JUNE Fertilizer application 21-0-3 .2 Merit AS with Tri-Power Broadleaf Leaf Weed Control-Includes Grub Preventative	\$ <u>1,986</u>
APPLICATION #4 JULY – AUGUST Fertilizer application 25-0-5 50% AS with Tri-Power Broadleaf Weed Control	\$ <u>1,732</u>
APPLICATION #5 SEPTEMBER Fertilizer application with Broadleaf Weed Control. Follow up Grub Control as needed. 25-0-5 50% AS, Tripower, Dylox 6.2G	\$ <u>1,732</u>
APPLICATION #6 NOVEMBER - DECEMBER Dormant Fertilizer application. 25-0-5 50% AS	\$ <u>1,582</u>
SUB TOTAL III	\$ <u>10,499</u>

IV. A. LANDSCAPE BED PLANT FERTILIZATION

T3111type text here

A. Landscape Beds 75th Street Median	Number of Planting Beds	Estimated Total Square Yards
1 - 75th St & Plainfield Rd - East	1	285
2 - 75th St & Plainfield Rd - West	1	285
3 - 75th St & Plainfield Rd - Berm	1	430
4 - 75th St & Cass Ave - East	1	135
5 - 75th St & Cass Ave - West	1	160
6 - 75th St & Adams St - East	1	285
7 - 75th St & Adams St - West	1	305
8 - 75 th St & Williams Ave – East (Park Ave)	1	175
TOTAL	8	2060

WORKSHEET

CATEGORY	UNIT COST	UNITS	TOTAL COSTS
CATEGORY #1	150	8	1,200
CATEGORY #2	150	56	8,400
CATEGORY #3	150	8	1200

TOTAL COSTS

CATEGORY #1

April-First two weeks

Bed Pre-emergent + Fertilizer- Snapshot TG

Granular fert shrub beds-17-0-5 liquid fert - shade trees and ornamentals \$ 1,200 _____

CATEGORY #2 SPECIAL

Bi weekly-**15 Applications** -Late April to Mid-October

Post Emergent 2 times a month-Razor Pro + Crop Oil

~~15~~ x (UNIT PRICE INSERT \$ 150 x ~~8~~ BEDS = COST \$ 8,400 _____

~~7~~ 56

CATEGORY #3

Late Fall-Mid November

Bed Pre-emergent-BroadStar \$ 1,200 _____

SUB TOTAL IV. A.

\$ 10,800 _____

IV. B. LANDSCAPE ENTRANCEWAY SIGNS BED PLANT FERTILIZATION

B. Roadside ROW – Landscape Beds B. City Entrance Signs	Number of Planting Beds	Estimated Total Square Yards
1 - Plainfield Rd - Northern ROW		
West of Route 83	1	52
Evergreen trees-planting bed	1	300
2 - 83rd St - Southern ROW		
East of Janes Ave	1	35
3 - 75th St - Southern ROW		
East of Lemont Rd	1	52
4 - 75th St - Southern ROW		
West of Route 83	1	52
5 - Cass Ave - Eastern ROW		
North of Frontage Rd	1	52
6 - Cass Ave - Western ROW		
South of 67th St	1	40
7 - Lemont Rd - Eastern ROW		
North of I-55	1	60
8 - 87th St - Southern ROW		
East of Woodward	1	85
Total City Entrance Signs	9	728

WORKSHEET

COSTS

CATEGORY	UNIT COST	UNITS	TOTAL COSTS
CATEGORY #1	72.22	9	650
CATEGORY #2	72.22	63	4,550
CATEGORY #3	72.22	9	650

TOTAL COSTS

CATEGORY #1

April-First two weeks

Bed Pre-emergent + Fertilizer- Snapshot TG

Granular fert shrub beds-17-0-5 liquid fert - shade trees and ornamentals \$ 650

CATEGORY #2 SPECIAL

Monthly 7 Applications -Late April to Mid-October

Post Emergent 2 X a month-Razor Pro + Crop Oil

7 x (UNIT PRICE INSERT \$ 72.22 x 63 APPLICATIONS = COST \$ 4550

CATEGORY #3

Late Fall-Mid November

Bed Pre-emergent-BroadStar \$ 650

SUB TOTAL COST IV. B.

\$ 5,850

TOTAL COSTS IV.A. AND IV.B.

\$ 16,650 _____

V.A. LANDSCAPE BED PLANT FERTILIZATION

Section A City of Darien-Clock Tower and Marquee Corners Cass Ave & Plainfield Rd-Plant Bed Fertilization & Turf Fertilization	Number of Planting Beds	Estimated Total Square Yards
A. Plant Bed Fertilization		
1 - Cass Ave & Plainfield Rd North East Corner	4	450
2- Cass Ave & Plainfield Rd South West Corner	1	10
TOTALS V.A. 1 AND 2	5	460

WORKSHEET

CATEGORY	UNIT COST	UNITS	TOTAL COSTS
CATEGORY #1	20.6	5	103
CATEGORY #2	20.6	35	721
CATEGORY #3	20.6	5	103

TOTAL COSTS

CATEGORY #1

April-First two weeks

Bed Pre-emergent + Fertilizer- Snapshot TG

Granular fert shrub beds-17-0-5 liquid fert - shade trees and ornamentals \$ 103 _____

CATEGORY #2 SPECIAL

Monthly 7 Applications -Late April to Mid-October

Post Emergent 2 X a month-Razor Pro + Crop Oil

7 x (UNIT PRICE INSERT \$ 20.6 x 35 Applications = COST \$ 721 _____

CATEGORY #3

Late Fall-Mid November

Bed Pre-emergent-BroadStar \$ 103 _____

SUB TOTAL COST V.A. 1 AND 2

\$ 927 _____

V. B. TURF FERTILIZATION

Section B City of Darien - Clock Tower Cass Ave & Plainfield Rd- Turf Fertilization	Turf Fertilization Locations	Estimated Total Square Yards
Cass Ave & Plainfield Rd North East Corner Turf Treatment-Applications	1	250
TOTALS	1	250

Turf -Fertilization

FERTILIZATION DESCRIPTION

COST

APPLICATION #1 MARCH – APRIL Fertilizer application with Crabgrass Pre-emergent 25-0-5 w/0.19% Deminsion Pre-M & Escalade Broadleaf Weed Control	\$ <u>49</u>
APPLICATION #2 APRIL – MAY Fertilizer application 25-0-5 AS with, Escalade Broadleaf Weed Control.	\$ <u>49</u>
APPLICATION #3 MAY – JUNE Fertilizer application 21-0-3 .2 Merit AS with Tri-Power Broadleaf Leaf Weed Control-Includes Grub Preventative	\$ <u>78</u>
APPLICATION #4 JULY – AUGUST Fertilizer application 25-0-5 50% AS with Tri-Power Broadleaf Weed Control	\$ <u>49</u>
APPLICATION #5 SEPTEMBER Fertilizer application with Broadleaf Weed Control, Follow up Grub Control as needed. 25-0-5 50%AS, Tripower, Dylox 6.2G	\$ <u>49</u>
APPLICATION #6 NOVEMBER - DECEMBER Dormant Fertilizer application. 25-0-5 50% AS	\$ <u>39</u>
SUB TOTAL COST V.B.	\$ <u>313</u>

TOTAL COSTS V.A AND V.B \$ 1,240

COST

VI. TREE FERTILIZATION Tree Root Feeding for trees	\$ <u>3,660</u>
SUB TOTAL VI	\$ <u>3,660</u>

VII. RIP RAP AREAS

The following areas shall be treated with environmental friendly weed kill within the specified areas. The specified areas contain rip-rap rock for earth stabilization. The application shall be completed in June/July pending weather.

#	Location	Size	Sq. Ft
1	Dorchester/Somerset	39x82	3198
2	79th/Farmingdale Southside	39x82	3198
3	79th/Farmingdale Northside	36x48	1728
4	Farmingdale @ Honey Locust (Westside)	12x32	384
5	Walnut / Farmingdale (Bertha) Southside	16x32; 28x59	2164
6	Walnut / Farmingdale (Bertha) Northside	40x64	2560
7	Elm (Tennis Cts) Southside (x-7318 Elm)	20x22	440
8	Elm (Tennis Cts) Northside (7318 Elm)	16x16	256
9	Southeast Corner Elm / Evans	13x13	169
10	Sunrise / Elm	10x10; 8x13; 20x10; 20x10	604
11	74th Pipe Crossing	10x10; 10x20	300
12	74th (Patio) East	7x14	98
13	74th (Patio) Center	7x14	98
14	74th (Patio) West	7x12	84
15	74th (Patio) Outflow	7x6	42
16	7210 Sunrise	12x13	156
17	106 Janet	17x18	306
18	329 Janet	14x20	280
19	330 Janet	15x19	285
20	7306 Evans	20x20	400
21	X- 7314 Evans	10x18	180
22	6902 Brookbank (on 69th)	11x16	176
23	Crest/Holly	14x18	252
24	68th @ Dale Basin	20x20	400
25	67th @ Dale Basin	14x18	252
26	High Rd @ Dale Basin	20x24	480
27	6727 Clarendon Hills Rd	15x20	300
28	6722 Clarendon Hills Rd	15x20	300
29	6717 Alabama	18x23	414
30	Southside 67th - 200' East of Cass	5x9; 7x9; 8x9	180
31	Behind 7909 Knottingham	18x22	396
32	Behind 7941 Knottingham	8x10	80
33	Westside Oldfield across from Oldfield Oaks Park	12x12	144
34	Eastside Oldfield along Oldfield Oaks Park	8x196	1568
35	Rear Grandview/Drover	25x30	750
36	Hinsbrook Park	8x10	80
	Total		22,702

COST

APPLICATION #1-Weed Prevention
June/July

\$ 3,520

APPLICATION #2 Optional
To be determined

\$ 3,520

SUBTOTAL VII - Rip – Rap Areas

\$ 7,040

TOTAL COST SECTION -I & II & III & IV & V & VI & VII for 2026 \$62,067

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
February 23, 2026

ISSUE STATEMENT

A motion authorizing temporarily waiving certain building permit fees for a period of March 3, 2026-April 30, 2026. See Exhibit A.

BACKGROUND/HISTORY

The FY 2026/27 Budget includes a temporary waiver of certain building permit fees intended to encourage home improvements and provide a financial incentive for residents planning construction or renovation projects. Similar permit fee waiver programs were successfully implemented in 2011, 2013, and 2014.

Under the proposed program, the City would waive building permit fees for residential and commercial property owners. Direct out-of-pocket expenses associated with permit processing, such as Plan Review fees and other third-party costs, would not be waived. The program would be in effect for a period of March 3, 2026-April 30, 2026.

The FY 2026/27 Budget was adjusted by \$20,000 to account for the anticipated reduction in permit revenue. The proposed waiver program would be in effect during March and April of the FY 2025/26 budget period, and is expected to have a minimal impact on overall revenue collections.

Attached as Exhibit A, is the proposed building permit fee schedule, identifying which permit-related fees are recommended to be waived and which would remain in effect.

STAFF RECOMMENDATION

Staff recommends approval of a motion temporarily waiving certain building permit fees for a period of March 3, 2026-April 30, 2026.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the March 3, 2026 for formal consideration by the City Council.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
 COUNTY, ILLINOIS, this 2nd day of March 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

BUILDING DEPARTMENT PERMIT FEE WAIVER SCHEDULE				
03/03/26 - 04/30/26				
Permit Type	Permit Fee	Plan Review/ Refundable Bond Fee	Projected Permits	Total Revenues
Driveways	\$ 75.00	\$ 175.00	50	\$ 3,750.00
Fence	\$ 25.00	N/A	95	\$ 2,375.00
Patio – Cement or Paver brick	\$ 50.00	N/A	50	\$ 2,500.00
Roof	\$ 50.00	N/A	165	\$ 8,250.00
Private sidewalk/service walk	\$ 50.00	N/A	50	\$ 2,500.00
Parking Lots	\$ 100.00	N/A	5	\$ 500.00
TOTAL PROJECTED REVENUE DISCOUNTED				\$ (19,875.00)

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
February 23, 2026

ISSUE STATEMENT

Approval of a motion authorizing the Mayor to execute a four year Intergovernmental Agreement with the County of DuPage for mowing along County roads and rights of way. See Exhibit A.

BACKGROUND/HISTORY

The Intergovernmental Agreement with the County of DuPage authorizes the City of Darien to perform the mowing of certain DuPage County rights of way and along certain DuPage County roads. The current agreement on file expired November 2025. The City of Darien is compensated by DuPage County for performing this mowing along specified DuPage County maintenance jurisdictions. The contract reimbursable amount will be \$39,417.60. The Agreement provides for sixteen (16) cycles in the DuPage County maintenance jurisdictions. The reimbursable amount for the mowing frequencies for 16 cycles, with the per acre cost of \$60 per acre. (16 mowing frequencies x \$60 per acre x 41.06 acres = \$39,417.60). Please note, the County has lowered the mowing frequencies thus affecting the reimbursement, see Attachment A. The proposed agreement is a two-year agreement expiring November 30, 2027. The staff has reviewed the measurements and is in agreement. The City of Darien furnishes all equipment, materials, labor and transportation necessary to perform the required mowing. The locations where the mowing is required are as follows and is included within the attached Intergovernmental Agreement:

Route Number	Highway Name	Locations
15	Cass Avenue	67 th Street to North Frontage Road
31	Plainfield Road	Lakeview Drive/Sawmill Drive to Illinois Route 83
33	75 th Street	Median & R.O.W. Lemont Road to 1 lot west of Sheridan Dr

STAFF RECOMMENDATION

Staff recommends signing the Intergovernmental Agreement with DuPage County.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the March 2, 2026 City Council agenda for formal consideration.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 2nd day of March 2026.

AYES: _____

NAYS: _____

ABSENT: _____

Regina Kokkinis

From: Eidson, William <William.Eidson@dupagecounty.gov>
Sent: Wednesday, February 18, 2026 2:45 PM
To: Dan Gombac; Eikosidekas, Roula; Figuray, Mike
Cc: McAvoy, Joan; Regina Kokkinis
Subject: RE: City of Darien Mowing Agreement for 2026-2027

Dan,

Thanks for taking the time to talk to me on the phone about this. I appreciate your understanding in the matter.

Roula, Dan and I spoke and he understands that the 16 mowing cycles is what the county is able to offer for the next two years. Please finalize and resend the agreements so he can take them to his council for approval.

If there are any questions, please feel free to contact me, Mike or Roula directly.

-Bill

William C. Eidson, P.E.

County Engineer
 DuPage County Division of Transportation
 Main: 630-407-6900

*****PLEASE NOTE EMAIL ADDRESS CHANGE BELOW*****

William.Eidson@dupagecounty.gov



From: Dan Gombac <dgombac@darienil.gov>
Sent: Tuesday, February 17, 2026 3:21 PM
To: Eikosidekas, Roula <Roula.Eikosidekas@dupagecounty.gov>; Figuray, Mike <Michael.Figuray@dupagecounty.gov>
Cc: McAvoy, Joan <Joan.McAvoy@dupagecounty.gov>; Eidson, William <William.Eidson@dupagecounty.gov>; Regina Kokkinis <rkokkinis@darienil.gov>
Subject: RE: City of Darien Mowing Agreement for 2026-2027

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good afternoon Roula and Mike,

The proposed Agreement provides for 16 cycles of mowing whereas it was agreed upon with the prior IGA that the frequency would be set at a minimal of 5 cycles and up to an additional 18 for a total up to 23 cycles/mowing at a cost of; (23 mowing frequencies x \$51.50 per acre x 41.06 acres = \$48,635.37). See att Exhibit A 2022-2025, page 9, Section 11.

City Staff is requesting the proposed agreement be revised to read; see att 26-27 page 11, as 23 cycles/mowing x \$60/acre x 41.06 acres for a total cost of \$54,405.12. In reality, we are mowing more than 23 cycles to keep the turf aesthetically pleasing through the corridor. If there is any further consideration to extend the IGA to a 4 year agreement we would take the opportunity to support such change.

Please let me know if any further documentation is required.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106 Mobile 630-514-2519

From: Eikosidekas, Roula <Roula.Eikosidekas@dupagecounty.gov>

Sent: Tuesday, February 17, 2026 1:42 PM

To: Dan Gombac <dgombac@darienil.gov>

Cc: Figuray, Mike <Michael.Figuray@dupagecounty.gov>; McAvoy, Joan <Joan.McAvoy@dupagecounty.gov>; Eidson, William <William.Eidson@dupagecounty.gov>; Regina Kokkinis <rkokkinis@darienil.gov>

Subject: City of Darien Mowing Agreement for 2026-2027

Hello Dan,

As a follow up on my earlier email concerning the new mowing agreement with DuPage County, we have received ample feedback about the changes we proposed, and as such we are offering updated terms.

We will increase the number of mowing cycles from 11 to 16 per season at the proposed rate of \$60.00 per acre. Hopefully, this allows your agency to provide a reasonable level of service at the County's cost, while still meeting our departmental needs.

As part of these updated terms, this will be a two-year agreement (2026 and 2027 seasons) instead of four years (through 2029) and we can revisit the terms for future agreements at the end of 2027.

I have attached a copy of the final version of the mowing agreement for you to take through your approval process. Assuming that these changes are acceptable, please email me a scanned copy of the signed and attested agreement and mail two fully signed hardcopies to my attention at the address below.

Do not date the Agreement on page 1, we will include the County Board date after their approval of the Agreement.

Best,

Roula Eikosidekas

Highway Maintenance Coordinator

DuPage County Division of Transportation

140 N. County Farm Road

Wheaton, IL 60187

Main: (630) 407-6920 Direct: (630) 407-6906

Hours: Monday thru Friday (6am to 2:30pm)

Roula.Eikosidekas@dupagecounty.gov



**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COUNTY OF DU PAGE
AND THE CITY OF DARIEN
FOR MOWING ALONG COUNTY ROADS AND RIGHTS-OF-WAY**

This intergovernmental agreement (hereinafter referred to as "Agreement"), entered into as hereinafter set forth, by and between the County of DuPage, a body corporate and politic of the State of Illinois (hereinafter referred to as the "COUNTY") and the CITY OF DARIEN (hereinafter referred to as the "MUNICIPALITY"), a municipal corporation. The COUNTY and the MUNICIPALITY are hereinafter individually referred to as a "party" or together as the "parties."

WITNESSETH

WHEREAS, the COUNTY and the MUNICIPALITY are authorized by the 1970 Illinois Constitution, Article VII, Para. 10 and the Intergovernmental Cooperation Act 5 ILCS 220/1 *et seq.*, to contract with each other; and

WHEREAS, the MUNICIPALITY agrees to mow grass along certain roads and rights of way which are within the maintenance jurisdiction of the COUNTY (hereinafter referred to as "County Highway(s)") and within the corporate limits of the MUNICIPALITY, hereinafter depicted on Exhibit A, attached hereto and incorporated herein (hereinafter referred to as "COUNTY MOWING"); and

WHEREAS, the COUNTY and the MUNICIPALITY have determined that it is in the best interest of the citizens of DuPage County and the residents of the MUNICIPALITY to provide mowing along the above listed County Highways subject to the following SPECIFICATIONS and GENERAL CONDITIONS:

SPECIFICATIONS

1. All grassy areas heretofore set out in COUNTY MOWING shall be mowed from the edge of shoulder or back of curb to the right-of-way line. Median and island areas are also included as part of this Agreement (as referenced in Exhibit A) and shall be mowed back-to-back of curb. Weeds, grass, and other vegetation growing within concrete or paved portions of medians shall be removed or trimmed as necessary to maintain a neat, uniform, and well-maintained appearance.
2. Grass shall be mowed to the height of three (3) inches.

3. All mowing shall be performed in a manner to produce a finished appearance which is acceptable to the COUNTY. Such acceptability shall be based upon the reasonable application of professional standards in the mowing industry. The opinion of the DuPage County Division of Transportation Manager of Highway Operations, or his designee, shall constitute prima facie evidence of a reasonable application of such professional standards. Any necessary corrections shall be made within one week, weather permitting.
4. Hand-cutting or cutting along fences and guardrails is included as part of the Agreement.
5. Hand-cutting around landscaping and other obstructions within the right of way shall be part of this Agreement. Grass cuttings shall not be allowed on roadways or curbs. Large grass clumps shall not remain on cut areas. Such cuttings or clumps shall be removed or blown clean.
6. The MUNICIPALITY shall perform minor trimming of brush, tree branches, vegetation, and other obstructions that encroach into the mowing path or interfere with equipment. For larger areas requiring additional personnel or equipment, tree and brush removal requests should be referred to the DuPage County Manager of Highway Operations.
7. Pick up of typical roadway trash (bottles, cans, paper, plastic bags, and miscellaneous small debris) will be the responsibility of the MUNICIPALITY and shall be included in the cost of mowing. Any areas where materials are encountered that would not be classified as "typical roadway trash" should be referred to the DuPage County Manager of Highway Operations for removal.
8. Damage caused by the MUNICIPALITY to turf areas, fences, signs, or any other property shall be repaired to the satisfaction of the DuPage County Manager of Highway Operations prior to payment for the cycle in which damage occurred.
9. The MUNICIPALITY shall protect all work sites with proper traffic control as specified in the "Manual of Uniform Traffic Control Devices" that is in effect at the time the work is performed, as well as any indicated special provisions, whether attached or included by reference, and appropriate at any particular site. The safety of workers and the public shall be of primary concern.
10. Roadways shall be kept open to traffic in both directions at all times. The loading and unloading of materials and/or equipment shall be done in a protected area completely off the traveled way of the County Highways. If it is necessary for a slow-moving

- piece of equipment to travel for a short distance along the County Highway, this piece of equipment shall be accompanied by a properly equipped escort vehicle during the entire time that it occupies any portion of the traveled way of the County Highway. The escort vehicle shall be equipped with an amber-colored, rotating-type warning light mounted on or above the cab of the escort vehicle. The escort vehicle shall also be equipped with two (2) amber colored flashing lights mounted to the rear of the escort vehicle at a minimum height of six (6) feet.
11. No equipment or material shall be stored on the pavement or shoulders of the County Highways at any time.
 12. COUNTY payment for mowing will be made once per month (May to October) provided the MUNICIPALITY submits an invoice monthly for the actual number of mowing cycles performed, not to exceed four (4) cycles per month and sixteen (16) cycles per calendar year.
 13. No additional mowing cycles will be reimbursed by the COUNTY other than those listed above in Article 12.
 14. The COUNTY shall pay the MUNICIPALITY, the amount shown per mowing cycle (total acres given in Exhibit A X \$60.00 per acre); Acreage in this Agreement will be measured and paid for to the nearest hundredth of an acre (0.01ac). Such payment shall be made by the COUNTY within sixty (60) days of receipt of a properly documented invoice after the completion of each mowing cycle of total acres given in this AGREEMENT. Invoicing by the MUNICIPALITY should occur monthly. When invoicing occurs more frequently, the COUNTY reserves the right to hold invoices for processing until the end of monthly invoicing period.
 15. **The MUNICIPALITY shall endeavor to submit a final invoice for all mowing no later than November 15th of the current year for any mowing cycles performed during the completed mowing season for the term of this Agreement. Due to COUNTY budgetary constraints, final invoice must be received by December 1st of current year.**
 16. Additions or deductions to the mowing acres may be required during the mowing season and will be done at the sole discretion of the COUNTY. Additions or deductions will be made to the payment due for a mowing cycle at the unit price and measurements stated in Article 14. The DuPage County Division of Transportation will notify the MUNICIPALITY in writing of any additions or deductions made in the mowing cycle acres.
 17. The MUNICIPALITY, if it chooses to contract with a third-party contractor, will be paid at the unit price and measurements

stated in Article 14. The use of a third-party contractor will not change the rates, measurements, schedule, work and jobsite requirements, or terms and conditions of this Agreement.

GENERAL CONDITIONS

1. The MUNICIPALITY may, at its sole discretion, visit the sites of the proposed work shown in the COUNTY WORK list, for the purposes of examining and familiarizing itself with the premises and circumstances relating to the mowing to be done in order that it may understand the site specific conditions and physical constraints associated with the mowing to be performed under this Agreement. All such site visits shall be made without obstructing traffic flow on the County Highways.
2. The MUNICIPALITY shall furnish all labor, materials, equipment and transportation necessary to complete sixteen (16) mowing cycles per year for two (2) years under the terms and conditions herein set forth. All materials and equipment shall be in strict compliance with the specifications hereinafter set forth; however, if no specifications are set forth for particular materials or equipment such material or equipment shall be of such specifications as are reasonably necessary and appropriate to carry out the terms and conditions of this Agreement. All labor and transportation shall be performed in accordance with the highest professional and technical standards in the field.
3. The MUNICIPALITY, or its contractor, shall document the work completed during each mowing cycle for which payment is requested by certifying the COUNTY MOWING areas that were mowed using a web-based portal provided by the COUNTY, or through another mutually agreed method.
4. The safety of persons and property of the MUNICIPALITY, the COUNTY, third party contractors, and the general public is of primary concern, and shall take priority over all other terms and conditions of this Agreement.
5. All equipment and materials furnished by the MUNICIPALITY shall meet or exceed all safety standards for mowing prescribed by O.S.H.A. The MUNICIPALITY agrees, covenants, and understands that the MUNICIPALITY bears sole liability for any injury or damage caused by the MUNICIPALITY under this Agreement and that the COUNTY shall not accept any liability whatsoever from the MUNICIPALITY except where any injury or damage is caused by the COUNTY.
6. Indemnification

- (a) The MUNICIPALITY shall indemnify, hold harmless and defend the COUNTY, its officials, officers, agents, and employees from and against all liability, claims, suits, demands, proceedings and actions, including costs, fees and expense of defense, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with, the MUNICIPALITY's negligent or willful acts, errors or omissions or any of the MUNICIPALITY contractor's or agent's negligent or willful acts in its performance under this Agreement. The indemnification set forth herein shall not extend to any injury or damage caused by the negligent or willful acts, errors or omissions of the COUNTY or its officers, agents and employees.
- (b) Nothing contained herein shall be construed as prohibiting the COUNTY, its officials, directors, officers and employees, at their sole cost and expense, from defending through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, any attorney representing the COUNTY, who is not already an Assistant State's Attorney, is to be appointed a Special Assistant State's Attorney, in accordance with the applicable law. The COUNTY's participation in its defense shall not remove the MUNICIPALITY's duty to indemnify, defend, and hold the COUNTY harmless, as set forth above provided, however, the MUNICIPALITY shall have the authority to direct the defense and to settle any claim, suit, demand, proceeding or action against the COUNTY for which the MUNICIPALITY would be required to indemnify the COUNTY hereunder subject to the approval of the State's Attorney to settle all claims. The State's Attorney shall not unreasonably withhold such approval.
- (c) Any indemnity as provided in this Agreement shall not be limited by reason of the enumeration of any insurance coverage herein provided. The MUNICIPALITY's indemnification of the COUNTY shall survive the termination, or expiration, of this Agreement.
- (d) The COUNTY does not waive, by these indemnity requirements, any defenses or protections under the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.) or otherwise available to it, or to the MUNICIPALITY, under the law."

