

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

1. Call to Order & Roll Call

2. Establishment of Quorum

3. Old Business

4. New Business

- a. **Motion** – Authorizing the extension of a proposal from M & J Asphalt Paving Company, Inc., for the removal and replacement of bituminous aprons and road patches for various Public Works projects.
- b. **Motion** – Accepting the proposal from Builders Paving, LLC for bituminous products as required for various Public Works projects at the specified unit pricing.
- c. **Motion** – Authorizing the extension of a proposal from V & L Molina Trucking for trucking services relating to hauling waste generated from excavations.
- d. **Motion** - Authorizing the extension of a proposal from JC Landscaping & Tree Service at the proposed schedule of prices for the Landscape Restoration.
- e. **Motion** - Authorizing the extension of a proposal from Shreve Services, Inc., for topsoil at the specified unit prices for various public works projects.
- f. **Motion** - Authorizing the purchase of Beet Heet Concentrate and Beet Heet Severe liquid deicer product from K-Tech Specialty Coatings, Inc., at the proposed unit prices in an amount not to exceed \$109,710.00.
- g. **Motion** - Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2027 Street Maintenance Program, in an amount not to exceed, in an amount not to exceed \$25,530.00.
- h. **Minutes** – **September 28, 2026** Municipal Services Committee

5. Director's Report

- a. **July Flood Update**

6. Next scheduled meeting – Monday, November 23, 2026

7. Adjournment



MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion authorizing the extension of a proposal from M & J Asphalt Paving Company, Inc., for the removal and replacement of bituminous aprons and road patches at the proposed unit pricing as required for various Public Works projects for a period of May 1, 2027 through April 30, 2028. See Exhibit A.

BACKGROUND

During the year the department removes and replaces various storm sewers, culvert pipes and water main break repairs across driveway aprons and roadways for various Public Works projects. Restoration for the driveways includes establishing uniform cuts, asphalt removal and replacement.

On November 12, 2025, competitive quotes for the removal and replacement of bituminous aprons and road patches were requested. Staff received one (1) competitive quote. M & J Asphalt Paving Company, Inc. submitted the sole bid. See Attachment A. The request for quotes included two optional extensions for 2027 and 2028.

The expenditure would come from the Water, Street and Capital accounts, depending on the specific project. The total estimated costs for all maintenance and budgetary programs for the bituminous products are estimated at approximately \$75,000.00, pending Capital Project budget approval. The proposed extension would be the first of two extensions, year two (2) of a three (3) year proposal. The extension was confirmed October 7, 2026, see Attachment B.

STAFF RECOMMENDATION

Staff recommends approval of this motion with M & J Asphalt Paving Company, Inc.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

BITUMINOUS SURFACE-DRIVEWAY/APRONS/STREETS
2027-2028

Attachment A

				M & J Asphalt Paving Co.	
DESCRIPTION	QUANTITY-RANGE	UNIT	MULTIPLIER QUANTITY	UNIT PRICE PER SQUARE YARD	COSTS
<i>EXAMPLE:</i>			<i>100 sq yards</i>	<i>\$1.00</i>	<i>\$ 100.00</i>
A. BITUMINOUS DRIVEWAY APRONS COST FOR PREPERATION AND PLACEMENT OF 3-INCHES-BITUMINOUS SURFACE-INCLUDED IS SAWCUTING AND COMPACTION	Less than 50	SQUARE YARD	50 SQUARE YARD	\$ 105.00	\$ 5,250.00
	50 - 100	SQUARE YARD	100 SQUARE YARD	\$ 62.00	\$ 6,200.00
	101 - 200	SQUARE YARD	200 SQUARE YARD	\$ 58.00	\$ 11,600.00
B. BITUMINOUS ROADWAY PATCHES/CROSSING COST FOR PREPERATION AND PLACEMENT OF 5-INCHES-BITUMINOUS SURFACE (3 INCHES BINDER AND 2 INCHES BITUMINOUS SURFACE)-INCLUDED IS SAWCUTING AND COMPACTION	200 +	SQUARE YARD	200 SQUARE YARD	\$ 83.00	\$ 16,600.00
TOTAL COSTS A + B					\$ 39,650.00

Regina Kokkinis

From: Mike Denault <mdenault@mjworks.com>
Sent: Wednesday, October 7, 2026 12:56 PM
To: Regina Kokkinis
Cc: Dan Gombac
Subject: 2026-0003, City of Darien RFQ - Bituminous Surface

Hello Regina

We are in agreement to extend the contract for 2027-28

mjworks.com

Michael Denault
 Senior Estimator

O: (708) 222-1200 | F: (708) 222-1213 | M: (708) 431-4683
 3124 S. 60th Court, Cicero, IL 60804



From: Regina Kokkinis <rkokkinis@darienil.gov>
Sent: Wednesday, October 7, 2026 12:24 PM
To: Mike Denault <mdenault@mjworks.com>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: City of Darien RFQ - Bituminous Surface

Good Day,

Please see the attached as it relates to the subject line and confirm that you are in agreement with the contract extension and unit pricing for the proposed 2027-28 pricing schedule.

Sincerely,

Regina Kokkinis
 Municipal Services
 630-353-8105

BITUMINOUS SURFACE DRIVEWAY APRONS