7. Insurance

At all times during the period of this Agreement, the MUNICIPALITY and, if applicable, their contractor, shall maintain the following insurance coverage(s), or be self-insured to cover the following:

- (a) **Worker's Compensation Insurance** in the statutory amounts.
- (b) **Employer's Liability Insurance** in an amount not less than one million dollars (\$1,000,000.00) each accident/injury and one million dollars (\$1,000,000.00) each employee /disease.
- (c) **Commercial (Comprehensive) General Liability Insurance** with a limit of not less than three million dollars (\$3,000,000) total; including limits of not less than two million (\$2,000,000) dollars per occurrence and one million (\$1,000,000) dollars excess liability in the annual aggregate injury/property damage.
- (d) **Commercial (Comprehensive) Automobile Liability Insurance** with minimum limits of at least one million (\$1,000,000) dollars Combined Single Limit (Each Accident).
- (e) The coverage limits required under subparagraphs (c) and (d) above may be satisfied through a combination of primary and excess coverage. The MUNICIPALITY shall not allow any contractor to commence work until all the insurance coverage(s) required under this insurance section have been obtained. Satisfactory evidence of contractor's insurance including endorsements shall be provided by the MUNICIPALITY to the COUNTY immediately upon request. Additionally, the MUNICIPALITY shall include in all of its contracts a statement expressly declaring the COUNTY to be a third-party beneficiary of the insurance requirements provided for in this insurance section.
- (f) The MUNICIPALITY shall require all approved contractors, anyone directly or indirectly employed by them, or by anyone for whose acts any of them may be liable under this Agreement, to acquire and maintain the insurance as set forth in Paragraph 7 (a) to (d) of the Agreement. The COUNTY retains the right to obtain evidence of contractor's insurance coverage at any time. The MUNICIPALITY will ensure that its contractors and subcontractors name the COUNTY as an additional insured as set out in the paragraphs below. The MUNICIPALITY understands that it is to the MUNICIPALITY's benefit to diligently enforce this insurance requirement as the MUNICIPALITY shall indemnify the COUNTY, its officials, officers, agents, and employees from all liability, in its performance under this Agreement pursuant to the terms in Paragraph 6 herein.

- (g) The insurance required to be purchased and maintained by the MUNICIPALITY and if applicable, their contractor, shall be provided by an insurance company acceptable to the COUNTY, and licensed to do business in the State of Illinois; and shall include at least the specific coverage and be written for not less than the limits of the liability specified herein or required by law or regulation whichever is greater; and shall be so endorsed that the coverage afforded will not be canceled or materially changed until at least sixty (60) days prior written notice has been given to the COUNTY except for cancellation due to non-payment of premium for which at least fifteen (15) days prior written notice (five days allowed for mailing time) has been given to the COUNTY. If the MUNICIPALITY is satisfying insurance required through a combination of primary and excess coverage, the MUNICIPALITY shall require that said excess/umbrella liability policy include in the "Who is Insured" pages of the excess/umbrella 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 MUNICIPALITY shall provide a copy of said section of the excess/umbrella liability policy upon request by the COUNTY.
- (h) It is the duty of the MUNICIPALITY to immediately notify the COUNTY if any insurance required under this Agreement has been cancelled, materially changed, or renewal has been refused, and the MUNICIPALITY 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 the required insurance coverage, the COUNTY shall notify the MUNICIPALITY that the MUNICIPALITY can proceed with the work that is a part of this Agreement. Failure to provide and maintain the required insurance coverage could result in the immediate cancellation of this Agreement, and the MUNICIPALITY shall accept and bear all costs that may result from the cancellation of this Agreement due to the MUNICIPALITY's or if applicable, their contractor's failure to provide and maintain the required insurance.
- (i) The MUNICIPALITY's and if applicable, their contractor's insurance as required by paragraphs (c) and (d) above shall name the COUNTY, its officers, and employees as additional insured parties. The Certificate of Insurance /Endorsements shall state: "The County of DuPage, its officers, and employees are named as additional insured(s) as defined in the Commercial (Comprehensive) General Liability Insurance and Commercial (Comprehensive)

Automobile Liability Insurance policies with respect to claims arising from the MUNICIPALITY's performance under this Agreement. The Endorsements must also be provided naming the County of DuPage c/o DuPage County Division of Transportation, 421 N. County Farm Road, Wheaton, IL 60187, as an additional insured. This additional insured is to be on a primary and non-contributory basis."

- (j) If the MUNICIPALITY will be using their own forces for the work covered in this Agreement, the MUNICIPALITY shall inform the COUNTY in writing following execution of this Agreement. If, however, the MUNICIPALITY will be utilizing a third-party contractor to perform the COUNTY MOWING, the MUNICIPALITY shall inform the COUNTY in writing following execution of this Agreement and shall provide a copy of said contract, including evidence of proper licenses, bonding, and insurance, to the COUNTY.
8. The terms and conditions of this Agreement may be amended or supplemented by written statement of the parties to make such amendment or supplement. The parties agree that no oral change orders will be allowed and that no claim based upon any purported oral change order shall be made.
 9. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.
 10. All State and Federal Laws insofar as applicable to COUNTY contracts shall be hereby specifically made a part of this Agreement as set forth herein.
 11. This Agreement shall be governed by the laws of the State of Illinois. The forum for resolving any disputes concerning the parties' respective performance, or failure to perform, under this Agreement, shall be the judicial circuit court for DuPage County.
 12. In the event any provisions of this Agreement are held to be unenforceable or invalid for any reason, the enforceability thereof shall not affect the remainder of the Agreement. The remainder of this Agreement shall be construed as if not containing the particular provision and shall continue in full force, effect, and enforceability, in accordance with its terms.
 13. This Agreement may be terminated at any time by submission to the other party of written thirty (30) days advance notice served by certified or registered mail, return receipt requested, properly addressed with postage prepaid and said notice shall be

effective upon receipt as verified by the United States Postal Service, to the following addresses:

FOR THE MUNICIPALITY:

Daniel Gombac
Director of Municipal Services
City of Darien
1702 Plainfield Road
Darien, IL 60561
dgombac@darienil.gov

FOR THE COUNTY:

Stephen M. Travia, P.E.
Director of Transportation and Facilities Management
County of DuPage
421 N. County Farm Road
Wheaton, IL 60187
stephen.travia@dupagecounty.gov

14. This Agreement shall not be deemed or construed to create an employment, joint venture, partnership or other agency relationship between the parties.
15. This Agreement shall remain in full force and effect after execution by the parties as set forth below until November 30, 2027, unless terminated by thirty (30) days written notice to the other party as referenced above.
18. The parties hereto have read and reviewed the terms of this Agreement and by their signature as affixed below represent that the signing party has the authority to execute this Agreement and that the parties intend to be bound by the terms and conditions contained herein.
19. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall be deemed one in the same instrument.
20. This Agreement shall become effective on the day on which both parties hereto have executed this document.

(Signature Page follows)

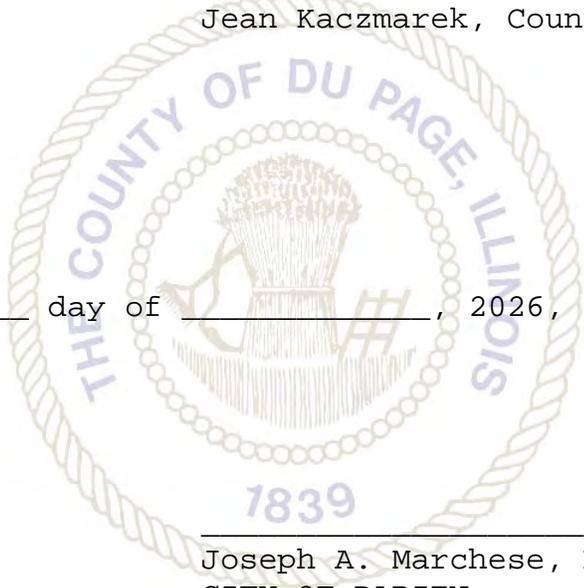
IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers and to be attested to and their corporate seals to be hereunder affixed.

COUNTY OF DU PAGE

Signed this _____ day of _____, 2026 at Wheaton, Illinois.

Deborah A. Conroy, Chair
DuPage County Board

ATTEST: _____
Jean Kaczmarek, County Clerk



CITY OF DARIEN

Signed this _____ day of _____, 2026, at CITY OF DARIEN, Illinois.

Joseph A. Marchese, Mayor
CITY OF DARIEN

ATTEST: _____
JoAnne Ragona, City Clerk
CITY OF DARIEN

EXHIBIT A
COUNTY MOWING: CITY OF DARIEN

Co Hwy	Hwy Name	From	To	Side of Street	AREA (acres)
33	75th Street	Lemont Road	1 Lot West of Sheridan Dr.	South	11.26
33	75th Street	Lemont Road	1 Lot West of Sheridan Dr.	North	12.70
33	75th Street	Lemont Road	1 Lot West of Sheridan Dr.	Median	6.31
75th Street Total					30.27
15	Cass Avenue	67th Street	N Frontage Rd.	East	2.20
15	Cass Avenue	67th Street	N Frontage Rd.	West	2.14
Cass Avenue Total					4.34
31	Plainfield Road	Sawmill Drive	IL 83	South	3.05
31	Plainfield Road	Sawmill Drive	IL 83	North	3.40
Plainfield Road Total					6.45
Grand Total Acres					41.06

Total Acres	Payment per Acre	Total per Mowing Cycle (Rounded up)
41.06	\$ 60.00	\$ 2,464.00

Total per Mowing Cycle	Number of Mowing Cycles per Year	Total Payment per Year
\$ 2,464.00	16	\$ 39,424.00

AGENDA MEMO
Municipal Services Committee Meeting
February 23, 2026

ISSUE STATEMENT

Consideration of an ordinance amending Section 3-3-7-5(C) of the City Code to expand the number of Class E liquor licenses from five (5) to six (6).

BACKGROUND

Class E Licenses

G2M Darien Inc has submitted a request to expand the number of Class E licenses, which allow for the retail sale of prepackaged beer and wine for off-premise consumption, from five (5) to six (6) (see Attachment “A”). If this ordinance is adopted increasing the number of Class E licenses, a subsequent liquor license application for the gas station at 402 Plainfield Road will be made by G2M Darien Inc.

Over the last several years, G2M Darien Inc. has proactively reinvested in the former Citgo station, completing façade enhancements, installing new signage, and addressing long-standing site repairs and improvements. Collectively, these upgrades have modernized the property and materially improved its appearance and condition from that of the prior ownership.

ANALYSIS

Section 3-3-7-5(C) of the City Code establishes a maximum of five (5) Class E licenses (see Attachment “B”). This category of liquor license authorizes the sale at retail of beer and wine in original package only but not for consumption on the premises of sale. Prepackaged food must also be sold and no seats for consumption of food on the premises may be present. All five current Class E licenses are held by gas stations in the City (see Attachment “C”).

Last year, the Shell Station on Cass Avenue received approval to expand the number of class E licenses to five (5). The Citgo station is the only gas station in the City without a Class E liquor licenses, which they state places them at a competitive disadvantage to others in town and causes them to lose business to other gas stations in nearby jurisdictions.

Mayor Marchese is the City’s Local Liquor Commissioner supports the request, and has reviewed G2M Darien Inc’s business practices and training procedures to ensure there will be no impact to the public health, safety, and welfare.

ATTACHMENTS

- A. Letter requesting amendment of Section 3-3-7-5(C) of the City Code
- B. Description of liquor license classes
- C. List of liquor licenses currently issued by class

DECISION MODE

This item will be placed on the February 23, 2026 Municipal Services Committee agenda for recommendation.

Dear Members of the City Council,

We respectfully request that the City Council consider amending Section 3-3-7-5(C) of the City Code to expand the number of Class E liquor licenses from five (5) to six (6), allowing our store the opportunity to apply for the additional license.

Our store is a locally owned, family-operated small business. Customers regularly request liquor at our location, and because we do not offer it, we lose sales to surrounding towns. This results in lost sales tax revenue for the City. Every gas station in town currently holds a liquor license except for ours, placing us at a competitive disadvantage.

Approving this request increases sales-tax revenue for the City, generates additional revenue to help fund the town and offset any potential burden, and provides a boost to a small family business. It also offers consumer convenience through a one stop shopping experience. Obtaining a liquor license further increases the overall value of our business.

Our family owns and operates three additional liquor stores and three gas stations holding liquor and beer licenses. We fully understand the value and responsibility associated with a liquor license and have substantial investment at stake, ensuring a strong and ongoing commitment to compliance and responsible operation.

Our point of sale system includes ID-scanning technology, and our store is equipped with state-of-the-art 4K cameras covering all areas 24/7. These systems are supported by a third-party company that oversees operations and provides ongoing monitoring across our properties.

We respectfully request the City Council to consider this amendment and appreciate your time and consideration.

Sincerely,

Go 2 Market Management

3-3-7: CLASSIFICATION OF LICENSES AND FEES:**3-3-7-1: CLASS A LICENSE:**

(A) A Class A license shall authorize sale at retail of alcoholic liquor in the original package but not for consumption on the premises of sale. Provided, however, that the Commissioner may authorize the licensed premises to offer liquor samples without charge to invitees as part of a promotional or advertising program. The granting of permission to give away such liquor samples shall be within the sole discretion of the Commissioner who shall be petitioned in writing to allow such a promotional or advertising activity at least three (3) days prior to the date upon which such activity is proposed to take place. It shall be unlawful for such an advertising or promotional activity to take place without the prior permission of the Commissioner.

(B) It shall be unlawful for any person to sell or offer for sale at retail any alcoholic liquor in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M.

(C) The number of Class A licenses shall be ten (10).

(D) The annual fee for a Class A license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994; amd. Ord. 0-12-16, 4-4-2016; Ord. 0-03-17, 4-3-2017; Ord. 0-16-20, 8-3-2020; Ord. O-16-22, 8-1-2022)

3-3-7-2: CLASS B LICENSE:

(A) The Class B license shall authorize the sale at retail and serving of alcoholic liquor at a banquet hall or similar facility (where the predominant purpose of the premises is the holding of private or limited parties or events) only for consumption on the premises of the sale, provided such sale and serving is accessory to the main purpose of operating a banquet hall or similar facility on the premises. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail and it shall be unlawful to serve alcoholic liquor on the premises of such facility in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for any person to sell or offer for sale at retail and to serve alcoholic liquor on the premises of sale in the City between two o'clock (2:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-19-03, 4-21-2003)

(C) The annual fee for a Class B license shall be two thousand dollars (\$2,000.00).

(D) The number of Class B licenses shall be one (1). (Ord. 0-39-94, 9-19-1994)

3-3-7-3: CLASS C LICENSE:

(A) A Class C license shall authorize the sale at retail and serving of alcoholic liquor for a country club (public/semipublic/private) only for consumption on the premises of the sale, provided such sale and serving is accessory to the main purpose of operating a country club on the premises. Serving of alcoholic liquor at a counter or bar shall be allowed under a Class C license to seated customers only. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail and it shall be unlawful to serve alcoholic liquor in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful to sell or offer for sale at retail and to serve alcoholic liquor in the City between one o'clock (1:00) A.M. and ten o'clock (10:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-24-14, 7-7-2014)

(C) The annual fee for a Class C license shall be two thousand dollars (\$2,000.00).

(D) The number of Class C licenses shall be one (1).

(E) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only. (Ord. 0-39-94, 9-19-1994)

3-3-7-4: CLASS D LICENSE:

(A) A Class D license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables, provided such operation is carried on in conjunction with a restaurant operation serving a menu offering complete meals. The bar service or service at tables where a full menu is not available shall take place in a separate room from the full menu restaurant operation. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class D liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or offer for sale alcoholic liquor under a Class D liquor license between the hours of two o'clock (2:00) A.M. and ten o'clock (10:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-16-13, 8-5-2013)

(C) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only. (Ord. 0-39-94, 9-19-1994)

(D) The number of Class D licenses shall be ten (10). (Ord. 0-05-17, 4-3-2017; amd. Ord. O-06-21, 5-3-2021)

(E) The annual fee for a Class D license shall be two thousand dollars (\$2,000.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-5: CLASS E LICENSE:

(A) A Class E license shall authorize the sale at retail of beer and wine in original package only but not for consumption on the premises of sale. Such license shall be authorized only at such location where prepackaged food is also sold and only in such locations where there are no seats for consumption of food on the premises. (Ord. 0-18-09, 6-15-2009)

(B) It shall be unlawful for any person to sell or offer for sale at retail any beer or wine in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M., except on Sundays when it shall be unlawful for anyone to sell or offer for sale any beer or wine at retail in the original package but not for consumption on the premises of sale between the hours of one minute past twelve o'clock (12:01) A.M. and nine o'clock (9:00) A.M. (Ord. 0-41-08, 11-17-2008)

(C) The number of Class E licenses shall be four (4). (Ord. 0-07-12, 2-21-2012; amd. Ord. 0-16-20, 8-3-2020)

(D) The annual fee for a Class E license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-6: CLASS F LICENSE:

(A) A Class F license shall only authorize the sale at retail of beer and wine for consumption at tables on the premises of sale provided such sale and serving is accessory to the main purpose of serving food on the premises or on a carryout basis. Beer shall be sold only by the glass or pitcher. Wine shall be sold only by glass or carafe.

(B) The serving of beer or wine for consumption while seated at a counter or bar shall not be permitted under a Class F license.

(C) Delivery of beer or wine by the license holder or his employees with carryout orders shall not be permitted under a Class F license.

(D) It shall be unlawful for any person to sell or offer for sale beer or wine in conjunction with a Class F liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for anyone to sell or offer for sale beer or wine under a Class F liquor license between the hours of one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of beer and wine on special occasions such as New Year's Eve.

(E) A Class F liquor license, where issued, shall be for an establishment which caters principally to elementary aged schoolchildren and their families. Entertainment in the form of theatrical or musical presentations directed toward children and their families shall be permitted within such an establishment. The use of automatic amusement devices shall be allowed at such an establishment to the extent that they are otherwise permitted by the ordinances of the City.

(F) The number of Class F licenses shall be one (1).

(G) The annual fee for a Class F license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-7: CLASS G LICENSE:

(A) A Class G license shall authorize the sale at retail of alcoholic liquor in the original package for consumption off the premises and for consumption on the premises of sale. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M. and on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-22-14, 7-7-2014)

(C) The number of Class G licenses shall be one (1).

(D) The annual fee for a Class G license shall be two thousand dollars (\$2,000.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-8: CLASS H LICENSE:

(A) A Class H license shall authorize the sale at retail of alcoholic liquor for consumption on the premises and the sale at retail of beer and wine in original package but not for consumption on the premises of sale, provided such sale and serving is accessory to the main purpose of the sale of food on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-39-94, 9-19-1994)

(C) The number of Class H licenses shall be two (2). (Ord. 0-12-17, 7-17-2017)

(D) The annual fee for a Class H license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-9: CLASS I LICENSE:

(A) A Class I license shall authorize the sale at retail of alcoholic liquor for consumption on the premises, provided such sale and serving is accessory to the main purpose of operating an approved amusement premises for which all permits have been previously granted by the City Council. (Ord. 0-39-94, 9-19-1994)

(B) It shall be unlawful for any person to sell or offer to sell at retail or serve for consumption on the premises alcoholic liquor in the City between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and eleven o'clock (11:00) A.M., and on Sundays when it shall be unlawful for any person to sell or offer for sale at retail or serve for consumption on the premises in the City between two o'clock (2:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve. (Ord. 0-41-08, 11-17-2008)

(C) The number of Class I licenses shall be one (1).

(D) The annual fee for a Class I license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-39-94, 9-19-1994)

3-3-7-10: CLASS J LICENSE:

Temporary license, daily fee.

(A) A Class J license shall authorize the sale at retail of alcoholic liquor for consumption only at the location and on the specified dates designated for the special event in the license. Such temporary liquor licenses may be granted to organizations and clubs such as, but not limited to, veterans' organizations, educational, fraternal, political, civic, religious or other nonprofit organizations.

(B) A Class J license shall be granted on a day to day basis, but not to exceed three (3) consecutive days. The Class J license shall authorize the sale of alcoholic liquor for consumption only at the location until twelve o'clock (12:00) midnight on Friday and Saturday and until nine o'clock (9:00) P.M. on Sunday. An applicant for a temporary liquor license must submit with the application proof satisfactory to the Commissioner that the applicant shall provide dramshop liability insurance in the maximum limits. (Ord. 0-27-16, 8-1-2016)

(C) The fee for a Class J license shall be fifty dollars (\$50.00) per day. (Ord. 0-39-94, 9-19-1994)

3-3-7-11: CLASS K LICENSE:

(A) A Class K license shall authorize the sale at retail of beer and wine for consumption on the premises of sale or at tables, provided such sale and serving is accessory to the main purpose of serving food on the premises or on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale beer or wine in conjunction with a Class K liquor license between one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except Sundays when it shall be unlawful for anyone to sell or offer for sale beer or wine under a Class K liquor license between the hours of one o'clock (1:00) A.M. and twelve o'clock (12:00) noon. The Commissioner may extend the hours for lawful sale and service of beer and wine on special occasions such as New Year's Eve.

(C) The number of Class K licenses shall be four (4).

(D) The annual fee for a Class K license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-39-94, 9-19-1994; amd. Ord. 0-24-16, 7-18-2016; Ord. 0-27-19, 11-4-2019; Ord. 0-10-20, 6-15-2020; Ord. 0-17-22, 9-6-2022)

3-3-7-12: CLASS L LICENSE:

(Rep. by Ord. 0-37-12, 10-15-2012)

3-3-7-13: CLASS M LICENSE:

(A) A Class M license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables in premises operated by a nonprofit organization for members of the organization, their guests, and public patrons. The sale and consumption of alcoholic liquor shall be limited to the premises.

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class M liquor license between eleven o'clock (11:00) P.M. and eleven o'clock (11:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) The number of Class M licenses shall be one. (Ord. 0-12-18, 5-7-2018)

(D) The annual fee for a Class M license shall be one thousand dollars (\$1,000.00).

(E) All proceeds and profits made pursuant to the operation of a business activity under this license shall be for a lawful nonprofit organization. No officer or owner of any licensee under this section shall individually receive any remuneration or compensation from the business activities pursuant to this license. (Ord. 0-26-13, 10-7-2013)

3-3-7-14: CLASS N LICENSE:

(A) A Class N license shall authorize the on premises consumption and retail sale of craft beer where the premises is that of a brewing facility. For the purposes of this subsection, "brewing facility" is defined as a place in which the primary business is the manufacturing, packaging, distribution, sale and storage of craft beer produced on the premises in compliance with Federal and State laws. The following regulations shall apply to the Class N license:

1. No more than a total of fifty thousand (50,000) gallons of beer shall be sold at retail in growlers, cans and/or bottles for off premises consumption per year.

2. All growlers, cans and beers sold at retail for off premises consumption must be properly sealed.

3. Retail sales for off premises consumption and on premises consumption shall be limited to the retail portion of the licensed premises; except, however, on premises consumption may be allowed in other areas of the licensed premises during supervised tours and private events. The retail portion of the licensed premises shall not exceed three thousand (3,000) square feet.

4. Product sampling shall be permitted in accordance with State law, at no charge.

5. Patrons under twenty one (21) years of age shall be allowed on the premises when accompanied by a person twenty one (21) years of age or older; except, however, classes and seminars on alcoholic related subjects shall only be open to patrons twenty one (21) years and older.

6. Live entertainment is restricted to the indoor retail portion of the premises; except, however, live entertainment may be permitted in other indoor areas of the licensed premises during private events. (Ord. 0-34-14, 11-3-2014)

(B) It shall only be lawful to sell at retail or offer for sale at retail craft beer in conjunction with a Class N liquor license for off premises and/or on premises consumption between twelve o'clock (12:00) noon and eleven o'clock (11:00) P.M., Sunday through Saturday. Except, however, private events shall not be restricted to the above hours. For private events it shall be unlawful to sell or serve craft beer between the hours of one o'clock (1:00) A.M. and eleven o'clock (11:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or serve craft beer between the hours of two o'clock (2:00) A.M. and ten o'clock (10:00)

A.M. The Commissioner may extend the hours of lawful sale or service of craft beer on special occasions such as New Year's Eve. (Ord. 0-16-16, 5-16-2016)

(C) The number of Class N licenses shall be one.

(D) The annual fee for a Class N license shall be two thousand dollars (\$2,000.00). (Ord. 0-34-14, 11-3-2014)

3-3-7-15: CLASS O LICENSE:

(A) A Class O license shall authorize the sale at retail and serving of alcoholic liquor at a counter or bar and at tables, provided such operation is carried on in conjunction with a restaurant operation serving a menu offering complete meals. The bar service or service at tables where a full menu is not available shall take place in a separate room from the full menu restaurant operation.

(B) It shall be unlawful for any person to sell or offer for sale alcoholic liquor in conjunction with a Class O liquor license between one o'clock (1:00) A.M. and seven o'clock (7:00) A.M., except on Saturdays and Sundays when it shall be unlawful for anyone to sell or offer for sale alcoholic liquor under a Class O liquor license between the hours of two o'clock (2:00) A.M. and seven o'clock (7:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) Live music shall be permitted. Such music may be provided by a band, musical group or an individual playing an instrument. No person providing such music shall be under the age of eighteen (18). Such music shall be for the dancing or listening pleasure of patrons only.

(D) The number of Class O licenses shall be one.

(E) The annual fee for a Class O license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-21-15, 6-15-2015)

3-3-7-16: CLASS P LICENSE:

(A) A Class P license shall authorize the sale at retail of alcoholic liquor for consumption on the premises and the sale at retail of beer and wine in original package but not for consumption on the premises of sale, provided such sale and serving is accessory to the main purpose of the sale of food on a carryout basis.

(B) It shall be unlawful for any person to sell or offer for sale at retail in the City between one o'clock (1:00) A.M. and eight o'clock (8:00) A.M. The Commissioner may extend the hours for lawful sale and service of alcoholic liquor on special occasions such as New Year's Eve.

(C) The number of Class P licenses shall be two (2).

(D) The annual fee for a Class P license shall be two thousand five hundred dollars (\$2,500.00). (Ord. 0-12-17, 7-17-2017; amd. Ord. O-15-22, 8-1-2022)

3-3-7-17: CLASS Q LICENSE:

(A) A Class Q license shall authorize sale at retail wine in the original package but not for consumption on the premises of sale where the premises is a gift shop operated by a not-for-profit religious organization and for the benefit of said religious organization. Provided, however, that the Liquor Commissioner may authorize the licensed premises to offer wine tastings at up to four (4) special events per year. The granting of permission to hold such wine tastings shall be within the sole discretion of the Commissioner who shall be petitioned in writing to allow such a wine tasting at least three (3) days prior to the date upon which the wine tasting is proposed to take place. It shall be unlawful for a wine tasting to take place without the prior permission of the Commissioner.

(B) It shall be unlawful for any person to sell or offer to sell at retail any wine in the original package but not for consumption on the premises of sale in the City between one minute past twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M.

(C) The number of Class Q licenses shall be one (1).

(D) The annual fee for a Class Q license shall be one thousand five hundred dollars (\$1,500.00). (Ord. 0-28-19, 11-4-2019)

LL Class

Class License	License Number	Business Name	Street #	Street Name	Amount
A					
	A-1	Brookhaven Marketplace	7516	Cass Avenue, Suite 30	\$1,500.00
	A-10	Walgreens #06176	8300	Lemont Road	\$1,500.00
	A-11	Finest Liquor and Tobacco	7516	Cass Avenue, #5A	\$1,500.00
	A-2	Darien Pantry	737	Plainfield Road, Ste 5	\$1,500.00
	A-3	Jewel Food Store #0123	7335	Cass Avenue	\$1,500.00
	A-5	Osco Drug Store #0123	7329-7335	Cass Avenue	\$1,500.00
	A-6	Aldi, Inc #80	2251	75th Street	\$1,500.00
	A-7	Darien Liquor	8125	Cass Avenue	\$1,500.00
	A-8	Walmart #2215	2189	75th Street	\$1,500.00
	A-9	Walgreens #09033	7516	Cass Avenue	\$1,500.00
B					
	B-1	Alpine Banquets & Catering LLC	8230	Cass Avenue	\$2,000.00
C					
	C-1	Carriage Way West, Inc.	8700	Carriage Green Drive	\$2,000.00
D					
	D-1	Tai San Chef	2813	83rd Street	\$2,000.00
	D-10	Blueberry Hill Café	7430	Route 83	\$2,000.00
	D-13	Jam N Jelly Café	7511	Lemont Rd, #200	\$2,000.00
	D-2	Patio Restaurant of Darien, Inc.	7440	Kingery Highway	\$2,000.00
	D-3	Aodake	2129	75th Street	\$2,000.00
	D-4	Vacant - TGI Friday's Inc., #2670 - CLOSED ON 12/3/24	2201	75th Street	\$2,000.00
	D-5	Al Chile Mexican Grill, Inc.	8123	Cass Avenue	\$2,000.00
	D-6	Mi Hacienda	2601	75th Street	\$2,000.00
	D-7	Old Vilnius Café	2601	75th Street, Unit B	\$2,000.00

Class License	License Number	Business Name	Street #	Street Name	Amount
	D-8	Chiba Japanese Restaurant	7533	Cass Ave	\$2,000.00
	D-9	Dotty's	7516	Cass Avenue, #24	\$2,000.00
E					
	E-2	Speedway #5344	8301	Lemont Road	\$1,500.00
	E-5	Circle K #4706713	8975	Lemont Road	\$1,500.00
	E-6	Speedway #7765	7502	Cass Ave	\$1,500.00
	E-7	Speedway #1425	10250	Lemont Road	\$1,500.00
	E-8	True North Energy dba Shell - Has not been issued	8226	Cass Ave	\$1,500.00
F					
	F-1	Chuck E. Cheese	7409	Cass Avenue	\$1,500.00
G					
	G-1	Dry Dock	1125	North Frontage Road	\$2,000.00
H					
	H-1	Home Run Inn Corp.	7521	Lemont Road	\$2,500.00
	H-3	Café Smilga	2819	83rd Street	\$2,500.00
I					
	I-1	Q Bar	8109-8115	Cass Avenue	\$2,500.00
K					
	K	Vacant			\$1,500.00
	K-3	Buona	7417	Cass Avenue	\$1,500.00
	K-4	Brooster's	1010	Plainfield Road	\$1,500.00
	K-5	Stella's Place	2415	75th Street, Unit C2	\$1,500.00
	K-6	Tony & Tinas Deli, LLC	8133	Cass Ave	\$1,500.00
M					
	M-1	VFW	801	Plainfield Road, Ste 12	\$1,000.00
N					
	N-1	Vacant - Miskatonic Brewing Company - Closed 12/2025	1000	N. Frontage Rd, Unit C	\$2,000.00

Class License	License Number	Business Name	Street #	Street Name	Amount
O					
	O-1	Chuck's Southern Comforts Café and Banquets, Inc.	8025	Cass Avenue	\$2,500.00
P					
	P-1	Zazzo's Pizza and Catering	7360	Route 83	\$2,500.00
	P-2	Fry the Coop	2019	75th Street	\$2,500.00

Lot 2 would remain vacant with no development proposed at this time.

Table 1: Lot Summary and Analysis

Lot Number	Lot Dimensions (W x D)	Lot Size (sq ft)	Min. Required Dimensions	Min. Required Lot Size
1	248.00 ft x 200.33 ft	49,639.33 sf	75W x 120D	10,000 sq ft
2	248.00 ft x 200.32 ft	49,639.80 sf	75W x 120D	10,000 sq ft

Staff Review: The City’s Engineering consultant, Christopher B. Burke Engineering, reviewed the proposed plat of subdivision and wetland delineation documents that were submitted. The engineering review found the plat satisfies all requirements in the City’s Subdivision regulations for subdividing the lot (see Attachment 4).

Required Public Improvements / Future Development: Public improvements will be required to be installed prior to occupancy for the new lot, inclusive of a new access driveway on Manning Road, new public sidewalk along the frontage of the subdivision as well as street trees (if the existing trees are not sufficient). The review also noted the presence of existing wetlands on the property which lie on both proposed lots. At the time of permit application for the new lot, permitting of potential impacts will be required. The entire lot drains from north to south, and at the time of development plans and compliance with stormwater regulations will apply.

Streamlined Procedures for Lot Splits: Typically, a preliminary plat is required for subdivisions, with a final plat required to be reviewed and approved separately after approval of the preliminary plat. In accordance with Section 5B-1-5(A) of the City Code, following the Planning, Zoning and Economic Development Commission “finding the intent and purpose of these subdivision regulations not violated, the City Council may approve such plat without further procedure.” As such, the proposed plat is a final plat for the purpose of subdividing the lot.

PZEDC MEETING FEBRUARY 4, 2026

The Planning, Zoning and Economic Development Commission reviewed this item at its meeting on February 4, 2026. Staff introduced the item and discussed the plat. The petitioner and members of the public were present. Public testimony was offered by both the petitioner and questions were asked by members of the public, generally pertaining to the plat, drainage, the possibility of future subdivisions, and the wetland on site. **After public comment, the Commission voted 4-0 to forward the item to City Council with a recommendation for approval.**

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on February 23, 2026.

MEETING SCHEDULE

Municipal Services Committee
City Council

February 23, 2026
March 2, 2026



WETLAND DELINEATION REPORT

2220 Manning Road

Darien, DuPage County, IL

Dave Mule

MULE2501

July 23, 2025



GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

WETLAND DELINEATION REPORT

2220 Manning Road

09-29-400-009

Darien, DuPage County, IL

Prepared for:

Dave Mule
Chicago, IL, 60632

Attn: Dave Mule

Prepared by:

Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187
(630)668-7197

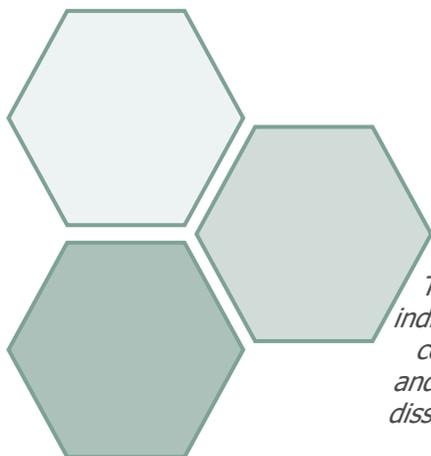
Project Reference Information

MULE2501

July 23, 2025

Carl M. Peterson, CPESC, LEED AP
GRWA - Managing Principal

Ellen L. Raimondi, CWS, DECI
GRWA - Senior Ecologist



Project Staff

Chloe Davis
GRWA - Natural Resource
Consultant

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WETLAND DELINEATION REPORT

Project Name:	2220 Manning Road; MULE2501
Client Name:	Dave Mule
Location:	Darien, Downers Grove Township, DuPage County, IL, 60561
Parcel PIN #	09-29-400-009
PLSS	SW S29 T38N R11E
Coordinates	Latitude: 41.747698 Longitude: -87.998644
Field Ecologist:	C. Davis
Date of site visit:	6/12/2025

1.0 INTRODUCTION

Gary R Weber Associates performed a formal wetland delineation within the study area located on Manning Road, Darien, DuPage County, Illinois (Exhibit A: Location), hereafter referred to as the study area. It is generally bounded by commercial land to the north, residential land to the east and south, and commercial land alongside the Darien-Woodridge Fire Protection station to the west. The study area, as presented in this report, represents the property limits investigated by GRWA for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The site is located with the Des Plaines River watershed and the Sawmill Creek sub watershed.

1.1 SITE DESCRIPTION

The study area (approximately 2.27 acres) consists of an underdeveloped parcel dominated by wooded and scrub-shrub communities. The site contains a dense subcanopy, predominantly composed of Amur Honeysuckle (*Lonicera maacki*), and European Buckthorn (*Rhamnus cathartica*). There is moderate canopy coverage dominated by Silver Maple (*Acer saccharinum*), Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), and Black Cherry (*Prunus serotina*). A dense herbaceous layer is present in the southern and easternmost portions of the site. In the center of the site, there exists a large, depressional wetland holding some standing water. One residential property exists in the northwestern portion of the study area. See photos 1-2 for reference.

One (1) wetland, totaling 0.31 acres, was identified within the study area. Wetland acreages provided in this report are estimations; a survey of staked boundaries must be performed to obtain exact size and location information. The wetland is described in Table 1 below. A summary of regulations is provided in Section 1.2.

The delineated wetland boundaries have been confirmed by Ms. Blythe Keuning, wetland specialist with DuPage County Stormwater on 9/15/25.

Wetland	Size (on-site)	Description	C Value *	FQI *	Regime	Jurisdictional Opinion **
Wetland 1	0.31 AC	Depressional, wooded area bordered by scrub-shrub communities.	2.22	6.67	Ammended _2023_Rule	NON-WOTUS - Wetland that does not have a continuous surface connection to a paragraph (a)(1) water or to a relatively permanent paragraph (a)(2) impoundment or paragraph (a)(3) tributary

* Coefficient Conservation (C Value) and the Floristic Quality Index (FQI). C Value greater than 3.5 and FQI greater than 20 indicate high-quality wetlands. Off-site wetland floristic quality is not evaluated.

**Jurisdictional determination is based on our current understanding of the latest definition of waters of the U.S. (WOTUS).
UASCE must make final the determination

1.2 REGULATION SUMMARY

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. DuPage County regulates all wetlands, farmed wetlands, and regulatory floodplain through the DuPage County Countywide Stormwater and Flood Plain Ordinance.

Wetland 1 is depressional and lacks connection with regulated waterways and may be considered isolated.

The USACE must make a final determination regarding jurisdictional status.

At the time of this wetland delineation report, current regulations state that this delineation is valid for 2 years from the date of site visit.

1.3 THREATENED AND ENDANGERED SPECIES

Based on a 6/13/2025 review of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, habitat conditions for sensitive (federally threatened or endangered) plant or animal species are not present with the study area (see attached USFWS Review Summary). Further consultation with this agency is not required for a Section 404 Permit from the USACE.

The Illinois Department of Natural Resources (IDNR) Ecological Compliance Assessment Tool (EcoCAT) identified species within the vicinity of the study area, however following an evaluation of the site, the IDNR has concluded that adverse impacts are unlikely (see attached IDNR EcoCAT Results Report).

2.0 PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface wetland, non-wetland water resources or Waters of the United States (WOUS) on, or within 100 feet, of the study area. A floodplain determination was not included as part of our investigation.

On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. Plant observations were made for calculating the Coefficient of Conservatism (\hat{C}) and Floristic Quality Index (FQI) for each wetland plant community using the Wilhelm method (Swink and Wilhelm, 1994).

On-site non-wetland water resources encountered were given established Ordinary High Water Mark (OHWM) boundaries using the definitions described in Section 404 of the Clean Water Act (CWA Section 404(b).(1) Guidelines (40CFR230)

3.0 RECOMMENDATIONS

One (1) wetland totaling approximately 0.31 acres was identified on the study area.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands identified on site. GRWA recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible.

Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers and DuPage County notification. GRWA can assist you with the request for jurisdictional determination, permit applications, agency negotiations, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

Any proposed impacts to jurisdictional areas will require a permit from the Department of Economic Development and Planning (EDP). Impact to regulatory wetlands in DuPage County will require a mitigation ratio of 1.5:1. However, the DuPage County Stormwater Ordinance requires demonstration of avoidance and minimization prior to mitigation.

Prior to the site planning and survey of wetland boundaries, field confirmation of the wetland delineation by DuPage County officials will be required.

It should be noted that a minimum 50-foot buffer area is required around wetlands identified in DuPage County which are proposed to be avoided by development. In addition, riparian environment (floodplain) issues must be considered when developing a land plan.

4.0 EXHIBIT REVIEW

- The **Location Map** identifies the approximate location of the study area and nearby major roadways (Exhibit A).
- The **National Wetlands Inventory** identifies one wetland within the study area (Exhibit B).

One (1) PFO1C: Palustrine, forested, broad-leaved deciduous, seasonally flooded wetland.
- The **DuPage County Wetland Inventory** identifies **Wetland** within the west-central portion of the study area (Exhibit C).
- The **Soil Map** identifies the following soils within the study area:

232A: Ashkum silty clay loam – Predominantly hydric
531B: Markham silt loam – Predominantly non-hydric
530C2: Ozaukee silt loam – Non-hydric

Ashkum silty clay loam is considered hydric in DuPage County. Field evaluations are made to determine if a hydric inclusion may be present (Exhibit D).
- The **United States Geologic Survey (USGS) Topographic Map** does not identify any surface drainage within or adjacent to the study area (Exhibit E).
- The **USGS Hydrography Map** does not identify any water resources within the study area (Exhibit F).
- The **Regulatory Flood Map** identifies the study area outside the 500-year floodplain (Exhibit G).
- The **Water Resources Summary** identifies approximately locations and boundaries of water resources within the study area. Location of Wetland 1 is denoted (Exhibit H).
- The **Site Photographs** show conditions exhibited within the study area at the time of the site visit (Exhibit I)

5.0 METHODS

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas and non-wetland waters units identified by these resources are evaluated in the field.

1987 USACE Wetland Delineation Manual and 2010 Regional Supplement.

Potential wetland areas were investigated to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

Vegetation – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.

1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).
2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. The index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
3. Over 50% of non-wetland plants in a sample area exhibit morphological adaptations for life in wetlands. To apply this indicator, adapted plants must occur in areas where indicators of hydric soil and wetland hydrology are present.

Hydrology – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:

Group A – Observation of Surface Water or Saturated Soils

Group B – Evidence of Recent Inundation

Group C – Evidence of Recent Soil Saturation

Group D – Evidence from Other Site Conditions or Data

Soils - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 20 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

Areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled “WETLAND DELINEATION.” Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are

identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

The Ordinary High Water Mark (OHWM)

Potential non-wetland water resources were investigated to determine if they meet requirements for a regulated WOUS or isolated waters unit based on USACE parameters.

Ordinary High Water Mark (OHWM) boundaries were established using the definition provided in 33 CFT Part 328.3 of the Clean Water Act. The OHWM is defined as the line on the shore established by the fluctuations of water. This line can be identified by physical characteristics such as a clear, natural line on the bank, changes in the character of the soil, shelving, vegetation matted down, bent, or absent, leaf litter disturbed or washed away, sediment deposition, water staining, the presence of litter and debris, destruction of terrestrial vegetation, sediment sorting, scour, multiple observed or predicted flow events, and abrupt change in plant community.

6.0 REVIEWED ON-SITE CONDITIONS

6.1 WATER RESOURCES SUMMARY

Wetland 1. This wetland (approximately 0.31 acres in total size) sits in the west-central portion of the study area. The depression wetland features ponded water at its center, with moderate canopy cover dominated by wetland trees and a sparse herbaceous understory. Dense scrub-shrub vegetation borders the wetland perimeter. See photos 3-4 for reference. The DuPage County Wetland Inventory identifies Wetland 1 as **Regulatory Wetland**.

Sample points were established within and adjacent to Wetland 1 to characterize the vegetation, soil and hydrology. The wetland boundaries were demarcated with 19 pink flagged pin stakes.

Wetland 1 was primarily vegetated by Silver Maple (*Acer saccharinum*), American Elm (*Ulmus americana*) and Eastern Cottonwood (*Populus deltoides*). The mapped soil series is Ashkum silty clay loam, a predominantly hydric soil. USDA field indicators F6: Redox Dark Surface, and A12: Thick Dark Surface provided evidence of hydric soil. Saturation, Geomorphic position, and the FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The Coefficient of Conservatism (Ĉ) for Wetland 1 was 2.22, and the Floristic Quality Index (FQI) was 6.67 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

6.2 DuPage County Wildlife Habitat Quality Evaluation

The wildlife habitat quality as determined using the Michigan Department of Natural Resources (MIDNR) Wildlife Habitat Evaluation Methodology (MRWQ) was low (see evaluation below).

WILDLIFE HABITAT QUALITY AS DETERMINED USING THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MIDNR) WILDLIFE HABITAT EVALUATION METHOD (MRWQ)

Observer: C. Davis

Date: 6/12/2025

Wetland 1

A. Utilization by Wildlife

<u>Wildlife Use:</u>	<u>Score:</u>	Observation/Notes: Ducks present within ponded portion of the wetland. Birds present within the wetland trees. Frog noises observed.
Significant	3	
Evident	2	
Low	1	
Occasional	0.5	
Non-existent	0	
Sub-Total Score:	2	

B. Interspersion of Vegetative Cover

<u>Interspersion:</u>	<u>Score:</u>	<u>Community Type:</u>	<u>% Cover:</u>
High	3	Emergent	0
Medium	2	Scrub-Shrub	30
Low	1	Wet-Meadow	0
		Forested	70
Sub-Total Score:	1	Aquatic	0
		Other	0

C. Vegetative Cover to Open Water

Cover:	Score:
>95% Cover	0.5
76% - 95% Cover, Peripheral	1.5
76% - 95% Cover, Various	2.5
26% - 75% Cover, Peripheral	2.0
26% - 75% Cover Patches	3.0
5% - 25% Cover, Peripheral	1.0
<5% Cover	0.5
 Sub-Total Score:	 1

Wetland 1 Total Score: 4

In DuPage County, critical wetland status is assigned to those wetlands that have been determined to satisfy one or more of the following:

- a. The wetland is identified as critical wetland in the County's wetland inventory; or
 - *Wetland 1 is not identified as critical wetland by the DuPage County Wetland Inventory.*
- b. The wetland is known to possess a Federal or State listed threatened or endangered species based on consultation with the Illinois Department of Natural Resources or U.S. Fish and Wildlife Service; or
 - *The Illinois Department of Natural Resources identified protected resources within the study area. However, following an evaluation, it was concluded that adverse effects are unlikely. The U.S. Fish and Wildlife Services Section 404 review did not identify any threatened or endangered species or its habitat on the study area.*
- c. The plant community within the wetland is determined to have a native Floristic Quality Index of 20 or higher during a single season assessment, a native mean C-value of 3.5 or greater, or alternatively a Natural Area Rating Index (NARI) value of 35.0 or higher during a spring, summer, and fall assessment, as calculated by the Swink & Wilhelm methodology. If both methods are performed, the NARI value shall prevail as the determining value; or
 - *The plant community within Wetland 1 exhibited a Coefficient of Conservatism (C²) value of less than 3.5 and a Floristic Quality Index value less than 20.*
- d. The initial wildlife quality value using the modified Michigan Department of Natural Resources Method is 5.0 or higher, or alternatively the mean rated wildlife quality (MRWQ) is determined to be 8.0 or higher, as calculated by the Ludwig wildlife habitat evaluation methodology. If both methods are performed, the Ludwig shall prevail as the determining value; or
 - *The Wildlife Habitat Ranking for Wetland 1 is less than 5.0.*

Based on items a, b, c, and d above, Wetland 1 is considered to be regulatory.

7.0 REGULATORY STATEMENT

7.1 Federal Regulations

The deposition of dredge or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near a wetland is controlled.

7.2 Municipal and State Regulations

DuPage County Countywide Stormwater and Flood Plain Ordinance: The DuPage County Stormwater and Flood Plain Ordinance regulates development of areas in or near wetlands within DuPage County. A County Stormwater Management Permit must be obtained as a separate submittal to the county.

All wetland impacts must be mitigated. Under the ordinance, wetlands are classified as either Regulatory or Critical according to the functional and biological value of the wetland. Critical wetlands are those which have a crucial role in storing or conveying stormwater, controlling erosion, or otherwise maintaining water quality. In addition, wetland habitat is considered important for wildlife, including threatened or endangered species, or as biodiversity reserves for rare species. Wetlands not meeting any of these criteria are assigned Regulatory status. Impacted Regulatory wetlands in DuPage County must be mitigated at a minimum replacement ratio of 1.5:1 for impacted acreage, regardless of the acreage involved. Critical wetlands must be mitigated at a 3:1 ratio or higher, as determined by the county.

Enhancement of an existing wetland may thereby reduce the total acreage required for mitigation (maximum reduction 0.5 acre). Before a permit to fill a wetland is granted, a site plan must be issued documenting impacts to the wetlands both on and off-site. Direct and indirect impacts must be assessed. Information indicating that no practicable alternative exists to wetland modification must be submitted for impacts to wetlands 0.1 acre in size or greater. Mitigation must replace or duplicate lost values. Emphasis is placed on mitigating within the same watershed as the lost acreage.

Development within 50 feet of a Regulatory wetland and **100 feet** of a Critical wetland and/or within **15 feet** of non-wetland Waters of DuPage, shall not, without mitigation, cause adverse changes in flows entering the wetland, damage vegetation, or adversely affect any ground water infiltration functions.

8.0 REFERENCES

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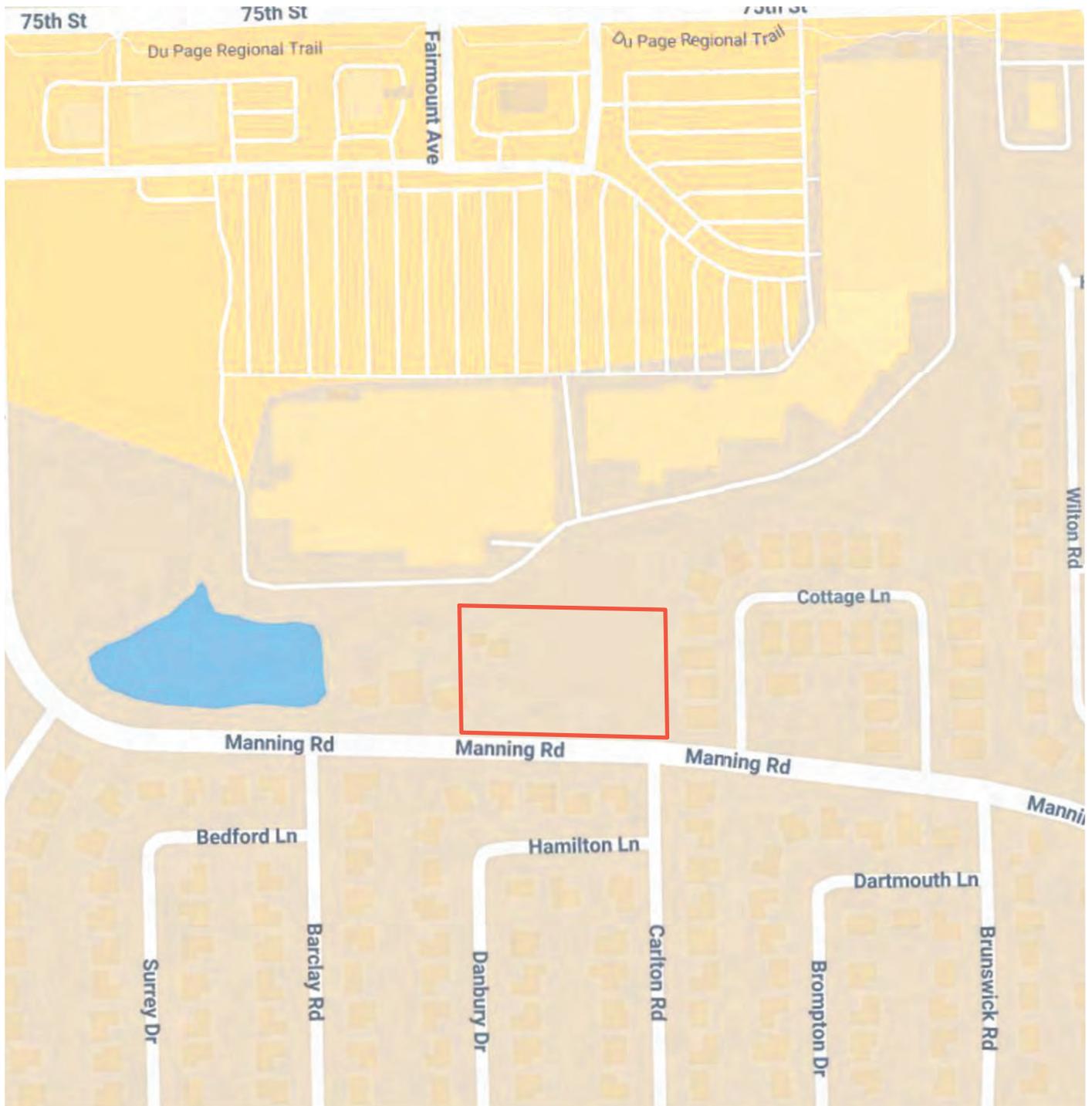
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LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197 FACSIMILE: 630-668-9693

Appendix A: Water Resource Maps (Exhibits A-H)



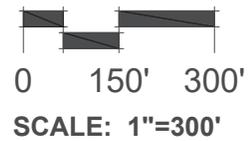
LEGEND

PLSS: SW S29 T38N R11E

Latitude: 41.747698

Longitude: -87.998644

Study Area



Coordinates provided by Earth Point for Google Earth



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Darien, IL

MULE2501
Dave Mule

LOCATION MAP

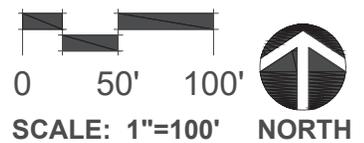
Provided by: Google Maps

EXHIBIT A



LEGEND

- | | | |
|---|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Pond |  Study Area |
|  Estuarine and Marine Wetland |  Lake | |
|  Freshwater Emergent Wetland |  Other | |
|  Freshwater Forested/Shrub Wetland |  Riverine | |



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NATIONAL WETLANDS
INVENTORY MAP

Provided by: U.S. Fish and Wildlife Service

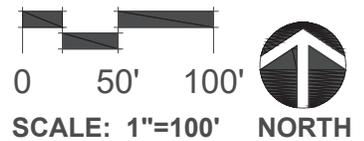
EXHIBIT B



Manning Road

LEGEND

- Study Area
- Regulatory Wetland



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DUPAGE COUNTY WETLAND
INVENTORY MAP

Provided by: DuPage County GIS Parcel Viewer

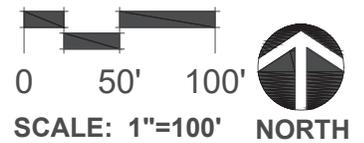
EXHIBIT C



LEGEND

- Hydric Soil (100%)
- Predominantly Hydric (66-99%)
- Partially Hydric (33-65%)
- Predominantly Non-hydric (1-32%)
- Non-hydric (0%)

Study Area



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SOIL SURVEY MAP

Web Soil Survey 3.0 (DuPage County)
USDA Natural Resources Conservation Service

EXHIBIT D

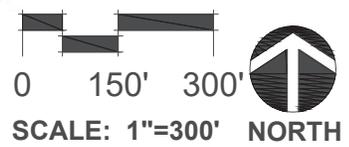


LEGEND

- Perennial Stream 
- Perennial River 
- Intermittent Stream 
- Intermittent River 

- Marsh or swamp 
- Submerged marsh 
- Wooded marsh or swamp 
- Submerged wooded marsh or swamp 

- Perennial Lake/Pond 
- Intermittent Lake/Pond 
- Study Area 



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USGS TOPOGRAPHIC MAP

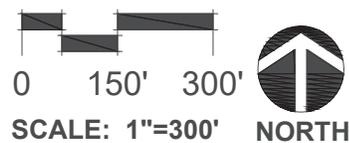
Provided by: USGS Topographic (Sag Bridge Quadrangle)

EXHIBIT E



LEGEND

- Study Area
- Lake Pond Waterbody



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USGS HYDROGRAPHY MAP

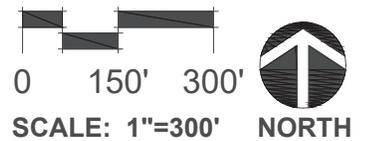
Provided by: USGS National Hydrography Dataset

EXHIBIT F



LEGEND

- 0.2 PCT Annual Chance Flood Hazard (500-year floodplain)
- A (100-year floodplain)
- AE (100-year floodplain)
- Floodway
- AH (SFHA 100-year floodplain)
- AO (SFHA 100-year floodplain)
- X Protected by Levee
- Study Area



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DUPAGE COUNTY
DFIRM FLOOD MAP

Provided by: DuPage County Parcel Viewer

EXHIBIT G
82



LEGEND

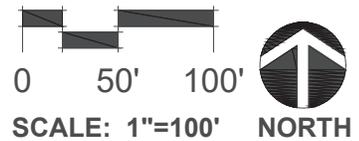
Study Area - 2.27 Acres



Flagged Wetland Boundaries



Sample Points A-E



Provided by: Google Earth Aerial DATE



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Dave Mule

**WATER RESOURCES
SUMMARY**

DATES OF SITE VISIT: 6/12/2025 DATES OF SURVEY: N/A

EXHIBIT H

Created by: C. Davis Checked by: LRF **83**

Appendix B: Site Photographs (Exhibit I)



Photo 1: Overview of the site conditions towards the center of the study area, facing west.



Photo 2: View of the dense herbaceous understory present throughout the study area, facing west.



Photo 3: View of Wetland 1 in the west-center portion of the study area, facing east.

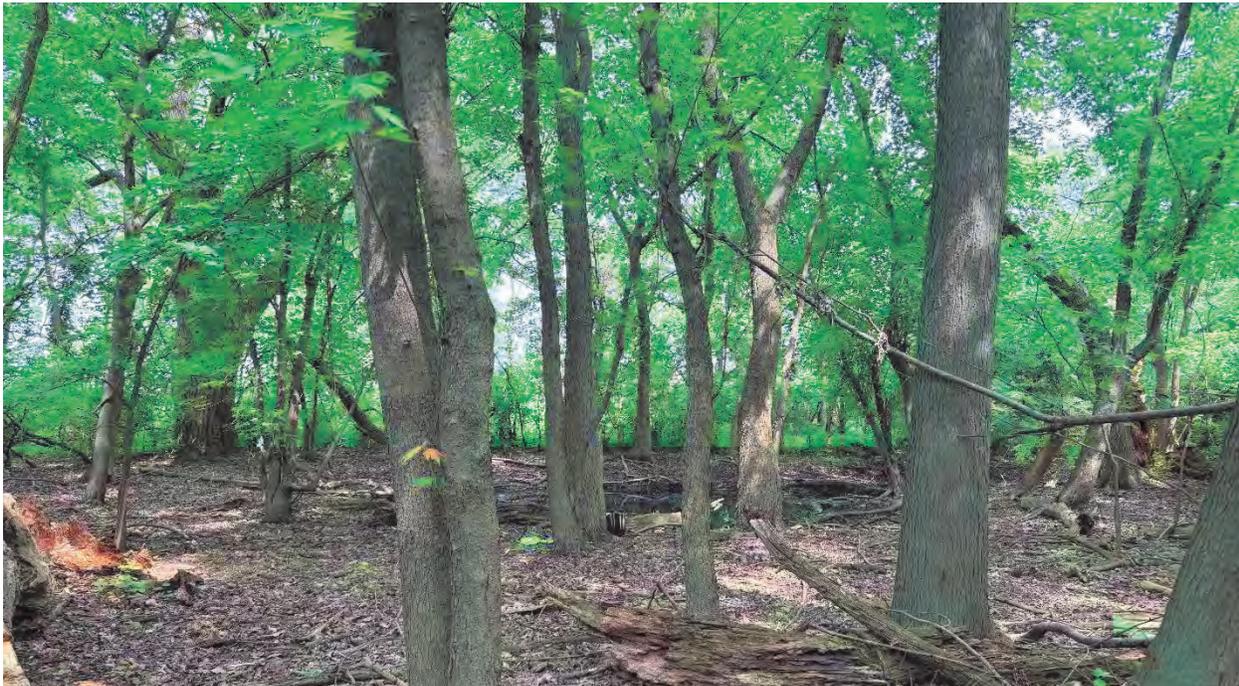


Photo 4: View of Wetland 1 in the west-center portion of the study area, facing north.



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SITE PHOTOGRAPHS

6/12/2025

EXHIBIT [I]

Appendix C: Wetland Determination Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025
 Applicant/Owner: Dave Mule State: IL Sampling Point: A
 Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____
 Slope (%): _____ Lat: 41.747698 Long: -87.998644 Datum: _____
 Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: Towards the center of the site, just outside of ponded area.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>		<u>50</u>	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Ulmus americana</u>		<u>10</u>	No	FACW																	
3. _____																					
4. _____																					
5. _____																					
		<u>60</u> =Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																				
1. _____					Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: right;">Total % Cover of:</td> <td style="width:50%; text-align: left;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>60</u> (A)</td> <td><u>120</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>60</u>	x 2 = <u>120</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>60</u> (A)	<u>120</u> (B)	Prevalence Index = B/A = <u>2.00</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>60</u>	x 2 = <u>120</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>60</u> (A)	<u>120</u> (B)																				
Prevalence Index = B/A = <u>2.00</u>																					
2. _____																					
3. _____																					
4. _____																					
5. _____																					
		=Total Cover																			
Herb Stratum	(Plot size: <u>5</u>)																				
1. _____					Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																					
3. _____																					
4. _____																					
5. _____																					
6. _____																					
7. _____																					
8. _____																					
9. _____																					
10. _____																					
		=Total Cover																			
Woody Vine Stratum	(Plot size: <u>30</u>)																				
1. _____					Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. _____																					
		=Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 2/1	100					Loamy/Clayey	
8-16	10YR 3/1	95					Loamy/Clayey	
			10YR 5/6	5	C	M		Prominent redox concentrations
16-24	10YR 4/1	90						
			10YR 5/6	10	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Gleyed Matrix (S4) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Dark Surface (S7) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Mucky Mineral (F1) |
| <input type="checkbox"/> 2 cm Muck (A10) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input checked="" type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Aquatic Fauna (B13) |
| <input checked="" type="checkbox"/> Saturation (A3) | <input type="checkbox"/> True Aquatic Plants (B14) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Thin Muck Surface (C7) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Gauge or Well Data (D9) |
| <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Other (Explain in Remarks) |

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Depth (inches): _____
Water Table Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Depth (inches): <u> 0 </u>

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025
 Applicant/Owner: Dave Mule State: IL Sampling Point: B
 Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____
 Slope (%): _____ Lat: 41.747698 Long: -87.998644 Datum: _____
 Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: West of sample point A.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																																	
1.	<u>Acer saccharinum</u>	<u>50</u>	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)																																
2.	<u>Ulmus americana</u>	<u>20</u>	Yes	FACW																																	
3.	_____																																				
4.	_____																																				
5.	_____																																				
		<u>70</u>	=Total Cover																																		
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																																				
1.	_____				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td align="center" colspan="2">Total % Cover of:</td> <td align="center" colspan="2">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td align="center"><u>0</u></td> <td>x 1 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td align="center"><u>70</u></td> <td>x 2 =</td> <td align="center"><u>140</u></td> </tr> <tr> <td>FAC species</td> <td align="center"><u>7</u></td> <td>x 3 =</td> <td align="center"><u>21</u></td> </tr> <tr> <td>FACU species</td> <td align="center"><u>2</u></td> <td>x 4 =</td> <td align="center"><u>8</u></td> </tr> <tr> <td>UPL species</td> <td align="center"><u>0</u></td> <td>x 5 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td align="center"><u>79</u> (A)</td> <td></td> <td align="center"><u>169</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A =</td> <td align="center" colspan="2"><u>2.14</u></td> </tr> </table>	Total % Cover of:		Multiply by:		OBL species	<u>0</u>	x 1 =	<u>0</u>	FACW species	<u>70</u>	x 2 =	<u>140</u>	FAC species	<u>7</u>	x 3 =	<u>21</u>	FACU species	<u>2</u>	x 4 =	<u>8</u>	UPL species	<u>0</u>	x 5 =	<u>0</u>	Column Totals:	<u>79</u> (A)		<u>169</u> (B)	Prevalence Index = B/A =		<u>2.14</u>	
Total % Cover of:		Multiply by:																																			
OBL species	<u>0</u>	x 1 =	<u>0</u>																																		
FACW species	<u>70</u>	x 2 =	<u>140</u>																																		
FAC species	<u>7</u>	x 3 =	<u>21</u>																																		
FACU species	<u>2</u>	x 4 =	<u>8</u>																																		
UPL species	<u>0</u>	x 5 =	<u>0</u>																																		
Column Totals:	<u>79</u> (A)		<u>169</u> (B)																																		
Prevalence Index = B/A =		<u>2.14</u>																																			
2.	_____																																				
3.	_____																																				
4.	_____																																				
5.	_____																																				
Herb Stratum	(Plot size: <u>5</u>)																																				
1.	<u>Circaea canadensis</u>	<u>2</u>	Yes	FACU	Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> _____ 2 - Dominance Test is >50% <u>X</u> _____ 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																
2.	<u>Fallopia scandens</u>	<u>5</u>	Yes	FAC																																	
3.	<u>Persicaria virginiana</u>	<u>2</u>	Yes	FAC																																	
4.	_____																																				
5.	_____																																				
6.	_____																																				
7.	_____																																				
8.	_____																																				
9.	_____																																				
10.	_____																																				
		<u>9</u>	=Total Cover																																		
Woody Vine Stratum	(Plot size: <u>30</u>)																																				
1.	_____				Hydrophytic Vegetation Present? Yes <u>X</u> No _____																																
2.	_____																																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 2/1	100					Loamy/Clayey	
16-24	10YR 3/1	100					Loamy/Clayey	
24-30	10YR 4/1	80					Loamy/Clayey	
			10YR 5/6	20	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? Yes No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025
 Applicant/Owner: Dave Mule State: IL Sampling Point: C
 Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____
 Slope (%): _____ Lat: 41.747698 Long: -87.998644 Datum: _____
 Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: West of sample point B.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Ulmus americana</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Populus deltoides</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
4. _____																				
5. _____																				
	<u>75</u> =Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Celtis occidentalis</u>	<u>2</u>	<u>No</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>70</u></td> <td>x 2 = <u>140</u></td> </tr> <tr> <td>FAC species <u>14</u></td> <td>x 3 = <u>42</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>84</u> (A)</td> <td><u>182</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.17</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>70</u>	x 2 = <u>140</u>	FAC species <u>14</u>	x 3 = <u>42</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>84</u> (A)	<u>182</u> (B)	Prevalence Index = B/A = <u>2.17</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>70</u>	x 2 = <u>140</u>																			
FAC species <u>14</u>	x 3 = <u>42</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>84</u> (A)	<u>182</u> (B)																			
Prevalence Index = B/A = <u>2.17</u>																				
2. _____																				
3. _____																				
4. _____																				
5. _____																				
	<u>2</u> =Total Cover																			
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Fallopia scandens</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>X</u> <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Alliaria petiolata</u>	<u>2</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>7</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____				Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. _____																				
	=Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 2/1	100					Loamy/Clayey	
16-24	10YR 3/1	90					Loamy/Clayey	
			10YR 5/8	10	C	M		
24-30	10YR 4/1	70					Loamy/Clayey	
			10YR 3/1	10				
			10YR 5/6	20	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): _____
 Saturation Present? Yes No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025
 Applicant/Owner: Dave Mule State: IL Sampling Point: D
 Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____
 Slope (%): _____ Lat: 41.747698 Long: -87.998644 Datum: _____
 Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: West of sample point C.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>		30	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Ulmus americana</u>		30	Yes	FACW																	
3. <u>Populus deltoides</u>		20	Yes	FAC																	
4. _____																					
5. _____																					
		80	=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																				
1. <u>Rhamnus cathartica</u>		10	Yes	FAC	Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species <u>30</u></td> <td>x 3 = <u>90</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>210</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.33</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>60</u>	x 2 = <u>120</u>	FAC species <u>30</u>	x 3 = <u>90</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>90</u> (A)	<u>210</u> (B)	Prevalence Index = B/A = <u>2.33</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>60</u>	x 2 = <u>120</u>																				
FAC species <u>30</u>	x 3 = <u>90</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>90</u> (A)	<u>210</u> (B)																				
Prevalence Index = B/A = <u>2.33</u>																					
2. _____																					
3. _____																					
4. _____																					
5. _____																					
		10	=Total Cover																		
Herb Stratum	(Plot size: <u>5</u>)																				
1. _____					Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																					
3. _____																					
4. _____																					
5. _____																					
6. _____																					
7. _____																					
8. _____																					
9. _____																					
10. _____																					
			=Total Cover																		
Woody Vine Stratum	(Plot size: <u>30</u>)																				
1. _____					Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. _____																					
			=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: D

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 2/1	100					Loamy/Clayey	Friable
16-26	10YR 3/1	80					Loamy/Clayey	
			10YR 5/8	20	C	M		
26-32	10YR 4/1	60					Loamy/Clayey	
			10YR 3/1	10				
			10YR 5/8	30	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Standing water nearby

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025
 Applicant/Owner: Dave Mule State: IL Sampling Point: E
 Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____
 Slope (%): _____ Lat: 41.747698 Long: -87.998644 Datum: _____
 Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: Upland area west of sample point D.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	_____	_____	_____	_____	
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
=Total Cover					
Sapling/Shrub Stratum (Plot size: <u>15</u>)					
1.	<u>Rhamnus cathartica</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
2.	<u>Prunus serotina</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	
3.	<u>Rosa multiflora</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
=Total Cover					
Herb Stratum (Plot size: <u>5</u>)					
1.	<u>Circaea canadensis</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
2.	<u>Parthenocissus quinquefolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
6.	_____	_____	_____	_____	
7.	_____	_____	_____	_____	
8.	_____	_____	_____	_____	
9.	_____	_____	_____	_____	
10.	_____	_____	_____	_____	
=Total Cover					
Woody Vine Stratum (Plot size: <u>30</u>)					
1.	_____	_____	_____	_____	
2.	_____	_____	_____	_____	
=Total Cover					

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>60</u>	x 4 = <u>240</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>90</u> (A)	<u>330</u> (B)
Prevalence Index = B/A = <u>3.67</u>	

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0¹

___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: E

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 2/1	100					Loamy/Clayey	Friable
12-30	10YR 3/2	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Standing water nearby

Appendix D: Floristic Quality Index

SITE: 2220 Manning Road
 Darien, DuPage
LOCALE: County IL
BY: C. Davis
NOTES: Wetland 1

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.22	SPECIES RICHNESS (ALL)	12
MEAN C (ALL SPECIES)	1.67	SPECIES RICHNESS (NATIVE)	9
MEAN C (NATIVE TREES)	1.50	% NON-NATIVE	0.25
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR (ALL)	0.17
MEAN C (NATIVE HERBACEOUS)	3.50	WET INDICATOR (NATIVE)	0.11
FQAI (NATIVE SPECIES)	6.67	% HYDROPHYTE (MIDWEST)	0.67
FQAI (ALL SPECIES)	5.77	% NATIVE PERENNIAL	0.75
ADJUSTED FQAI	19.25	% NATIVE ANNUAL	0.00
% C VALUE 0	0.42	% ANNUAL	0.00
% C VALUE 1-3	0.42	% PERENNIAL	0.92
% C VALUE 4-6	0.17		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/MOHLNBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
acesai	Acer saccharinum	saccharinum	Silver Maple	1	FACW	FACW		-1 Tree	Perennial	Native
ALLPET	Alliaria petiolata	PETIOLATA	Garlic-Mustard	0	FAC	FACU		0 Forb	Biennial	Adventive
CELOCC	Celtis occidentalis	occidentalis	Common Hackberry	2	FAC	FAC		0 Tree	Perennial	Native
CIRCAN	Circaea canadensis	canadensis	Broad-Leaf Enchanter's-Nightshade	3	FACU	FACU		1 Forb	Perennial	Native
FALSCA	Fallopia scandens	scandens; cristata	Climbing Black-Bindweed	3	FAC	FAC		0 Vine	Perennial	Native
PARQUI	Parthenocissus quinquefolia	quinquefolia	Virginia-Creeper	4	FACU	FACU		1 Vine	Perennial	Native
PERVIR	Persicaria virginiana	virginianum	Jumpseed	4	FAC	FAC		0 Forb	Perennial	Native
POPDEL	Populus deltoides	deltoides	Eastern Cottonwood	0	FAC	FAC		0 Tree	Perennial	Native
PRUSER	Prunus serotina	serotina	Black Cherry	0	FACU	FACU		1 Shrub	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC		0 Shrub	Perennial	Adventive
ROSMUL	Rosa multiflora	MULTIFLORA	Rambler Rose	0	FACU	FACU		1 Shrub	Perennial	Adventive
ULMAME	Ulmus americana	americana	American Elm	3	FACW	FACW		-1 Tree	Perennial	Native

Appendix E: Threatened and Endangered Species Consultation



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

June 13, 2025

Chloe Davis
Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187

RE: 2220 Manning Road
Project Number(s): 2514244
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, this review is specifically for the proposed land use change as described. Any future activities that will change existing environmental conditions may require additional consultation with the Department.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Alex Davis

Alex Davis
Division of Ecosystems and Environment
217-785-5500

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

USFWS IPaC HABITAT ASSESSMENT

Project Name:	2220 Manning Road	Client:	Dave Mule
Location:	Darien, IL		
Reviewer:	C. Davis		
IPaC Run Date:	6/13/2025		

Gary R. Weber Associates Inc. reviewed the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC) website for federally listed threatened and endangered species. The IPaC program utilizes known or expected range of species, as well as additional areas outside of the range in which activities may indirectly affect a species. This review represents an informal consultation and further coordination with USFWS may be required for a formal consultation.

According to the IPaC consultation, seven (7) listed species have potential to occur within the vicinity of the study area (Attachment 1). A site visit was completed on 6/12/2025 to evaluate habitat conditions for listed species on the site. Based on existing and proposed conditions, no adverse effects are proposed. See determination and habitat review below.

1.0 SITE EVALUATION:

The majority of the Manning Road study area is an underdeveloped parcel dominated by wooded and scrub-shrub communities. The site contains a dense subcanopy, predominantly composed of Amur Honeysuckle (*Lonicera maacki*), and European Buckthorn (*Rhamnus cathartica*). There is moderate canopy coverage dominated by Silver Maple (*Acer saccharinum*), Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), and Black Cherry (*Prunus serotina*). A dense herbaceous layer is present in the southern and easternmost portions of the site. This layer contains mostly upland, woodland species. In the center of the site, there exists a large, depressional wetland holding some standing water. One residential property exists in the northwestern portion of the study area.

2.0 USFWS IPaC DETERMINATION KEY (Attachment 2):

A determination key for the Northern long-eared bat (NLEB) and Tricolored Bat (TCB) was completed as part of the IPaC consultation. Based on the IPaC submission and standing analysis completed by the USFWS, the following effect determinations were made:

Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Not likely to adversely affect (NLAA)
Tricolored Bat (<i>Perimyotis subflavus</i>)	Not likely to adversely affect (NLAA)

3.0 HABITAT REVIEW:

Due to the presence of trees and woody vegetation coverage, habitat conditions for the NLEB and TCB were evaluated against the habitat descriptions provided by USFWS (see section 4.0)

Due to lack of *Quercus* species and suitable moss and leaf litter components, suitable habitat conditions are not available on-site. These conditions, in consideration with the NLAA IPaC determination, indicates that no adverse impacts to the TCB are proposed.

While the site has moderate canopy coverage in some portions, the understory is generally closed and dominated by shrub-scrub communities. These conditions are not typically preferred habitat selection for the NLEB. These conditions, in consideration with the NLAA IPaC determination, indicates that no adverse impacts to the NLEB are proposed.

¹ U.S. Fish and Wildlife Service. 2024. Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines. U.S. Fish and Wildlife Service, Region 3, Bloomington, MN. 95pp.

4.0 SPECIES HABITAT REQUIREMENTS:

Habitat requirements described below are based on USFWS & Illinois Department of Natural Resource (IDNR) species guidance¹.

Endangered – Northern long-eared bat (*Myotis septentrionalis*): **Not likely to adversely Affect.**

According to the USFWS guidance, conditions suitable for the Northern long-eared bat (NLEB) are limited to mature hardwood forests and woodland with dense canopy cover. Summer roosting trees required by the bats are characterized by mature trees containing potential roosting features (PRF) such as peeling and crevice forming bark, cavities, and dead snags. Foraging can occur in a variety of habitats including upland forests, edge habitats, wetlands, riparian buffers, and floodplain forests. An open, herbaceous understory is beneficial to supporting insect abundance for the bats to feed on. The NLEB will overwinter in caves and mines from late October to April. Individual trees may be used for roosting if located within 1,000 feet of a forest/woodland area that is greater than

While woodland is present, the site lacks an open, herbaceous understory preferred by NLEB. Roosting trees are present, but adverse impacts are unlikely.

Proposed Endangered – Tricolored Bat (*Perimyotis subflavus*): **Not likely to adversely Affect.**

According to the USFWS guidance, conditions suitable for the Tricolored Bat (TCB) are limited to upland deciduous forests and include woodlands with high dense canopy cover to fragmented forest and woodlands. Tricolored Bats are a foliage roosting bat and may roost alone or in small groups. Linear features such as tree lines and riparian corridors with potential roost substrate may be utilized. Potential roosting substrate includes leaf clusters (preference for *Quercus* species), Spanish Moss (*Tillandsia usneoides*), and beard lichen (*Usnea trichodea*).

Additional roosting features may include lichen, evergreen needles, and artificial roosts such as barns, roofs, bridges, and culverts. Foraging can occur in a variety of habitats including upland forests, edge habitats, wetlands, riparian buffers, and floodplain forests. An open, herbaceous understory is beneficial to supporting insect abundance for the bats to feed on. The Tri-Color Bat will overwinter in caves, mines, culverts, and other artificial structures from late October to April.

While woodland is present, moss and *Quercus* species are not present on site. Adverse impacts are unlikely.

Endangered – Hine's emerald dragonfly (*Somatochlora hineana*): **No Effect**

According to the USFWS guidance, conditions suitable for the Hine's emerald dragonfly (HED) includes calcareous (high in calcium carbonate) spring-fed marshes and sedge meadows overlaying dolomite bedrock. Dragonfly off-spring (nymphs) utilize these habitats for the first 2 to 4 years of their life and feed off the smaller aquatic insects within the water resources. Only at the point of adulthood do the dragonflies fly out of the water and live in the surrounding area for 4 to 5 weeks. Along the Des Plaines River is a known recharge zone for the dragonfly and a 3-mile radius from this resource serves as adequate dragonfly habitat.

The site is outside of the 3-mile Des Plaines River Recharge Zone and current site conditions are not suitable for the HED.

¹ U.S. Fish and Wildlife Service. 2024. Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines. U.S. Fish and Wildlife Service, Region 3, Bloomington, MN. 95pp.

Endangered – Monarch Butterfly (*Danaus plexippus*): No Effect

According to USFWS Species Status Assessment Report, Monarch Butterflies require environments containing both diverse blooming nectar resources for foraging during breeding and migration, and sufficient milkweed (*Asclepias spp.*) populations for oviposition and larval feeding.

Current site conditions are not suitable for the Monarch Butterfly.

Experimental Population, Non-Essential – Whooping Crane (*Grus americana*): No Effect

According to USFWS guidance, conditions suitable for the Whooping Crane include wetlands, coastal marshes and estuaries, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields. Nest sites are primarily located in shallow ponds containing bulrush. For feeding, whooping cranes primarily use shallow, seasonally, and semi-permanently flooded palustrine wetlands for roosting, and various cropland and emergent wetlands.

For the purposes of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))).

Current site conditions are not suitable for the Whooping Crane.

Threatened – Eastern Prairie Fringed Orchid (*Platanthera leucophaea*): No Effect

According to USFWS guidance, the Eastern Prairie Fringed Orchid (EPFO) occurs in a wide variety of habitats. It requires full sun for optimum growth and can occur in tall grass silt-loam or sand prairies, sedge meadows, and fens. It is adaptive to natural patch disturbance and other dynamic disturbance regimes. It is occasionally found in successional environments.

Current site conditions are not suitable for the EPFO.

Endangered – Leafy-prairie Clover (*Dalea foliosa*): No Effect

According to USFWS guidance, the Leafy-Prairie Clover (LPC) occurs in mesic, dolomite prairies. LPC prefers full sun for optimum growth and low competition. The clover prefers thin soils close to bedrock, with mesic to wet-mesic moisture regime. LPC does not thrive in woody successional growth habitats.

Current site conditions are not suitable for the LPC.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800

In Reply Refer To:
Project Code: 2025-0108819
Project Name: 2220 Manning Road

06/13/2025 16:51:52 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing

determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chicago Ecological Service Field Office

1511 47th Ave

Moline, IL 61265-7022

(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0108819
Project Name: 2220 Manning Road
Project Type: New Constr - Above Ground
Project Description: Proposed land use change to residential use.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.7476924,-87.99876236180145,14z>



Counties: DuPage County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

INSECTS

NAME	STATUS
Hine's Emerald Dragonfly <i>Somatochlora hineana</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7877	Endangered
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfos7guide.html Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Leafy Prairie-clover <i>Dalea foliosa</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5498	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Chloe Davis
Address: 402 West Liberty Drive
City: Wheaton
State: IL
Zip: 60187
Email: chloe.davis@my.wheaton.edu
Phone: 6306687197



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
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In Reply Refer To:
Project code: 2025-0108819
Project Name: 2220 Manning Road

06/13/2025 18:48:44 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for '2220 Manning Road'

Dear Chloe Davis:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on June 13, 2025, for '2220 Manning Road' (here forward, Project). This project has been assigned Project Code 2025-0108819 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	NLAA
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered	NLAA

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

You have indicated that you must remove a hazard tree to prevent imminent loss of human life. Be advised that the Act's implementing regulations (50 CFR part 17) include a take exemption pursuant to the defense of human life (for endangered species, see 50 CFR 17.21(c)(2)): "any person may take endangered [or threatened] wildlife in defense of his own life or the lives of others." The regulations at 50 CFR 17.21(c)(4) require that any person taking, including killing, listed wildlife in defense of human life under this exception must notify our headquarters Office of Law Enforcement, at the address provided at 50 CFR 2.1(b), in writing, within 5 days. In addition, section 11 of the Act enumerates the penalties and enforcement of the Act. In regard to civil penalties, section 11(a)(3) of the Act states, "Notwithstanding any other provision of this [Act], no civil penalty shall be imposed if it can be shown by a preponderance of the evidence that the defendant committed an act based on a good faith belief that he was acting to protect himself or herself, a member of his or her family, or any other individual from bodily harm, from any endangered or threatened species" (16 U.S.C. 1540(a)(3)). Section 11(b)(3) of the Act contains similar language in regard to criminal violations (see 16 U.S.C. 1540(b)(3)). If you think incidental take of listed bats was reasonably certain as a result of your hazard tree removal, we advise you to contact the Office of Law Enforcement as outlined above. In the future, we recommend taking action ahead of time so that tree removal of potentially hazardous trees does not become an imminent threat to human life. If you determine an emergency exists, however, and human life is in imminent danger, do not delay action. See the top of this letter for the Project Code.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Hine's Emerald Dragonfly *Somatochlora hineana* Endangered

- Leafy Prairie-clover *Dalea foliosa* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

You have indicated that you must remove a hazard tree in order to prevent imminent loss of human life. Be advised that the Act's implementing regulations (50 CFR part 17) include a take exemption pursuant to the defense of human life (for endangered species, see 50 CFR 17.21(c) (2)): "any person may take endangered [or threatened] wildlife in defense of his own life or the lives of others."). The regulations at 50 CFR 17.21(c)(4) require that any person taking, including killing, listed wildlife in defense of human life under this exception must notify our headquarters Office of Law Enforcement, at the address provided at 50 CFR 2.1(b), in writing, within 5 days. In addition, section 11 of the Act enumerates the penalties and enforcement of the Act. In regard to civil penalties, section 11(a)(3) of the Act states, "Notwithstanding any other provision of this [Act], no civil penalty shall be imposed if it can be shown by a preponderance of the evidence that the defendant committed an act based on a good faith belief that he was acting to protect himself or herself, a member of his or her family, or any other individual from bodily harm, from any endangered or threatened species" (16 U.S.C. 1540(a)(3)). Section 11(b) (3) of the Act contains similar language in regard to criminal violations (see 16 U.S.C. 1540(b) (3)). If you think incidental take of listed bats was reasonably certain to have occurred as a result of your hazard tree removal, we advise you to contact the Office of Law Enforcement as outlined above. In the future, we recommend planning ahead so that tree removal of potentially hazardous trees does not become an emergency. If you determine an emergency exists, however, and human life is in imminent danger, do not delay action. Also do not delay action if removal of the hazard tree is part of a federal response to a situation involving an act of God, disaster, casualty, national defense or security emergency, etc. - coordinate with the local USFWS field office as soon as practicable after the emergency is under control.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the

Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Chicago Ecological Service Field Office and reference Project Code 2025-0108819 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

2220 Manning Road

2. Description

The following description was provided for the project '2220 Manning Road':

Proposed land use change to residential use.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.7476924,-87.99876236180145,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

9. Will the action result in effects to a culvert or tunnel at any time of year?

No

10. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats**?

No

13. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

18. Will the action include drilling or blasting?

No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

23. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

24. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

25. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

Yes

26. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

27. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

Yes

28. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

29. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

No

30. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 5 acres in total extent?

No

31. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

32. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

33. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

35. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Automatically answered

No

36. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

37. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

38. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

39. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥ 3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

40. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix L of the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey [Guidelines](#).

No

41. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

42. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known tricolored bat hibernacula? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

43. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

44. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

45. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

46. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

47. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

1

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Chloe Davis
Address: 402 West Liberty Drive
City: Wheaton
State: IL
Zip: 60187
Email: chloe.davis@my.wheaton.edu
Phone: 6306687197

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LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197 FACSIMILE: 630-668-9693

MULE SUBDIVISION

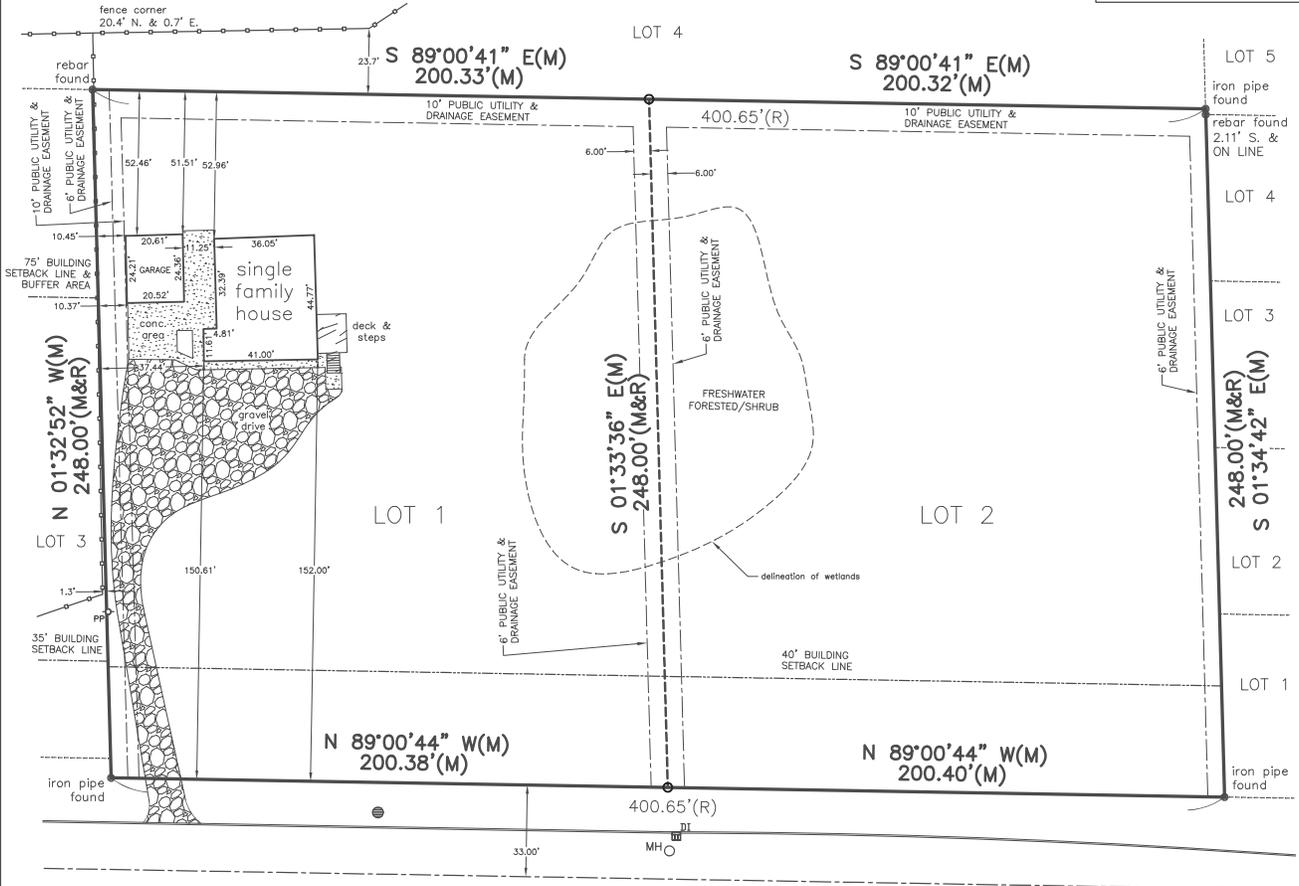
ADDRESS:
2220 Manning Road,
Downers Grove, IL 60516
PIN: 09-29-400-009
FIELD WORK COMPLETED ON: 06/12/2025

CLIENT:
Dave Mule

LOT 1:
THE WEST HALF OF LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 850893.

LOT 2:
THE EAST HALF OF LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 850893.

Area
Lot 1: 49,639.33 Sq. Feet
1.140 Acres
Lot 2: 49,639.80 Sq. Feet
1.140 Acres
Original Parcel (Lot 1): 99,279.13 Sq. Feet
2.280 Acres



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE SEAL AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, UTILITIES, TELEPHONE COMPANIES, WIRELESS COMMUNICATIONS COMPANIES, CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TRESS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

ADDRESS _____
DATED THIS _____ DAY OF _____ A.D., 20__

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20__

AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__

CITY CLERK _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20__

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, COUNTY CLERK OF DUPage COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WEAVER, DUPage COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__

COUNTY CLERK _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, CITY ENGINEER OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREON.

DATED AT DARIEN, DUPage COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20__

CITY ENGINEER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPage COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20__

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING SANITARY SEWER SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.

DATED THIS _____ DAY OF _____, 20__

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

I, _____, CITY TREASURER OF THE CITY OF DARIEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN, DUPage COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20__

EASEMENT PROVISIONS

Utility distribution or transmission installations serving the subdivision, and when required, storm water drainageways, shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along the rear lot lines or side lot lines at locations of extensions of utility installations between blocks or to provide continuity of drainageway. They shall occupy not less than the rear ten feet (10') of lot depth on each lot and not less than six feet (6') adjacent to side lot lines where necessary. Additional easements at other locations on the lot or additional widths may be required for specific conditions by the City Council on advice of the City Engineer.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT I, JOSE RAFAEL SAAZ, AN ILLINOIS REGISTERED LAND SURVEYOR (SEAL NO. 035.003933), HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 850893.

CONTAINING 99,279.13 SQUARE FEET OR 2.280 ACRES MORE OR LESS

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DARIEN OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF DARIEN WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 60 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING, FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDS OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__

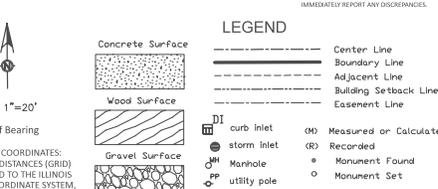
ILLINOIS REGISTERED LAND SURVEYOR NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPage)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPage COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20__

LEGEND



SCALE 1"=20'
Basis of Bearing
STATE PLANE COORDINATES: BEARINGS AND DISTANCES (GRID) ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE N AD 83 (2000) ADJUSTMENT.

SLS SALAS LAND SURVEYING P.C. 800 481 MINOOKA, IL 60447 (815) 521-4354 sosalas@slsland.com

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

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

January 17, 2026

City of Darian
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 2220 Manning Road
(CBBEL Project No. 950323.H0278)

Dear Dan:

As requested, we have reviewed the proposed Plat of Subdivision for the above property prepared by Salas Land Surveying and dated June 12, 2025. Our previous comments have been addressed, and in our opinion the Plat is in general compliance with City Code. Please note that the following improvements are required by City Code, and we will defer to staff regarding completion of the improvements:

1. Section 5B-1-7.B.7 of City Code provides that sidewalks be installed across the frontage of the lot.
2. Section 5B-1-7.B.13 of City Code provides that street trees shall be provided. If there are sufficient existing trees, that may meet the requirement.

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

Sincerely,

A handwritten signature in teal ink that reads "Daniel Lynch".

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

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
FEBRUARY 23, 2026

CASE

PZC-26-1

Rezone, Site Plan Approval
(Husain Koita – 2505 75th Street)

ISSUE STATEMENT

Petition from Husain Koita to rezone the 0.97-acre parcel located at 2505 75th Street (PIN: 09-29-301-009) from (R-1) Single Family Residence District to (B-2) Community Shopping Center Business District, and for site plan approval for the construction of a new building approximately 7,000 square feet in size. The proposal includes site improvements for parking, trash enclosures, landscaping and stormwater management.

GENERAL INFORMATION

Petitioner:	Husain Koita
Property Owner:	Hussain / Huneza Shujauddin
Property Location:	2505 75 th Street (formerly known as 973 75 th Street)
PIN Number:	09-29-301-009
Existing Zoning:	Single Family Residence (R-1)
Proposed Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Single Family Residence
Comprehensive Plan:	Commercial (Key Development Area No. 6)
Surrounding Zoning & Uses	
North:	Village of Downers Grove; Single Family Homes
East:	Community Shopping Center Business District (B-2)
South:	Single Family Residence (R-2) and Multi-Family Residence (R-3); Single Family Homes and Condos
West:	Community Shopping Center Business District (B-2)
Size of Property:	0.97 acres
Floodplain:	N/A
Natural Features:	Gentle slope from the north to the south. Partially wooded.
Transportation/Access:	The petition site gains access from one driveway on 75 th Street.

ATTACHMENTS

- A) LOCATION MAP AND AERIAL PHOTO**
- B) EXISTING ZONING MAP**
- C) PROPOSED ZONING MAP**
- D) OPERATIONS NARRATIVE**
- E) PROPOSED SITE PLAN**
- F) ENGINEERING REVIEW LETTER**
- G) CONCEPTUAL ARCHITECTURAL PLANS**
- H) PUBLIC COMMENTS**

BACKGROUND

The 0.97-acre subject property is located approximately 320 feet east of Cambridge Road on 75th Street, a Regional Arterial maintained by DuPage County (see Attachment A – Location Map and

Aerial Photo), and currently lies within the (R-1) Single Family District. Based on reviews of historic aerial surveys, it was originally developed as a residential property prior to 1939, when historic aerials became available.

Surrounding areas were developed over time, such as the former Downers Grove Estates Fire District station built to the east of the subject property in the 1960's, the Gallagher & Henry Farmingdale Ridge Unit 3 Subdivision approved in 1979, and the automotive repair garage adjacent to the property, constructed around 1980. In 2004, the fire station was developed into the Marketplace at Darien Shopping Center, with the Abbey Woods condominiums southeast of the subject property also approved that year.

In early 2020, the City initiated annexation of the subject property, which was under consideration by DuPage County for a proposed car wash. The annexation was completed with the adoption of Ordinance No. O-08-20 on May 4, 2020. The proposed development was not pursued following annexation, and the property has remained undeveloped.

PROPOSAL

The proposal includes a rezone of the subject property from Single Family Residence District (R-1) to Community Shopping Center Business District (B-2), and site plan approval for the construction of a two-story commercial building, approximately 7,000 square feet in size, to be operated as a sign shop. Associated site improvements include drive aisles, a landscaped surface parking area with 16 stalls, loading areas, a trash enclosure, and landscaped areas for stormwater management.

ANALYSIS

A) Existing Zoning and Land Use

Existing Zoning and Land Use: The subject property consists of a single parcel within the Single Family Residence (R-1) District containing a small single-story residence (see Attachment A – Existing Zoning Map). This zoning was placed on the property as a result of the default zoning the City's annexation regulations contain. Under Section 5A-6-3 of the City's Code, whenever property is "annexed to the City, in any manner whatsoever, such territory, upon annexation, shall be classified or zoned under this Title as an R-1 District, except as may be provided for by a pre-annexation agreement or an annexation agreement." Bordering the site to the east and west is property in the Community Shopping Center (B-2) District, consisting of an automotive repair garage and a retail shopping center, respectively. To the north lies Residential neighborhoods under the jurisdiction of Downers Grove, and south lies a single family residential neighborhood within the Single Family Residence (R-2) District.

Comprehensive Plan: The site is designated for Commercial development in the Comprehensive Plan, and is within Key Development Area No. 6 within the 2022 Comprehensive Plan Update. The Plan specifically identifies this area as an opportunity for expansion of the existing strip commercial center to the west. The proposed development is consistent with this objective, as it facilitates the expansion of commercial land uses in a manner anticipated by the Plan. In addition, the Comprehensive Plan states that land use planning decisions should consider how the development meets community needs, and the effect a new development has on surrounding

residential properties. While the land use is analyzed later in this report, this proposal would involve limited impact to neighbors, while directly supporting the local community by supporting the operation/establishment of a new location for a local business.

B) Rezone and Proposed Land Use

Rezone: The petitioner proposes to rezone the property from Single Family Residence District (R-1) to Community Shopping Center Business District (B-2), which would allow for the development of the site for commercial and/or retail purposes (see Attachment C – Proposed Zoning Map). As indicated above in the report, the proposed zone change, if approved, would directly implement goals in the Comprehensive Plan that support the expansion of Commercial land use in this area. In accordance with Section 5A-8-3-1 of the City’s Code, the integration of the subject 0.97-acre parcel is allowable as it is contiguous to and functions as part of the larger B-2 area, supporting the intent and standards of the district without the need for a variation.

Proposed Land Use: The petitioner proposes the construction and operation of a sign shop for the site (see Attachment D – Operations Narrative). The B-2 district allows a wide range of retail and service-oriented businesses by-right that involve on-site customization, light fabrication or assembly, and similar activities, including but not limited to:

- Blueprinting/copying establishments
- Paint, glass and wallpaper stores
- Business and office machine sales and service

Interpreted broadly, a sign shop is functionally similar to these permitted uses in that it is primarily a customer-facing retail and service business, involving graphic design, printing, assembly, and installation preparation conducted entirely indoors, with retail sales as the principal use. Outdoor production, fabrication, or similar operational activities are not permitted within the zoning district.

C) Site Plan Review

Site Design, Access and Circulation: The proposed building is oriented to the north, with the front entrance and pedestrian access areas facing 75th Street (see Attachment E – Proposed Site Plan). The site takes access from a single right-in, right-out driveway on 75th Street, where a new driveway apron and access will need to be constructed under separate permit from DuPage County. Customer and staff parking areas are provided in the front of the building, while loading areas are located in the back, accessed by a single drive aisle. The building has two loading doors at the rear: a roll-up garage door at grade, and a singular dock-high loading door (with a dock well). A solid trash enclosure, required by the City’s Code to be constructed of block or concrete, is also located in the rear.

Development Standards: Planning and Engineering staff, including the City’s engineering consultant Christopher B. Burke Engineering, reviewed the proposed site plan. The development complies with all zoning development standards contained within the code, including parking, landscaping, setbacks, and building height, characterized in the table below. In addition, the City’s Engineer provided a letter taking no exceptions to the plan and notifying the petitioner of later permitting requirements (see Attachment F – Engineering Review Letter).

Table 1: B-2 District Development Standards Analysis

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies?</i>
Floor Area Ratio	0.6	0.16	Yes
Building Height	3 stories; 40' max	2 stories; approx. 21'	Yes
Front Setback	50'	105'	Yes
Side Setback	30'	30'	Yes
Rear Setback	40'	Approx. 110'	Yes
Lot Coverage	75% max impervious area	48% (21,211 square feet)	Yes
Parking	16 parking stalls	16 parking stalls	Yes

Architecture / Landscaping / Fencing: The proposed building features a clean, contemporary service-commercial form with simple rectangular massing, a flat roofline, and durable exterior materials, including concrete tilt-up panels and/or decorative CMU, that emphasize utility (see Attachment G – Conceptual Architectural Plans). The front façade incorporates a clearly defined entrance, glazing, and integrated signage to present a professional, customer-oriented appearance, while the interior layout efficiently separates public office areas from fabrication, storage, and service functions. Pursuant to the City’s Zoning Code, where a commercial zoning district abuts a residential zoning district, a six-foot (6’) solid fence is required along the shared property line to provide screening and buffering between differing land uses. The southern property line of the subject site abuts residentially zoned property; therefore, installation of a 6-foot fence is required by Code. The petitioner has indicated a willingness to install a fence along the rear (southern) lot line in compliance with the ordinance. Staff supports enforcement of the Code requirement.

Grading and Utilities: A grading plan and stormwater management plan will be required during the building process. Based on the information provided on the site plan, the petitioner has set aside ample area for BMPs that will be used for stormwater management, which generally consists of vegetated swales, berms, and landscaped drainage areas. Utilities are available in the street.

D) Public Comment / Outreach

Pursuant to City Code and Illinois Statutes, a public notice was published and mail notices were sent to all property owners, business owners and occupants within 250 feet of the subject property. The City shared project plans with several interested parties who contacted staff for information. Three residents submitted a comment letter outlining requests for modifications to the plan, asking specifically for a fence not to be required along the rear property line, and other concerns related to landscaping, glare, noise and other performance standards. The public comment is attached as Attachment H.

PZEDC MEETING FEBRUARY 18, 2026

The Planning, Zoning and Economic Development Commission held a public hearing for this item on February 18, 2026. The petitioner and members of the public were present. Following staff’s report on the item, the Commission heard testimony from the petitioner and members of the public. **After public comment/testimony and deliberation, the Commission voted 6-0 to recommend approval of the petition to the City Council, with the added condition that the petitioner**

relocate the refuse enclosure behind the building and closer to the building.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on February 23, 2026.

MEETING SCHEDULE

Municipal Services Committee
City Council

February 23, 2026
March 2, 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

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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-  DuPageCounty
-  Townships
-  Sections
-  Quarter Sections
-  Half Quarter Sections

Regional County Boundaries

-  COOK
-  KANE
-  KENDALL
-  LAKE

PZC-26-1
2505 75th Street

EXISTING ZONING



PZC-26-1
2505 75th Street

PROPOSED ZONING





ZEE SIGNS

Chicago

Zee Signs is a small, locally owned sign company currently operating in Willowbrook, Illinois. The business focuses on light sign manufacturing and related production activities that support commercial and community signage needs. Our operations are intentionally limited in scope and are designed to function quietly and responsibly within a mixed-use environment.

Zee Signs employs a total of seven (7) employees. Standard operating hours are Monday through Friday from 8:00 a.m. to 5:00 p.m. All work is conducted indoors, and there are no outdoor production activities associated with the business.

The nature of operations involves light production only, including printing, cutting, assembly, and preparation of signage materials. Equipment used consists of a printer, CNC cutter, sign bender, sticker cutter, hand saw, hand drill, and other small hand tools. No heavy machinery, industrial manufacturing equipment, or high-noise tools are utilized.

Zee Signs does not require outdoor storage, does not involve large-scale distribution, and does not generate frequent truck traffic. Deliveries and pickups are limited and handled using standard passenger vehicles or small delivery vans during regular business hours. Waste generated is minimal and primarily consists of paper, vinyl, and packaging materials, all of which are properly disposed of. Fumes are not generated from any machinery or equipment.

Overall, Zee Signs is a low-impact business that prioritizes cleanliness, safety, and respect for neighboring properties. The company is committed to complying with all zoning requirements and maintaining operations that integrate smoothly with the surrounding area.

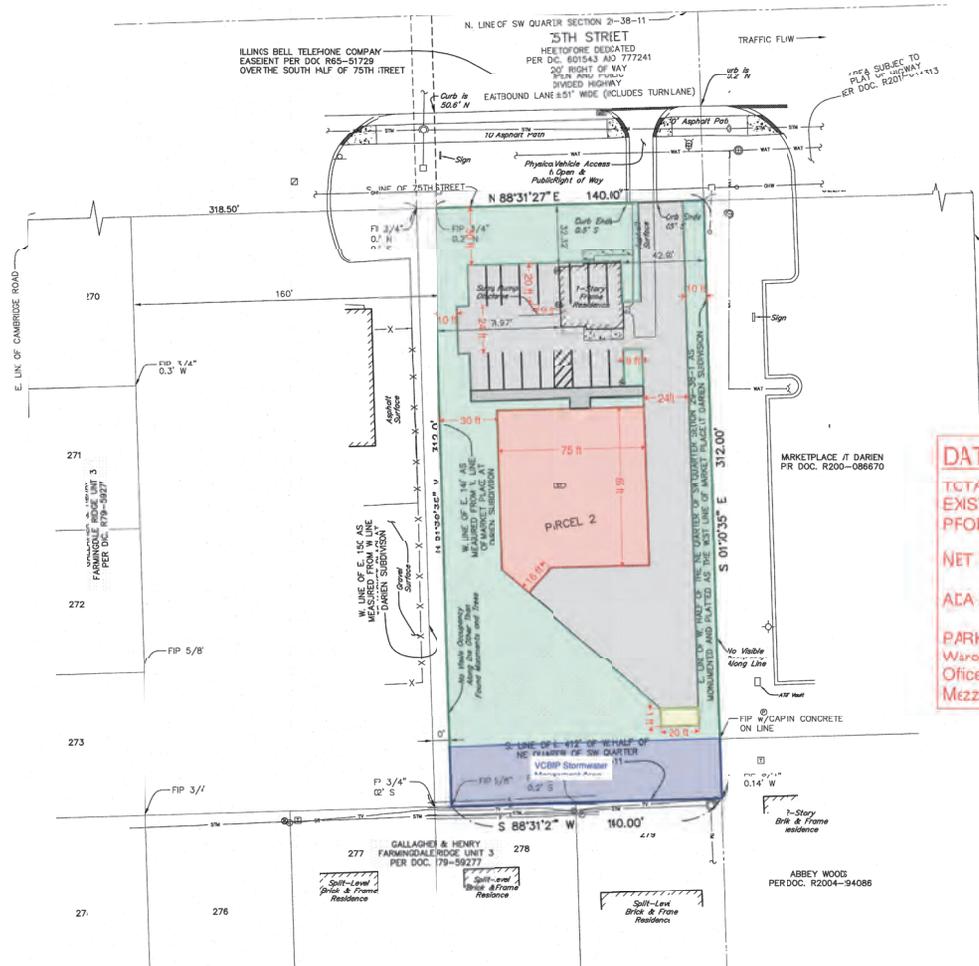
Regards
Hussain Shujaiddin
CEO

Rezoning and Development 2505 75th Street, Darlen IL



VICINITY MAP

SITE
LOCATION



DATA TABLE	
TOTAL LOT AREA	43,686 SF
EXISTING IMPERVIOUS	2,010 SF
PROPOSED IMPERVIOUS	21,211 SF
NET INCREASE	20,451 SF
ACA PARKING	13 STALLS
PARKING	16 STALLS
Warehouses	5,000 sf - 5 stalls
Office	2,000 sf - 8 stalls
Mezzanine	650 sf - 3 stalls

- LINE/SYMBOL/ABBREVIATION LEGEND
- BOUNDARY LIMITS
 - ADJACENT PROPERTY OR R.O.W. LINE
 - OVERHEAD WIRES
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND PHONE LINE
 - X- FENCE
 - ⊙ CABLE TV PEDESTAL
 - ⊠ HAND HOLE
 - ⊕ ELECTRIC METER
 - ⊖ ELECTRIC PEDESTAL
 - ⊞ TELEPHONE METER
 - ⊕ FIRE HYDRANT
 - ⊕ GAS METER
 - ⊖ INLET
 - ⊖ LIGHT STANDARD
 - ⊖ MAILBOX
 - ⊖ SANITARY MANHOLE
 - ⊖ STORM MANHOLE
 - ⊖ SEPTIC TANK
 - ⊖ SIGN
 - ⊖ TELEPHONE PEDESTAL
 - ⊖ UTILITY DILE
 - ⊖ GUY WIRE
 - ⊖ WATER VALVE
 - ⊖ VALVE VAULT
 - ⊖ WELL HEAD
 - ▨ CONCRETE SURFACE
 - R.O.W. RIGHT OF WAY
 - B-B BACK-TO-BACK
 - E-E EDGE-TO-EDGE



DRAWING DATE: 10/20/2019
 PROJECT FILE: 2019-05-019



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

January 19, 2026

City of Darian
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 2505 75th Street – Concept Plan Review
(CBBEL Project No. 950323.H0279)

Dear Ryan:

As requested, we have reviewed the proposed concept level site plan for a new commercial building at the above property. The site currently has a single-family home. The development would include demolition of the home and construction of a new one-story commercial building. We have no objection to the proposed development, and the following items are noted:

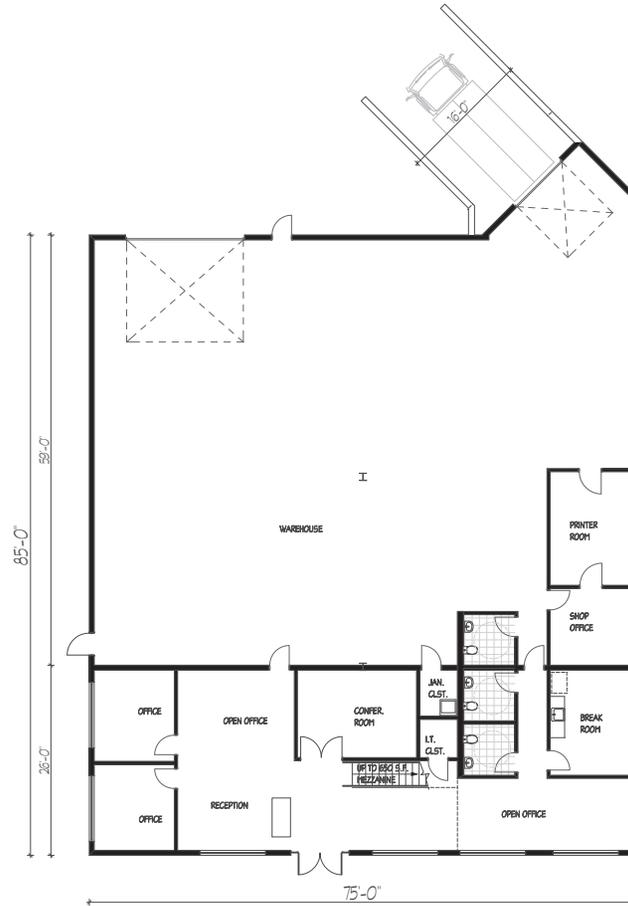
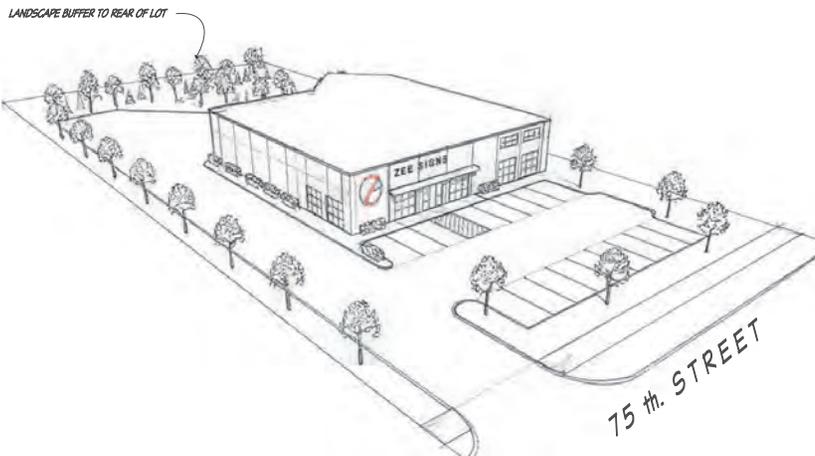
1. The proposed development includes an 18 stall parking lot, including two handicapped stalls.
2. The proposed development includes a loading/storage area south of the proposed building.
3. The development includes a proposed stormwater management basin across the south end of the property, with discharge into an existing storm sewer which extends south toward Abby Drive. The site currently drains from north to south. It appears that a sufficient amount of land is set aside to meet the stormwater regulations.
4. There is an existing watermain which crosses the frontage of the property on the south side of 75th Street.
5. The survey and concept plan do not indicate an existing sanitary sewer on the frontage of this property. We suggest the applicant contact the Du Page County Department of Public Works to confirm the location of the nearest existing sanitary sewer.
6. A new driveway to 75th Street will be required, and is not shown on the proposed site plan. A permit will be required from the Du Page County Division of Transportation for work in the 75th Street right of way.

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

Sincerely,

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

PROPOSED BUILDING
 2505 75th ST.
 DARIEN, ILLINOIS



OFFICE AREA - 2,000 S.F. + 650 MEZZANINE = 2,650 S.F. TOTAL
 WAREHOUSE AREA - 5,000 S.F. TOTAL

n. batistich, architects
 PIEDMONTE OFFICE CENTER
 300 W. S. PRITCHARD RD., SUITE 201
 CHICAGO, ILLINOIS 60607
 TEL: (773) 442-1100 FAX: (773) 442-1101

THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE COMPANY HAS A PROFESSIONAL ARCHITECT LICENSE IN THE STATE OF ILLINOIS AND IS REGISTERED WITH THE ARCHITECTURAL BOARD OF THE STATE OF ILLINOIS.

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING THEREFROM.

DATE:	02-04-25
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

REVISIONS:
 PLAN NO. 250507
 SHEET NO. 1
 SKETCH



CITY OF DARIEN, PZEDC Public Hearing

February 18, 2026

Re: Rezoning Petition & Site Plan Approval PZC-26-1 2505 75th Street (Zee Signs)
Public Hearing on February 18, 2026 @ 7pm

Overall, the residential neighbors are in support of the proposed business, rezoning and site plan as provided in the packet, but do have a few concerns that we would like addressed prior to approvals being completed.

We represent the residential neighbors that are immediately impacted by this new development, and our homes are directly adjacent to this property.

Our primary concerns/requests are as follows -

1. There is a fence proposed for the rear property line only, which does not serve a functional purpose since it is a partial fence. The proposed fence is only on one side (at our property lines) but is not required along the residential property line adjacent to the townhomes. This partial fence will essentially be a 6ft wall and eyesore for us. This partial fence only impacts us, and we are in 100% agreement that we do not want it. **We ask that landscaping (mature trees/shrubs) be planted instead and no fence be installed at our property lines.**

Additional notes:

- a. We propose that the money saved be redirected for use in the landscape plan to include mature landscaping (i.e., trees and shrubs larger than 10 ft to complement what remains after any of the current trees are cleaned out).
- b. Neither of the existing properties near our homes that are in the B2 district (Haraldsen's Garage & Market Place at Darien) have fences along residential property lines.
2. The proposed location for the refuse container is at the back of the property, close to our homes. **We propose that the refuse container be located against the building.** One suggestion is to put the refuse container on the pavement between the two dock doors.
3. Established buffer zones between residential and business properties is not being maintained. Haraldsen's Garage, next door to the subject property, maintains a buffer of at least 50 feet on all yards next to residential properties within the subdivision, 6 properties in total. **We would like to see this standard upheld for the remainder of the homes adjacent to business properties (our two homes).** Incorporating our first two requests above will also satisfy this request.
4. Lighting – potential of glare and shadows from lighting, lighting seeping into yards / homes / bedrooms. **We ask that any lighting be installed in a way that does not shine into our yards and into our homes.**

We would like to add that we are willing to work directly with the City and/or the Owner of this proposed development at any time. We would prefer to work in collaboration with both on this project.

Sincerely,

Grace Kwak, 2510 Abbey Dr, Darien, IL; gkwak@outlook.com, 708-288-3562

Sergio & Yesenia, 2502 Abbey Dr, Darien, IL

Stefan Tomaszek, 2518 Abbey Dr, Darien, IL

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
FEBRUARY 23, 2026

ISSUE STATEMENT

Discussion and recommendation of text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).

ORDINANCE

ATTACHMENTS

- 1) **PROPOSED ORDINANCE REVISIONS (PARKING RESTRICTIONS)**
- 2) **COMPARABLE JURISDICTIONS TABLE**
- 3) **COMMON WORK VEHICLE WEIGHT TABLE (UNLOADED)**
- 4) **CONSTRUCTION EQUIPMENT AND TRAILER/Hauler SURVEY**

EXECUTIVE SUMMARY

In response to the City's ongoing code enforcement challenges and disputes regarding commercial vehicle parking restrictions due to conflicting regulations between the Zoning Code (Title 5A) and the Traffic Code (Title 9), as well as outdated definitions of "commercial vehicles," staff reviewed best practices from neighboring communities and developed comprehensive updates to clarify and strengthen enforcement. The proposed ordinance revisions to Section 5A-11-2 of the City Code establish objective, enforceable standards for the overnight parking and storage of commercial vehicles, construction equipment, and trailers on private property.

Current zoning regulations prohibit overnight parking of trucks over 8,000 lbs (**Zoning Code, Title 5A**). Current traffic regulations restrict residential properties to one commercial vehicle under 12,000 lbs. while prohibiting those over 12,000 lbs. (**Traffic Code, Title 9**). Title 9 also defines a commercial vehicle broadly as any vehicle used in furtherance of a commercial enterprise, and allows penalties of \$100–\$500 per day per violation.

Key provisions of the proposed ordinance revisions include:

1. Clear vehicle class table tied to weight limits, establishing a **10,000 lb. registered weight threshold** and limited to Class 2, with an exception for heavy duty pickup trucks.
2. Updated **commercial vehicle** definition – defined as follows:
 - a. Any vehicle with attached auxiliary equipment including, but not limited to hydraulic equipment, utility/ladder racks, vices, sprayers, spreaders, cargo storage boxes or lockers.
 - b. Any vehicle containing products, equipment, debris, or materials Intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
3. Explicit prohibition of tow trucks and construction equipment.

4. **Limits on the number of construction or hauling trailers permitted (1)** with size and weight restrictions.
5. **Exemption for the storage of up to (2) military vehicles** used for noncommercial, nonprofit activities
6. **12 month sunset clause / amortization** period for all currently nonconforming properties and a special amortization period for several identified properties that have operated in violation of the City’s ordinance for many years.

BACKGROUND

In recent years, the Police Department and the Community Development Department have experienced difficulties in properly enforcing the City’s adopted commercial vehicle parking regulations restricting the parking or storage of commercial vehicles on private property throughout the City, specifically relating to conflicting provisions in other sections of the Code or vague definitions of commercial vehicles. Complaints regarding commercial or overweight vehicles have also increased.

The City adopted general restrictions on vehicles and the parking of vehicles in 1972. Additional parking restrictions were adopted in the 1990s and early 2000s. Currently, Title 5A (Zoning Regulations) restricts vehicles and the parking of vehicles based on the weight, vehicle type, whether it is “for hire”, and whether or not it is being used to further a commercial enterprise. This has led to habitual offenders claiming certain vehicles are for personal use, or are hobby cars. In addition, the regulations fail to account for the mainstream adoption by the public of larger pickups, utility vans, and EV trucks. In many cases, the ordinance is not specific enough to enforce. The City also relies on Title 9 (Traffic Regulations) for parking enforcement, however those regulations are inconsistent with the Zoning Code and the Police Department does not typically enforce parking violations on private property.

Examples of commercial and overweight vehicles parked in residential properties in Darien include but are not limited to the following:

- Decommissioned military vehicles (Humvees, supply trucks, etc.)
- School buses
- Tow trucks and dump trucks
- Step vans
- Multiple work trucks or vehicles
- Construction machinery
- Food trucks

ANALYSIS

A) Current Regulations

Existing Zoning Regulations: The current parking restrictions in the Zoning Code are contained in Section 5A-11-2-1 (G), which states:

Overnight Parking Restrictions: There shall be no overnight parking of semitruck, semitrailer, or any truck weighing over eight thousand (8,000) pounds on private property, or on public right of way, with the exception of truck parking areas permitted by the zoning district and construction trailers permitted by the zoning enforcement officer.

This regulation, while specific with regard to vehicle weight, does not restrict the parking of commercial vehicles.

Other Parking Restrictions: Other regulations the City uses to enforce parking restrictions include Sections 9-3-1 (D) and (E), which are in Title 9 (Traffic Regulations) of the City Code. These sections state the following:

(D) **Vehicles More Than Twelve Thousand Pounds:** It shall be unlawful to park or store or allow to stand any commercial vehicle with more than a registered weight of twelve thousand (12,000) pounds, on any residential property within the city.

(E) **Vehicles Less Than Twelve Thousand Pounds:** It shall be unlawful to park or store or allow to stand more than one commercial vehicle with less than a registered weight of twelve thousand (12,000) pounds on any residential parcel or property within the City.

These regulations are unique in that usually other jurisdictions' traffic regulations concern activities in public rights-of-ways and leave parking on private property as a zoning matter. Additionally, this section is different than existing zoning restrictions in two key ways – one, it establishes a maximum number of commercial vehicles that can be parked on a residential property (a maximum of one), and two, it allows for a high weight limit than the Zoning Code permits.

Definition of Commercial Vehicle: Any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, but not including a commuter van, a vehicle used in a ridesharing arrangement when being used for that purpose, or a recreational vehicle not being used commercially. (Section 1-3-2 of the City Code)

Penalties: Penalties for Zoning Ordinance violations are contained in Section 5A-2-5. The minimum penalty for a violation is \$100.00 and the maximum penalty for a violation is \$500.00. A separate offense shall be deemed committed on each day that such violation occurs or continues. While the City's general penalty caps out higher at \$750.00, no changes to the penalties are currently proposed by staff.

B) Proposed Ordinance Revisions

Staff researched commercial vehicle regulations in neighboring jurisdictions (see Attachment 2) and spoke with Code Enforcement professionals to research appropriate changes. While the Village of Burr Ridge contained more restrictive parking regulations (no outdoor storage or parking of any commercial/overweight vehicles are allowed), provisions were contained in their code that provided very clear criteria/identifiers for what a commercial vehicle is. Those criteria have been included in a set of comprehensive ordinance revisions, as well as other clarifying changes. See Attachment 1 for the proposed ordinance revisions in full. For reference, staff compiled the estimated weights of common work trucks, vans, and step-vans into a table (see Attachment 3).

PZC MEETING – JULY 17, 2025

A public hearing for this item was held the Planning, Zoning and Economic Development Commission on July 17, 2025. **Following staff’s presentation and discussion, the Commission voted 6-0 to make a motion to recommend approval of the ordinance revisions to the Municipal Services Committee and City Council.**

MSC MEETING – JULY 21, 2025

This item was presented to the Municipal Services Committee on July 21, 2025. Following staff’s presentation and discussion, the Committee voted 2-0 to make a motion and recommend approval of the ordinance to the City Council, on the condition that language be added specifically restricting construction equipment. Staff stated that they would return to the Committee with the requested language.

MSC MEETING AUGUST 4, 2025

The Municipal Services discussed this item at its meeting on August 4, 2025. Following staff’s report, the Committee discussed options for addressing construction equipment and trailers/haulers. The Committee also discussed the need for sunset provisions for properties currently storing such vehicles and equipment. As it was unknown how many properties in the City stored construction equipment and trailers, Director Gombac indicated an inventory would be conducted prior to a final recommendation by the Municipal Services Committee. No members of the public were present and the item was continued to a future meeting date pending completion of the inventory.

CONSTRUCTION EQUIPMENT AND TRAILER/Hauler SURVEY

Between August 13 and September 14, 2025, Code Enforcement conducted a citywide windshield survey to identify residential properties storing construction trailers and equipment. A total of 36 properties were documented, with the majority storing utility trailers, though several sites also contained construction equipment, box trucks, and snow blades. Some properties were noted as having multiple trailers or a history of prior citations. The survey did not identify how many properties had a single work truck or van, as many homes citywide have such vehicles and were not the focus of the inventory. The inventory is attached (see Attachment 4).

MSC MEETING OCTOBER 27, 2025

The Municipal Services Committee discussed this item on October 27, 2025. Director Gombac reported the results of the completed inventory and the updates since the last meeting. The Committee reviewed and discussed the inventory, and expressed a preference for broad prohibitions with limited relief through a variance process, and discussed impacts on locally registered businesses. The Committee directed staff to revise the ordinance to incorporate its feedback, including consideration of a longer sunset period, and to return the item to the Committee for further discussion prior to consideration by City Council.

MSC MEETING NOVEMBER 24, 2025

The Municipal Services Committee discussed the item again on November 24, 2025. Staff prepared a special public notice sent to all properties identified in the inventory and other properties identified by staff to have commercial vehicles or trailers on them that were not on the inventory. The meeting was attended by approximately 40 to 50 residents, with many expressing opposition to the changes and

unaware of the existing regulations prohibiting commercial and overweight vehicles. Public comment and testimony were heard by the Committee. Following the public input, staff informed those in attendance that the recommended text amendments would be updated further and presented to the Committee for review and recommendation on January 26, 2026.

MSC MEETING JANUARY 26, 2026

The Municipal Services Committee discussed the final proposed revisions to the ordinance on January 26, 2026. The Committee reviewed the ordinance revisions, asked questions to staff and heard additional public comment and testimony. The Chair announced during the meeting that they would vote and make their recommendation to the City Council at the February meeting,.

DECISION MODE

The Municipal Services Committee will review and make a recommendation on this item at its meeting on January 26, 2026.

PUBLIC PROCESS OVERVIEW / MEETING SCHEDULE

Planning, Zoning and Economic Development Commission	July 17, 2025
Municipal Services Committee	July 21, 2025 August 4, 2025 October 27, 2025 November 24, 2025 January 26, 2026 February 23, 2026
City Council	TBD 2026

ATTACHMENT 1
ORDINANCE REVISIONS (COMMERCIAL VEHICLE PARKING)

5A-11-2: OFF-STREET PARKING:

5A-11-2-1: GENERAL REQUIREMENTS:

(A) Location:

1. All Uses: All off-street parking spaces required to serve a building, structure, or use erected or established after the effective date hereof or any amendment hereto, or subsequently altered or enlarged, shall be located on the same lot as the building, structure, or use served, or, except for single-family and two-family residences, within three hundred feet (300') walking distance of such building, structure, or parcel of land if said spaces are located in the same zoning district.

2. Nonconforming Parking Lots: Owners of property nonconforming as to off-street parking, except for single-family and two-family residences, who elect to provide off-street parking and become conforming, may locate such parking on land other than the lot on which the building, structure, or use is located; provided, that such parking shall be located within three hundred feet (300') walking distance of said building, structure, or parcel of land. Provided, however, that the owners of such property may only provide off-street parking for a nonresidential use within a residential area after having received approval to do so by the City Council.

(B) Joint Parking Facilities:

1. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided is not less than the sum of the separate requirements governing location of accessory off-street parking spaces in relation to the use served, and is located not more than three hundred feet (300') walking distance from all of the buildings, structures, and uses which such parking is intended to serve.

2. Further, no off-street parking space or portion thereof shall serve as a required space for more than one use unless a variance is granted pursuant to the provisions of Section 5A-2-2-3 of this Title.

3. In the case of joint parking facilities, parking may occur in the required yard without regard to side lot line or rear lot line at the point of combination of the parcels.

(C) Access: Except on lots accommodating single-family dwellings, each off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space as provided in subsection (F) of this section. All off street parking facilities shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movement and as may be provided in the applicable zoning district regulations or other ordinances of the city. All driveways shall conform to all applicable driveway specifications adopted by the city.

(D) Computation: When the determination of the number of off street parking spaces required by this title results in a requirement of a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one parking space. Off street parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

(E) Design And Maintenance:

1. Plan: The design and construction of parking lots or areas shall be subject to the standards specified by this title, and to other such standards in this title, or other ordinances of the city, as may be adopted by the city council from time to time.

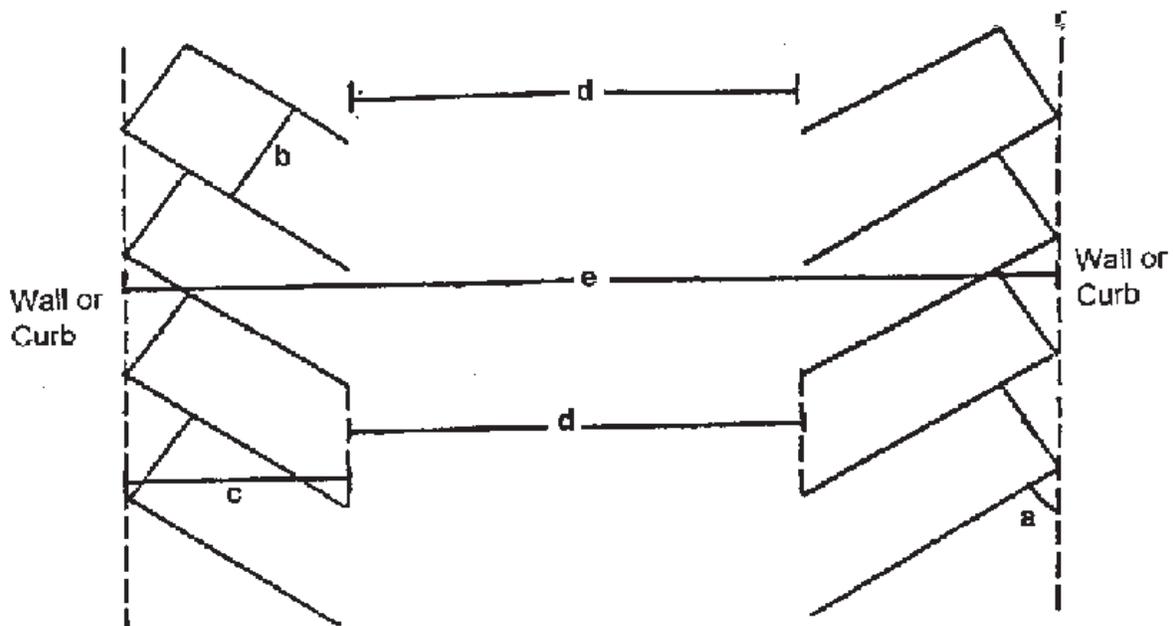
2. Character: Accessory off street parking spaces may be open to the sky or enclosed in a building, provided, that enclosed parking spaces shall have a vertical clearance of at least seven feet (7').

3. Parking Space, Stall, And Aisle Dimensions And Arrangements: The stall and aisle dimensions and arrangements of all parking areas shall meet the following criteria:

(a) The minimum stall width shall be nine feet (9').

(b) The minimum stall length shall be eighteen feet (18'), except for parallel parking which shall be twenty four feet (24') in length.

(c) The minimum aisle width shall be dependent on the parking angle of the parking stall and on whether aisle traffic is one-way or two-way. All two-way aisles shall be twenty four feet (24') in width. Parking shall be designed in compliance with the following table:



Legend
a Parking angle
b Stall width
c Depth to wall or curb
d Aisle width
e Module width (wall to wall or curb to curb)

A	b	C	d	e
Parking Angle	Stall Width	Space Depth To Wall	Aisle Width	Module Wall To Wall
45 degrees	9'	17'4"	13'	47'8"
60 degrees	9'	19'	17'	55'
90 degrees	9'	18'	24'	60'

4. **Surfacing And Striping:** All open off street parking facilities and maneuvering areas, including parking spaces accessory to a single-family dwelling, shall be constructed with asphalt, concrete or other approved hard surface paver material in compliance with the engineering specifications as approved by city council, and as may be amended from time to time. All off street parking shall be restricted to a hard surface required by this section. Residential driveways nonconforming to the surfacing requirement as of the date of this title, may be continued until such time as the principal structure is completely reconstructed.

5. **Lighting:** Any lighting used to illuminate off street parking areas shall be designed in accordance with the standards of the Illuminating Engineers Society (IES). The lighting shall be directed away from adjoining properties and public streets in such a way so as not to create a nuisance. (See section 5A-12-4-3 of this title.)

6. **Storm Drainage:** All parking lots or areas shall be designed and constructed in accordance with the city stormwater control regulations and subject to the review and recommendations of the city engineer.

7. **Barrier Curbs Required:** All parking lots shall be provided with six inch (6") barrier curbs. Wheel stops are not allowed in parking lots.

8. **Landscape Requirements:** All parking lots must be designed in compliance with chapter 10 of this title.

(F) **Parking Restrictions:**

1. It shall be unlawful to park or store or allow to stand any semitruck, semitrailer, or any vehicle **Class 3 or higher with a registered weight over 10,000 pounds** on private property, with the exception of the following:

(a) Heavy-duty pickup trucks originally manufactured with an open cargo bed and factory-installed cab, including 2500- and 3500-series pickup trucks, that have a manufacturer's Gross Vehicle Weight Rating (GVWR) not exceeding 14,000 pounds;

(b) Truck parking areas permitted by the zoning district;

(c) Vehicles actually engaged in loading or unloading of merchandise or passengers.

(d) Up to two (2) military vehicles owned or operated by a private resident, a veterans' or military-related nonprofit, the Illinois National Guard, or any branch of the United States Armed Forces, provided the vehicles are used solely for noncommercial nonprofit or ceremonial purposes and are parked or stored so as not to obstruct rights-of-way, impair visibility, or create a safety hazard.

Class 1 - 6,000 & Less     Minivan Cargo Van SUV Pickup Truck
Class 2 - 6,001 to 10,000     Minivan Cargo Van Full-Size Pickup Step Van
Class 3 - 10,001 to 14,000 ; Allowed  Heavy-Duty Pickup
Class 3 - 10,001 to 14,000    Walk-in Box Truck City Delivery
Class 3 - 14,001 to 16,000    Large Walk-in Box Truck City Delivery
Class 5 - 16,001 to 19,500    Bucket Truck Large Walk-in City Delivery
Class 6 - 19,501 to 26,000     Deverage Truck Single Axle School Bus Rack Truck
Class 7 - 26,001 to 33,000     Refuse Furniture City Transit Bus Truck Tractor
Class 7 - 35,001 & Over     Cement Truck Truck Tractor Dump Truck Sleeper

(e) One (1) stand-alone construction trailer or dump trailer, owned or operated by a private resident, may be parked within a side yard driveway subject to the following:

1. Location. The trailer shall be parked entirely on a side yard driveway, defined as a continuous asphalt or concrete surface or pavers constructed as part of the principal driveway. Parking on gravel, grass, or other non-paved surfaces is prohibited. The trailer shall not obstruct sight triangles, access easements, or utility appurtenances.

2. Number of Trailers Permitted. No more than one (1) such trailer is permitted per residential lot.

3. Dimensional Limits. The trailer shall not exceed:

a. Maximum overall length: 16 feet

b. Maximum overall height: 6 feet, measured from finished grade to the highest point of the trailer

c. Empty weight: The trailer shall have an empty (unloaded) weight of not greater than 6,000 pounds, as specified by the manufacturer.

d. Gross Vehicle Weight Rating (GVWR): The trailer shall have a manufacturer-rated GVWR not exceeding 16,000 pounds.

4. Maximum axles: 2

5. Setbacks.

a. Newly constructed side yard driveways. The trailer shall be located a minimum of 5 feet from any side or rear property line.

b. Legal nonconforming side yard driveways. A trailer may be parked within an existing side/rear yard driveway

2. It shall be unlawful to park or store or allow to stand any vehicles, equipment, or machinery designed for the: movement of earth, standalone snow plows, roadwork, or for use on a farm (including, but not limited to, bobcats, dump trucks, street sweepers, bulldozers, road graders, tractors, cranes, and rollers, brush chippers), or implements or attachments for such machinery or equipment on private property.

3. It shall be unlawful to park, store, or allow to stand any tow truck, wrecker, flatbed, rollback, vehicle carrier, or other vehicle equipped for or commonly used in towing or transporting other motor vehicles on any private property, except when actively engaged in the loading or unloading of a vehicle.

4. It shall be unlawful to park or store or allow to stand more than two (2) commercial vehicles outdoors, as defined in this section, overnight upon any lot or parcel of land.

5. For purposes of this section, commercial vehicles shall be defined as follows:

(a) Any vehicle with attached auxiliary equipment including, but not limited to hydraulic equipment, utility/ladder racks, vices, sprayers, spreaders, cargo storage boxes or lockers.

(b) Any vehicle containing products, equipment, debris, or materials Intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.

(G) Display Of Vehicles For Sale: Off street parking facilities shall not be used for the parking of a motor vehicle or vehicles for the purpose of displaying the same for sale unless the primary use of the property on which the parking facility is located is in the business of selling or leasing used or new motor vehicles; however, this section shall not prohibit an owner or occupant of property in areas zoned residential from displaying vehicles for sale on the property's off street parking facilities provided the vehicle is owned by the owner or occupant of the residential property.

(H) Non-Conforming Use and Amortization.

1. General Rule: Within twelve (12) months following the date of adoption of this ordinance, all nonconforming properties must be brought into conformance with the parking restriction regulations of this article. 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 vehicles/uses are located.

2. Special Exception: The City has identified a limited number of properties where property owners have had large vehicles parked on their properties in violation of the current ordinance for many years: 7504 Main Street (two hauling trailers), 7009 Richmond Avenue (street sweeper) and 302 Plainfield Road (military vehicles). Notwithstanding subsection (H)(1) above, these owners may continue to so park the identified vehicles on the identified properties. This right shall terminate upon the earliest of the following events:

(a) The death of the Owner. For purposes of this section, the person in whose name the vehicle is titled shall be deemed the Owner

(b) Transfer of title or beneficial interest in the residential property to another person or entity; or

(c) Voluntary removal of the identified vehicles from the property for a continuous period of 365 days.

ATTACHMENT 2 – COMPARABLE JURISDICTIONS TABLE

City / Village	Commercial Vehicles Allowed in Residential Zones?	Overweight Vehicles (>8,000 lbs or overweight plates)?	Population	Median Age	Median Household Income
Darien	City Code prohibits storage/parking of commercial vehicles >12,000 lbs on residential property, and more than one commercial vehicle <12,000 lbs on residential property.	Overweight vehicles prohibited outside garage or without active service.	~22,015	~44.8 yrs	~\$109,354
Westmont	Generally prohibited unless inside garage; commercial vehicles (Class D and above) not allowed in residential districts.	Overweight vehicles not allowed without permit; movement requires oversize/overweight permit.	~24,200	~42.5 yrs	~\$83,600
Woodridge	Limited: 1 Class B commercial vehicle allowed; heavier commercial vehicles (>8,000 lbs) prohibited.	Overweight/oversize require permits; not allowed in residential areas for parking.	~33,900	~37.6 yrs	~\$97,263
Burr Ridge	Work vans/trucks prohibited in residential driveways; must be within garage.	Overweight movement requires permit; no allowance for residential parking.	~11,200	~54.5 yrs	~\$151,900
Lemont	1 Class B plate commercial vehicle allowed in open view. All other commercial vehicles (Class D–Z) prohibited unless inside garage.	Any prohibited vehicles (including overweight commercial trucks) cannot be parked more than 8 hours unless garaged.	~17,600	~43.7 yrs	~\$126,100
Downers Grove	No vehicles with GVWR over 8,000 lbs may be parked/stored in residential zones unless inside a fully enclosed building or actively providing service to that lot.	8,000 lbs vehicles only allowed if enclosed or actively servicing property.	~50,300	~43.1 yrs	~\$97,197
Lisle	1 commercial vehicle ≤8,000 lbs allowed outside garage; up to 5 total vehicles per dwelling. All must be on constructed driveway	No commercial vehicles >8,000 lbs may be parked outside garage.	~23,400	~37 yrs	~\$106,173
Lombard	Vehicles exceeding 10,000 lbs, 1-ton trucks, >9' height, or >22' length prohibited on residential property. Includes box trucks, dump trucks, boom/lift trucks. School buses allowed under specific conditions (8 a.m.–4 p.m., driver occupant, 15' from sidewalk/street).	Same rules for oversized/overweight vehicles; must comply with above restrictions.	~43,700	~38.8 yrs	~\$97,253

Source: Municipal codes for each jurisdiction

ATTACHMENT 3
COMMON VEHICLE WEIGHT TABLE (UNLOADED)

Make/Model	Vehicle Type	Estimated Curb Weight (Unloaded)	Estimated Max Gross Vehicle Weight (Loaded)
RAM 1500	Pickup Truck	4,514 to 5,724 lbs.	n/a
Chevrolet Silverado	Pickup Truck	4,521 to 5,514 lbs.	n/a
Ford F-150	Pickup Truck	4,154 to 4,930 lbs.	n/a
Toyota Tacoma	Pickup Truck	4,140 to 4,285 lbs.	n/a
Ford F-350 DRW Super Cab	Large Pickup Truck	7,868 lbs.	n/a
Ford Transit Connect	Van	3,979 lbs.	5,260 lbs
Nissan NV3500	Van	5,923 to 7,110 lbs.	9,480 pounds
Mercedes-Benz Sprinter 3500	Van	5,346 to 5,776 lbs.	9,990 lbs.
Ford E-450 DRW Step Van	Step-Van / Food Truck	4,960 lbs.	10-12,000 lbs
Chevrolet P30 Step Van	Step-Van / Food Truck	5,609 to 6,249 lbs	10-12,000 lbs

Source: Manufacturer Data

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



August 13, 2025

8801 Lake Ridge

Trailer (used for home occupation. Court citation issued in the past)

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



August 26, 2025
7504 Main Street
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



September 8, 2025
122 69th Street
Multiple trailers (occupant cited twice this year)

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
105 69th Street
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
117 68th Street
Multiple pieces of construction equipment (permit?)

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025

115 Iris

Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
127 Iris
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
113 Iris
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
6718 Dale
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 14, 2025
129 Holly
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
209 Holly
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
6910 Brookbank
Box truck – no plates

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
302 69th Street
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
125 67th Street
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAUER INVENTORY



September 8, 2025
6702 Leonard
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
6721 Leonard
Large trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
6806 Leonard
Snow blade

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
6701 Richmond
Digger

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
513 70th
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



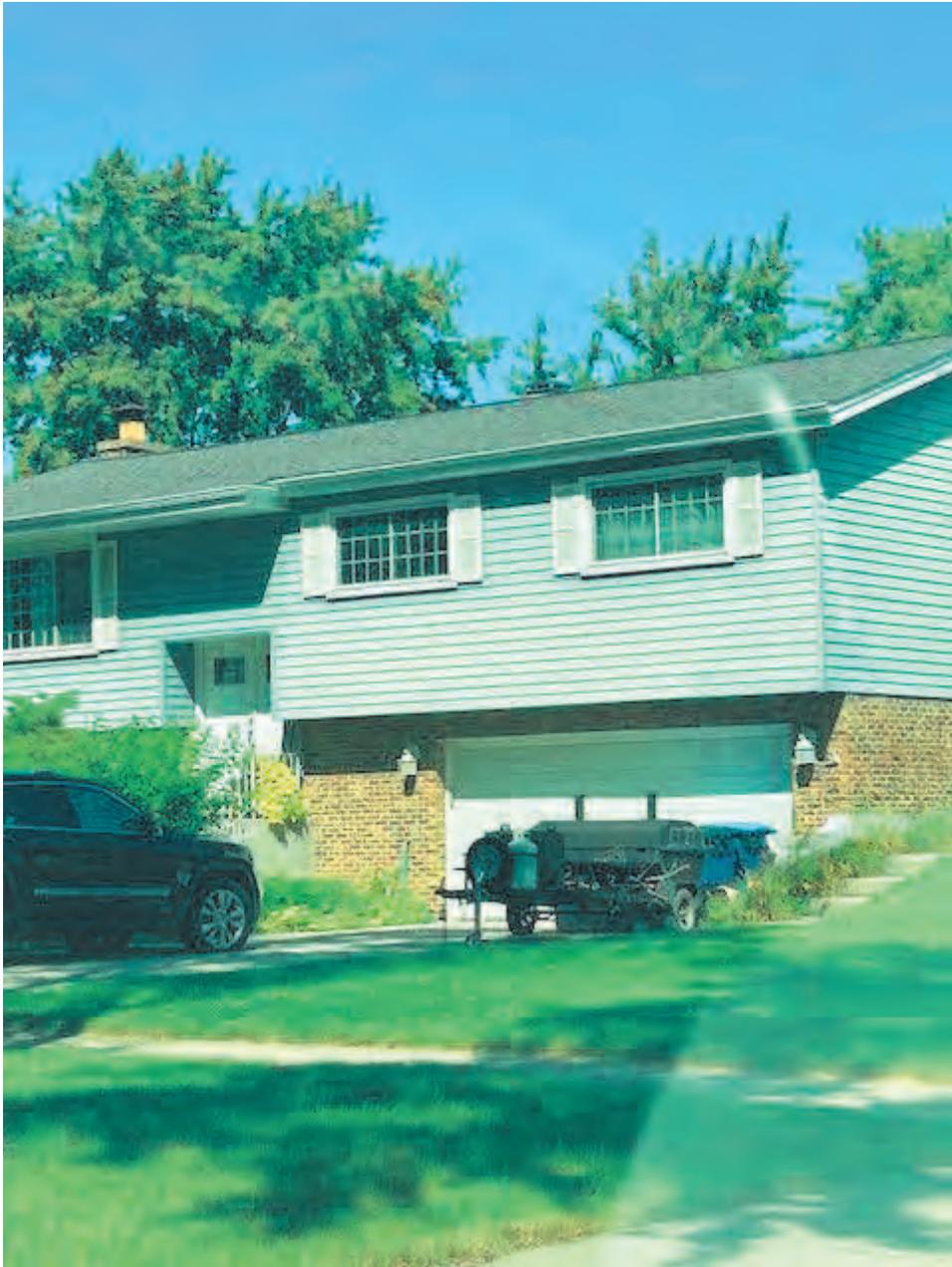
September 8, 2025
6918 Bentley
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
513 70th
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
542 Maple Avenue
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
621 Maple
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
532 Maple
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
7209 Tennessee
Contractor equipment

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



September 8, 2025
7210 Western
Two Trailers

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
7214 Western
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 8, 2025
7221 Leonard
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



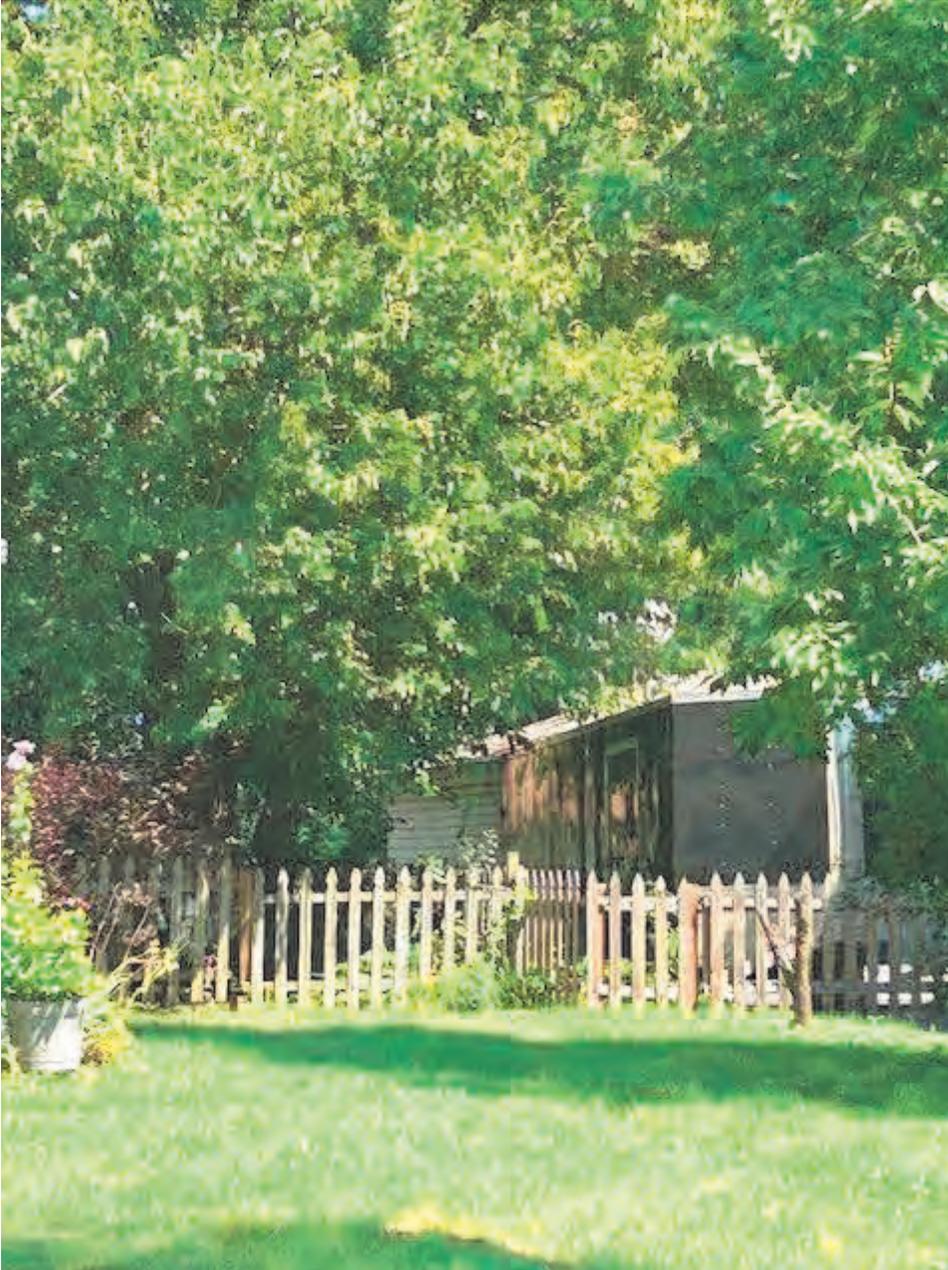
September 8, 2025
7130 Beechnut
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 11, 2025
7710 Warwick
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



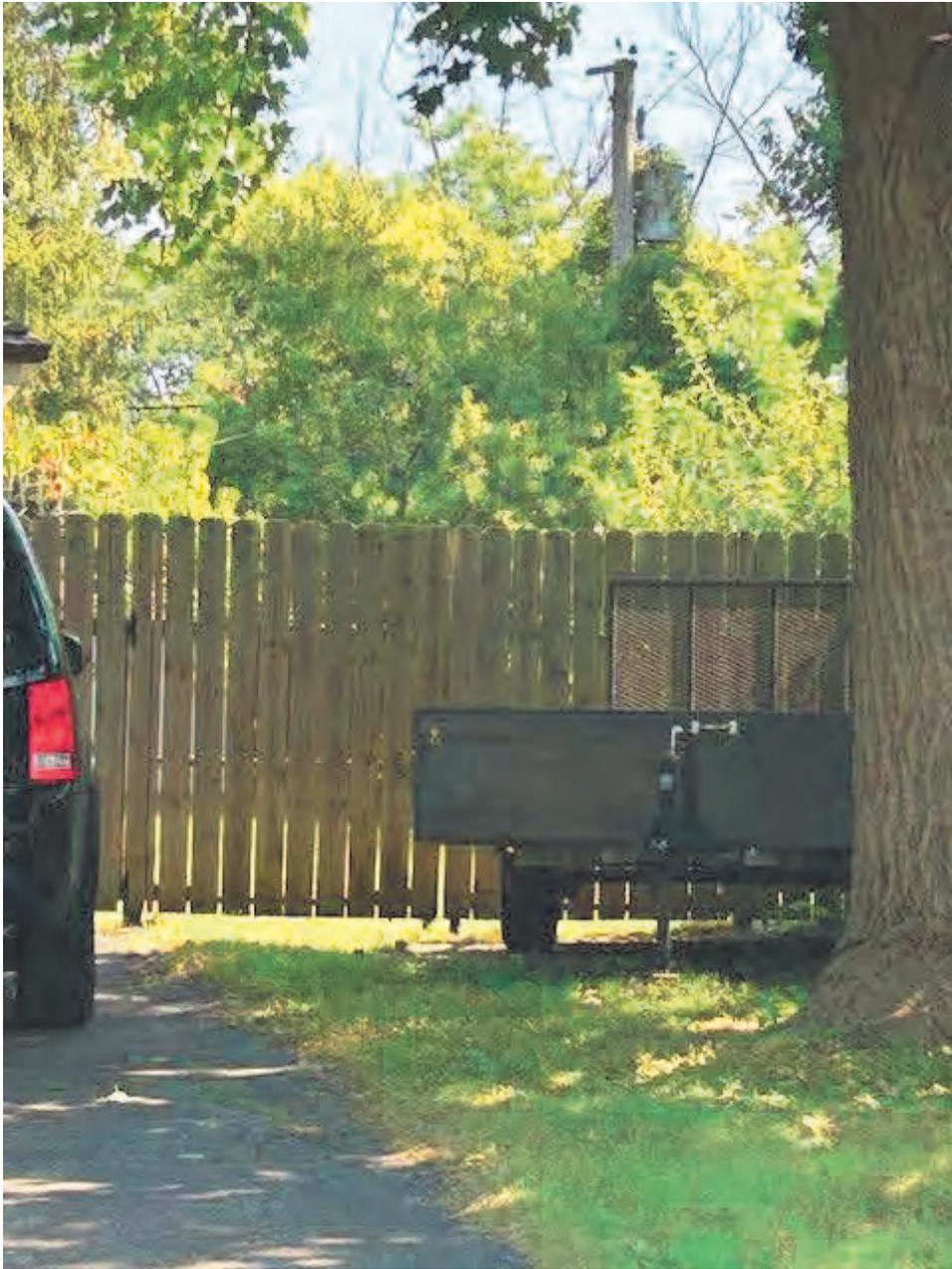
September 11, 2025
7613 Warwick
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 11, 2025
7710 Brookbank
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 11, 2025
7729 Linden
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 12, 2025
1018 Timber
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 12, 2025
1026 Cherokee
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/HAULER INVENTORY



September 12, 2025
7838 Pine Pkwy
Trailer

ATTACHMENT 4
CONSTRUCTION VEHICLE AND TRAILER/Hauler INVENTORY



September 12, 2025
302 Plainfield Road
Trailer

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 11, SECTION 5A-11-2,
OFF-STREET PARKING AND LOADING REQUIREMENTS,
OF THE DARIEN CITY CODE**

(PZC2025-04: Commercial Vehicle Text Amendment)

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

THIS _____ DAY OF _____, 2026

**Published in pamphlet form by authority of the
Mayor and City Council of the City of Darien,
DuPage County, Illinois, this _____ day
of _____, 2026.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 11, SECTION 5A-11-2,
OFF-STREET PARKING AND LOADING REQUIREMENTS,
OF THE DARIEN CITY CODE**

(PZC2025-04: Commercial Vehicle Text Amendment)

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 City of Darien has adopted Zoning Regulations set forth in Title 5A of the Darien City Code; and

WHEREAS, the City Council has deemed it reasonable to periodically review said Zoning Regulations and make necessary changes thereto; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Darien Zoning Ordinance, a public hearing was conducted by the Planning, Zoning and Economic Development Commission on July 17, 2025 to text amendments to the parking regulations in Section 5A-11-2 of the Zoning Code; and

WHEREAS, based upon the evidence, testimony and exhibits presented at the July 17, 2025 public hearing the Planning, Zoning and Economic Development Commission voted 6-0 to forward its recommendation of approval for the text amendments to the City Council; and

WHEREAS, the Municipal Services Committee held multiple public meetings on to review and discuss the text amendments, and caused additional direct notice to be provided to certain residents and property owners who could be affected by the amendments; and

ORDINANCE NO. _____

WHEREAS, the Municipal Services Committee has filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

WHEREAS, the City Council approves and adopts the findings and recommendations of the Municipal Services Committee and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

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

SECTION 1: Title 5A, Chapter 11, Section 5A-11-2, Off-Street Parking and Loading Requirements, of the Darien City Code, is hereby amended in its entirety to read as set forth in “Exhibit A” to this Ordinance attached hereto and made a part hereof.

SECTION 2: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, this _____ day of _____, 2026.

AYES: _____

ORDINANCE NO. _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY,

ILLINOIS, this _____ day of _____, 2026.

ATTEST:

JOSEPH A. MARCHESE, MAYOR

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DRAFT

EXHIBIT A TO ORDINANCE

5A-11-2: OFF-STREET PARKING:

5A-11-2-1: GENERAL REQUIREMENTS:

(A) Location:

1. All Uses: All off-street parking spaces required to serve a building, structure, or use erected or established after the effective date hereof or any amendment hereto, or subsequently altered or enlarged, shall be located on the same lot as the building, structure, or use served, or, except for single-family and two-family residences, within three hundred feet (300') walking distance of such building, structure, or parcel of land if said spaces are located in the same zoning district.

2. Nonconforming Parking Lots: Owners of property nonconforming as to off-street parking, except for single-family and two-family residences, who elect to provide off-street parking and become conforming, may locate such parking on land other than the lot on which the building, structure, or use is located; provided, that such parking shall be located within three hundred feet (300') walking distance of said building, structure, or parcel of land. Provided, however, that the owners of such property may only provide off-street parking for a nonresidential use within a residential area after having received approval to do so by the City Council.

(B) Joint Parking Facilities:

1. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided is not less than the sum of the separate requirements governing location of accessory off-street parking spaces in relation to the use served, and is located not more than three hundred feet (300') walking distance from all of the buildings, structures, and uses which such parking is intended to serve.

2. Further, no off-street parking space or portion thereof shall serve as a required space for more than one use unless a variance is granted pursuant to the provisions of Section 5A-2-2-3 of this Title.

3. In the case of joint parking facilities, parking may occur in the required yard without regard to side lot line or rear lot line at the point of combination of the parcels.

(C) Access: Except on lots accommodating single-family dwellings, each off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space as provided in subsection (F) of this section. All off street parking facilities shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movement and as may be provided in the applicable zoning district regulations or other ordinances of the city. All driveways shall conform to all applicable driveway specifications adopted by the city.

(D) Computation: When the determination of the number of off street parking spaces required by this title results in a requirement of a fractional space, any fraction of less

than one-half ($1/2$) may be disregarded, while a fraction of one-half ($1/2$) or more shall be counted as one parking space. Off street parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

(E) Design And Maintenance:

1. Plan: The design and construction of parking lots or areas shall be subject to the standards specified by this title, and to other such standards in this title, or other ordinances of the city, as may be adopted by the city council from time to time.

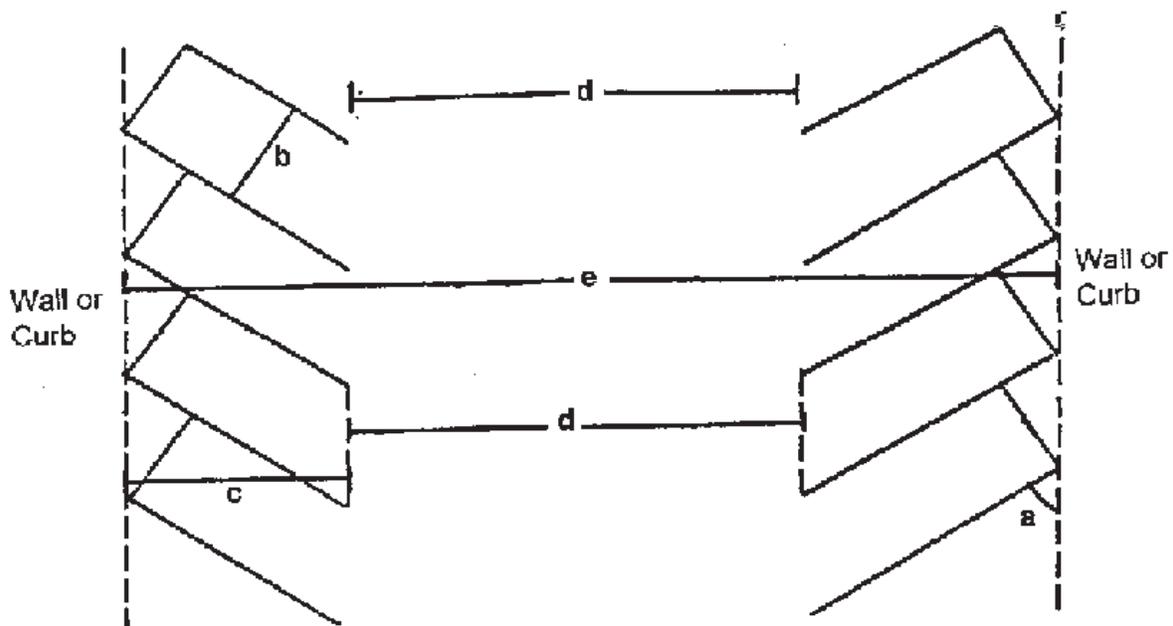
2. Character: Accessory off street parking spaces may be open to the sky or enclosed in a building, provided, that enclosed parking spaces shall have a vertical clearance of at least seven feet (7').

3. Parking Space, Stall, And Aisle Dimensions And Arrangements: The stall and aisle dimensions and arrangements of all parking areas shall meet the following criteria:

(a) The minimum stall width shall be nine feet (9').

(b) The minimum stall length shall be eighteen feet (18'), except for parallel parking which shall be twenty four feet (24') in length.

(c) The minimum aisle width shall be dependent on the parking angle of the parking stall and on whether aisle traffic is one-way or two-way. All two-way aisles shall be twenty four feet (24') in width. Parking shall be designed in compliance with the following table:



Legend
a Parking angle
b Stall width
c Depth to wall or curb
d Aisle width
e Module width (wall to wall or curb to curb)

A	b	C	d	e
Parking Angle	Stall Width	Space Depth To Wall	Aisle Width	Module Wall To Wall
45 degrees	9'	17'4"	13'	47'8"
60 degrees	9'	19'	17'	55'
90 degrees	9'	18'	24'	60'

4. Surfacing And Striping: All open off street parking facilities and maneuvering areas, including parking spaces accessory to a single-family dwelling, shall be constructed with asphalt, concrete or other approved hard surface paver material in compliance with the engineering specifications as approved by city council, and as may be amended from time to time. All off street parking shall be restricted to a hard surface required by this section. Residential driveways nonconforming to the surfacing requirement as of the date of this title, may be continued until such time as the principal structure is completely reconstructed.

5. Lighting: Any lighting used to illuminate off street parking areas shall be designed in accordance with the standards of the Illuminating Engineers Society (IES). The lighting shall be directed away from adjoining properties and public streets in such a way so as not to create a nuisance. (See section 5A-12-4-3 of this title.)

6. Storm Drainage: All parking lots or areas shall be designed and constructed in accordance with the city stormwater control regulations and subject to the review and recommendations of the city engineer.

7. Barrier Curbs Required: All parking lots shall be provided with six inch (6") barrier curbs. Wheel stops are not allowed in parking lots.

8. Landscape Requirements: All parking lots must be designed in compliance with chapter 10 of this title.

(F) Parking Restrictions:

1. It shall be unlawful to park or store or allow to stand any semitruck, semitrailer, or any vehicle Class 3 or higher with a registered weight over 10,000 pounds on private property, with the exception of the following:

(a) Heavy-duty pickup trucks originally manufactured with an open cargo bed and factory-installed cab, including 2500- and 3500-series pickup trucks, that have a manufacturer's Gross Vehicle Weight Rating (GVWR) not exceeding 14,000 pounds;

(b) Truck parking areas permitted by the zoning district;

(c) Vehicles actually engaged in loading or unloading of merchandise or passengers.

(d) Up to two (2) military vehicles owned or operated by a private resident, a veterans' or military-related nonprofit, the Illinois National Guard, or any branch of the United States Armed Forces, provided the vehicles are used solely for noncommercial nonprofit or ceremonial purposes and are parked or stored so as not to obstruct rights-of-way, impair visibility, or create a safety hazard.

Class 1 - 6,000 & Less     Minivan Cargo Van SUV Pickup Truck
Class 2 - 6,001 to 10,000     Minivan Cargo Van Full-Size Pickup Step Van
Class 3 - 10,001 to 14,000 ; Allowed  Heavy-Duty Pickup
Class 3 - 10,001 to 14,000    Walk-in Box Truck City Delivery
Class 3 - 14,001 to 16,000    Large Walk-in Box Truck City Delivery
Class 5 - 16,001 to 19,500    Bucket Truck Large Walk-in City Delivery
Class 6 - 19,501 to 26,000     Deverage Truck Single Axle School Bus Rack Truck
Class 7 - 26,001 to 33,000     Refuse Furniture City Transit Bus Truck Tractor
Class 7 - 35,001 & Over     Cement Truck Truck Tractor Dump Truck Sleeper

(e) One (1) stand-alone construction trailer or dump trailer, owned or operated by a private resident, may be parked within a side yard driveway subject to the following:

1. Location. The trailer shall be parked entirely on a side yard driveway, defined as a continuous asphalt or concrete surface or pavers constructed as part of the principal driveway. Parking on gravel, grass, or other non-paved surfaces is prohibited. The trailer shall not obstruct sight triangles, access easements, or utility appurtenances.

2. Number of Trailers Permitted. No more than one (1) such trailer is permitted per residential lot.

3. Dimensional Limits. The trailer shall not exceed:

a. Maximum overall length: 16 feet

b. Maximum overall height: 6 feet, measured from finished grade to the highest point of the trailer

c. Empty weight: The trailer shall have an empty (unloaded) weight of not greater than 6,000 pounds, as specified by the manufacturer.

d. Gross Vehicle Weight Rating (GVWR): The trailer shall have a manufacturer-rated GVWR not exceeding 16,000 pounds.

4. Maximum axles: 2

5. Setbacks.

a. Newly constructed side yard driveways. The trailer shall be located a minimum of 5 feet from any side or rear property line.

b. Legal nonconforming side yard driveways. A trailer may be parked within an existing side/rear yard driveway

2. It shall be unlawful to park or store or allow to stand any vehicles, equipment, or machinery designed for the: movement of earth, standalone snow plows, roadwork, or for use on a farm (including, but not limited to, bobcats, dump trucks, street sweepers, bulldozers, road graders, tractors, cranes, and rollers, brush chippers), or implements or attachments for such machinery or equipment on private property.

3. It shall be unlawful to park, store, or allow to stand any tow truck, wrecker, flatbed, rollback, vehicle carrier, or other vehicle equipped for or commonly used in towing or transporting other motor vehicles on any private property, except when actively engaged in the loading or unloading of a vehicle.

4. It shall be unlawful to park or store or allow to stand more than two (2) commercial vehicles outdoors, as defined in this section, overnight upon any lot or parcel of land.

5. For purposes of this section, commercial vehicles shall be defined as follows:

(a) Any vehicle with attached auxiliary equipment including, but not limited to hydraulic equipment, utility/ladder racks, vices, sprayers, spreaders, cargo storage boxes or lockers.

(b) Any vehicle containing products, equipment, debris, or materials Intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.

(G) Display Of Vehicles For Sale: Off street parking facilities shall not be used for the parking of a motor vehicle or vehicles for the purpose of displaying the same for sale unless the primary use of the property on which the parking facility is located is in the business of selling or leasing used or new motor vehicles; however, this section shall not prohibit an owner or occupant of property in areas zoned residential from displaying vehicles for sale on the property's off street parking facilities provided the vehicle is owned by the owner or occupant of the residential property.

(H) Non-Conforming Use and Amortization.

1. General Rule: Within twelve (12) months following the date of adoption of this ordinance, all nonconforming properties must be brought into conformance with the parking restriction regulations of this article. 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 vehicles/uses are located.

2. Special Exception: The City has identified a limited number of properties where property owners have had large vehicles parked on their properties in violation of the current ordinance for many years: 7504 Main Street (two hauling trailers), 7009 Richmond Avenue (street sweeper) and 302 Plainfield Road (military vehicles). Notwithstanding subsection (H)(1) above, these owners may continue to so park the identified vehicles on the identified properties. This right shall terminate upon the earliest of the following events:

(a) The death of the Owner. For purposes of this section, the person in whose name the vehicle is titled shall be deemed the Owner

(b) Transfer of title or beneficial interest in the residential property to another person or entity; or

(c) Voluntary removal of the identified vehicles from the property for a continuous period of 365 days.

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

January 26, 2026

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

ABSENT: None

OTHERS: Mr. Dan Gombac – Director, 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

- a. Discussion – Recommendation of text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).**

Mr. Ryan Murphy, City Planner, stated that the revisions would allow up to two commercial vehicles – any vehicle up to 10,000 pounds or a heavy-duty vehicle with a D plate – with an exemption of heavy-duty pick-ups with a D plate, both vehicles allowed to be parked outdoors. He stated that they would allow one construction or dump trailer to be stored in the side or rear yard, and would establish dimension requirements for those trailers. He further stated that they had updated the vehicle chart and allowed a 12-month amortization clause. Mr. Murphy stated that there had been a few select properties that would be granted a special amortization period lasting the life of the owner.

Mr. Dan Gombac, Director, clarified that the military vehicles on Plainfield Road would be allowed for the life of the owner, as well as the street sweeper on Richmond and the landscaping business on Main Street. He reported that they have clarified the vehicles that are exempt from the ordinance, and that they would allow up to two commercial vehicles in the front and trailers in the side or rear yard. He further reported that the vehicles not allowed would be tow trucks, construction equipment, haulers, brush chippers, etc.

Chairperson Belczak stated that they had taken what people said to heart, and now feel that they have satisfied their concerns.

Mr. Gombac reported that additional screening on the side yard would not be required.

Chairperson Belczak questioned if snow blades that are not connected to a vehicle would be allowed in the front yard.

Mr. Gombac reported that they would not be permitted.

Mr. Murphy confirmed that this had been part of an existing ordinance.

The committee confirmed that they are happy with the proposed changes.

Chairman Belczak clarified that the sunset clause would not begin until the full City Council approved, and that the committee would not vote until February and would move to City Council in March if it passes.

A Darien resident stated that he has a 36-foot enclosed trailer.

Mr. Gombac reported that the vehicle would comply on the side yard.

There was some clarification regarding how to place the vehicle on the side yard.

Mr. Gombac reported that the resident should call Mr. Murphy so they can discuss how to approach this situation.

Mr. Murphy addressed Mr. Tom Hawken regarding the military vehicles parked on his property, stating he would be part of the special amortization.

Mr. Tom Hawken stated that he had two trailers that hold generators.

Mr. Gombac reported that he would be allowed to have the military vehicles in the front and trailer on the side.

There was further discussion regarding Mr. Hawken's circumstances.

Mr. Gombac clarified that they would meet with Mr. Hawken to discuss his property.

A member of the audience questioned how this would be enforced.

Mr. Gombac confirmed it would be a combination of resident complaints and code enforcement.

There was some discussion regarding code enforcement.

Mrs. Nicole Srail stated that she could not find this meeting on Direct Connect.

Mr. Gombac clarified that the meeting agenda would be on the city website, and wouldn't necessarily be on Direct Connect unless it was a big development.

There was further explanation regarding where to find meeting information.

Chairperson Belczak closed the discussion and announced that the next meeting would take place on February 23, 2026 where they would vote on the matter. He stated that if the ordinance passes, it will go to City Council in March.

New Business

- a. **Motion – Accepting a proposal from Ferguson Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 226 with stainless steel bolts for the maintenance of water system.**
- b. **Motion – Accepting a proposal from Ferguson Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 238 with stainless steel bolts for the maintenance of the water system.**
- e. **Motion – Accepting a proposal from Ferguson Waterworks for certain general water department utility tools and marking supplies maintenance of the water system.**

Mr. Gombac reported that they use certain stainless-steel clamps for water mains and utility tools. He reported that there had not been a significant price change.

A member of the audience had a question regarding the sewer cover in front of his house. Mr. Gombac reported that he would forward to the Superintendent to address the issue.

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from Ferguson Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 226 with stainless steel bolts for the maintenance of water system, accepting a proposal from Ferguson Waterworks for Smith and Blair Stainless Steel Water Main Repair Clamps Style 238 with stainless steel bolts for the maintenance of the water system, and accepting a proposal from Ferguson Waterworks for certain general water department utility tools and marking supplies maintenance of the water system.

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

- c. **Motion – Accepting a proposal from Water Products Company for various water valves for the maintenance of the water system at the proposed unit price.**
- h. **Motion – Accept a proposal from Water Products Company for Waterous Pacer fire hydrant and auxiliary valves for the maintenance of the water system.**
- n. **Motion – Accepting a proposal from Water Products Company for the Waterous Pacer fire hydrant repair parts.**

Mr. Gombac reported that this would be for certain water valves or b-box valves ranging in size. He reported that there are correct parts for multiple types of hydrants, and listed the different types of hydrants in the city.

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

Alderman Stompanato made a motion, seconded Alderman Schauer accepting a proposal from Water Products Company for various water valves for the maintenance of the water

system at the proposed unit price, to accept a proposal from Water Products Company for Waterous Pacer fire hydrant and auxiliary valves for the maintenance of the water system, and accepting a proposal from Water Products Company for the Waterous Pacer fire hydrant repair parts.

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

- d. Motion – Accepting a proposal from Underground Pipe & Valve, Company for Mueller Brand brass fittings for the maintenance of the water system.
- f. Motion – Accepting a proposal from Underground Pipe & Valve, Company for certain general water department utility fixtures for the maintenance of the water system.
- i. Motion – Accept a proposal from Underground Pipe & Valve Co., for Clow Medallion fire hydrants, valves and accessories for the maintenance of the water system.
- j. Motion – Accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy fire hydrant repair parts.
- k. Motion – Accepting a proposal from Underground Pipe & Valve Co., for the Clow Medallion fire hydrant repair parts.
- l. Motion – Accepting a proposal from Underground Pipe & Valve Co., for the Clow F2500 fire hydrant repair parts.

Mr. Gombac reported that the first item would be American-made brass parts and that a number of years ago an influx of brass parts from overseas were corroded. He reported that the other items included general utility tools and different Clow in the city inventory, covering all fire hydrants for the year.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from Underground Pipe & Valve, Company for Mueller Brand brass fittings for the maintenance of the water system, accepting a proposal from Underground Pipe & Valve, Company for certain general water department utility fixtures for the maintenance of the water system, to accept a proposal from Underground Pipe & Valve Co., for Clow Medallion fire hydrants, valves and accessories for the maintenance of the water system, accepting a proposal from Underground Pipe & Valve Co., for the Clow Eddy fire hydrant repair parts, accepting a proposal from Underground Pipe & Valve Co., for the Clow Medallion fire hydrant repair parts, and accepting a proposal from Underground Pipe & Valve Co., for the Clow F2500 fire hydrant repair parts.

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

- g. Motion – Accept a proposal from EJ USA, Inc., for East Jordan CD250 fire hydrant and auxiliary valves for the maintenance of the water system.

Mr. Gombac reported that this would be the preferred vendor and pricing, offering no middle man as the vendor is the manufacturer and distributor.

There was some discussion regarding the fire hydrants in the city.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to accept a proposal from EJ USA, Inc., for East Jordan CD250 fire hydrant and auxiliary valves for the maintenance of the water system.

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

m. Motion – Accepting a proposal from EJ USA, Inc., for the East Jordan WaterMaster 5BR250 and WaterMaster 5CD250 fire hydrant repair parts.

Mr. Gombac reported that East Jordan would tell how they upgrade fire hydrants from year to year, and that the city would swap out if it was economical.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from EJ USA, Inc., for the East Jordan WaterMaster 5BR250 and WaterMaster 5CD250 fire hydrant repair parts.

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

o. Motion – Accepting to extend the proposal from 119th St Materials for tipping and transfer fees.

Mr. Gombac reported that this would be an ongoing annual contract for disposal of excavations from various projects. He reported that the pricing from last year had been maintained.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting to extend the proposal from 119th St Materials for tipping and transfer fee.

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

p. Motion – Approving the 2026 Sidewalk, Apron, Curb and Gutter Removal and Replacement Program Contract with Suburban Concrete, Inc. in an amount not to exceed \$1,230,975.00 and to waive the residential \$75.00 permit fee application for concrete work.

Mr. Gombac reported that the vendor had been selected the last few years, and that he had been impressed with them, especially last year's program. He reported that they had cut back on the program due to sidewalk grinding. He further reported that this would cover sidewalk, curb, apron and gutter removal, and any other road or water maintenance needed.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato approving the 2026 Sidewalk, Apron, Curb and Gutter Removal and Replacement Program Contract with Suburban Concrete, Inc. in an amount not to exceed \$1,230,975.00 and to waive the residential \$75.00 permit fee application for concrete work.

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

- q. Motion – Authorizing the purchase of four Grundfos Machine Health sensors and installation from Grundfos Americas Corporation in an amount not to exceed \$6,000.00.**
- r. Motion – Authorizing the installation of the Grundfos Machine Health subscription-based predictive maintenance software from Grundfos CBS, Inc., in an amount not to exceed \$4,800.00.**

Mr. Gombac reported that this would relate to motors and pumps, which would have a sensor set on the motor and be calibrated to norm factory settings. He reported that the cloud-based software would alert them when the pumps are not working properly, and would allow more preventative maintenance as opposed to emergency repairs.

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 four Grundfos Machine Health sensors and installation from Grundfos Americas Corporation in an amount not to exceed \$6,000.00 and authorizing the installation of the Grundfos Machine Health subscription-based predictive maintenance software from Grundfos CBS, Inc., in an amount not to exceed \$4,800.00.

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

- s. Motion – Approval to enter into an agreement for professional services related to Management and Monitoring of 10-acres of Wetland/Natural Areas within the Tara Hill subdivision for a five-year period beginning May 1, 2026 and ending April 30, 2031, for a total amount not to exceed \$42,480.00. Please note the proposed expenditures for future FYE27 through FYE31 would be forwarded and allocated to the budget at the future Budget Workshops.**

Mr. Gombac reported that this would be a special service for Tara Hill for maintenance of the three wetlands. He reported that the city engineer had a good record of maintaining wetland burns and would allow increased burns for Tara Hill and Dale Basin. He further reported that the five-year plan would be sustainable, but price may go up depending on certain factors they can't account for.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato for approval to enter into an agreement for professional services related to Management and Monitoring of 10-

acres of Wetland/Natural Areas within the Tara Hill subdivision for a five-year period beginning May 1, 2026 and ending April 30, 2031, for a total amount not to exceed \$42,480.00. Please note the proposed expenditures for future FYE27 through FYE31 would be forwarded and allocated to the budget at the future Budget Workshops.

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

- t. **Motion – Approval to enter into a five-year engineering agreement with Christopher B. Burke Engineering for professional services related to a Controlled Wetland Management Burn and Vegetation Management at the Dale Road Basin in an amount not to exceed \$37,600.**

Mr. Gombac reported that this would be the same project in a different location, on a city-owned wetland. He reported that it would be maintained at the level of wetland management protocol.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer for approval to enter into a five-year engineering agreement with Christopher B. Burke Engineering for professional services related to a Controlled Wetland Management Burn and Vegetation Management at the Dale Road Basin in an amount not to exceed \$37,600.

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

- u. **Motion – Authorizing the purchase of two new CL-17s and one new fluoride pH analyzer from HACH Company, in an amount not to exceed \$29,642.99.**

Mr. Gombac reported that this would keep count of chlorine levels being pumped into the water and would alert the water operator on pH levels.

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 two new CL-17s and one new fluoride pH analyzer from HACH Company, in an amount not to exceed \$29,642.99.

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

- v. **Motion – Accepting to extend a proposal from Sprinklers, Inc., for the spring startup and winter shutdown maintenance and backflow prevention testing of City owned irrigation systems and potable water backflow preventers as per the schedule of unit prices.**

Mr. Gombac reported that this would be an extension of a contract with the same pricing as last year. He reported that it would be for backflow preventers throughout the city, per EPA inspection, and he had no concerns about the vendor.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting to extend a proposal from Sprinklers, Inc., for the spring startup and winter shutdown maintenance and backflow prevention testing of City owned irrigation systems and potable water backflow preventers as per the schedule of unit prices.

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

- w. Motion – Accepting a proposal at the unit prices for sidewalk grinding from Hard Rock Concrete Cutters, Inc. in an amount not to exceed \$83,920.00.**

Mr. Gombac reported that instead of an old contract, they would do this program with other municipalities. He reported that they would do about \$84,000.00 worth of grindings, and that this would be the first year doing a maintenance, and that they could have funds for next year depending on all the areas covered. He further reported that it would be impossible to buy the machine, but everything was dust free, would GPS everything and would locate patching.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting a proposal at the unit prices for sidewalk grinding from Hard Rock Concrete Cutters, Inc. in an amount not to exceed \$83,920.00.

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

- x. Resolution – Approving the 2026 City of Darien Zoning Map for publication.**

Mr. Gombac reported that this would be an annual update required by the state, and that the packet includes all the information.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato approving a Resolution approving the 2026 City of Darien Zoning Map for publication.

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

- y. Ordinance – Authorizing the disposal of surplus property.**

Mr. Gombac reported that this would include fixtures recently replaced at the public works facility with florescent lights.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer approving an Ordinance authorizing the disposal of surplus property.

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

z. Motion – Authorizing the purchase of one new PRO-LINK+Heavy Duty Diagnostics fleet scanner-Model EEHD754A from Snap-On in an amount not to exceed \$14,066.33.

Mr. Gombac reported that this equipment had been included in the budget for this year, but they had some issues due to price increases and he was not concerned due to having sufficient funds. He reported that this would be a diagnostic machine to diagnose larger trucks, some work which they can conduct and others that need to be serviced elsewhere.

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 PRO-LINK+Heavy Duty Diagnostics fleet scanner-Model EEHD754A from Snap-On in an amount not to exceed \$14,066.33.

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

aa. Motion – Accepting the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2026 through April 30, 2027.

Mr. Gombac reported that this would be an annual request regarding excavations that exceed the state level, and that they had been fortunate not to use too many. He reported that he had spoken to testing services regarding testing soil in areas with high water main breaks, that they would look at why there was corrosivity in the soil causing water mains to deteriorate.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting the unit price proposal for analytical soil testing fees from Testing Service Corporation at the proposed unit prices for certain waste for a period of May 1, 2026 through April 30, 2027.

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

bb. Motion – Authorizing the purchase of one (1) new 2026 Ford Expedition Carryall Unit from Sourcewell National Auto Fleet Group, in the amount of \$58,765.38.

Mr. Gombac reported that this vehicle would replace his current vehicle, and that the cut-off order had been January 16, but he had signed a letter of intent to reserve the vehicle. He reported that the vehicle would not be EV because it had not been proven for this type of truck. He further reported that his truck is used as an emergency response vehicle, that he would be on 24-hour call for fires, tornados, employee transport, construction, and any other emergency response situations.

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 (1) new 2026 Ford Expedition Carryall Unit from Sourcewell National Auto Fleet Group, in the amount of \$58,765.38.

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

cc. Motion – Authorizing the Mayor to extend a contract at the 2026 unit prices with SKC Construction, Inc. in an amount not to exceed \$122,725 for the 2026 Crack Fill Program.

Mr. Gombac reported that this would be a co-op with Woodridge and other municipalities for bulk pricing of adjacent communities for big crews to do several towns at once. He reported that this would be an extension, and that there are two methods of crack fill, including fiber and grout routing. He further reported that they would seal the curb line so there would be no water in the base, and fiber tar would clean up the cracks. Mr. Gombac reported that this was a good maintenance program and would hold up the roads for 12-15 years.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato authorizing the Mayor to extend a contract at the 2026 unit prices with SKC Construction, Inc. in an amount not to exceed \$122,725 for the 2026 Crack Fill Program.

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

dd. Ordinance – Amending Sections 9-2-8 and 9-6-1 of Title 9, Traffic Regulations, of the Darien City Code prohibiting left turns from the Lyman Avenue exit of the Darien Towne Centre in accordance with the Darien Towne Centre Annexation Agreement.

Mr. Gombac reported that this would be a code clean up, as identified by an officer. He reported that this would codify an ordinance for police traffic control to prevent turning left on Lyman out of Walmart.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer approving an Ordinance amending Sections 9-2-8 and 9-6-1 of Title 9, Traffic Regulations, of the Darien City Code prohibiting left turns from the Lyman Avenue exit of the Darien Towne Centre in accordance with the Darien Towne Centre Annexation Agreement.

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

ee. Motion – Accepting a proposal from Terrain Landscape Contractors for the purchase of the low voltage lights, underground cable, transformers and Bluetooth remote technology at the eight various City’s entrance sign locations in an amount not to exceed \$20,000.

Mr. Gombac reported that this program had been in the last two budget years, and that he had been somewhat disappointed in the lighting. He reported that the lighting proposed had showed a floodlight, which was limited to a single color, and that the different lighting motifs would be important for the gateway signs. He further reported that Rag's would reduce t&m, and that ComEd would assist in boring locations. Mr. Gombac reported that Mid-America had approved an easement agreement to tap on to their power, and in conjunction, Metronet would do all borings at no cost at several locations. He reported that the lighting would be upright and beam lights that would have the capability to change the color and control via Bluetooth, which would go in 7 or 8 locations.

There was some discussion regarding the clocktower lights and the municipal center sign.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal from Terrain Landscape Contractors for the purchase of the low voltage lights, underground cable, transformers and Bluetooth remote technology at the eight various City's entrance sign locations in an amount not to exceed \$20,000.

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

ff. Minutes – November 24, 2025 Municipal Services Committee

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

Alderman Stompanato made a motion, seconded by Alderman Schauer approving the November 24, 2025 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that they are currently trimming trees toward the southwest end of town.

He reported that they are currently in the final County review of the Plainfield wall project, and a kickoff meeting has been scheduled with ComEd.

There was some discussion regarding ComEd work at Brookhaven.

Mr. Gombac reported that the salt inventory is at a good level, and that he would be looking at potential Public Works storage facility options.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, February 23, 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 7:58 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman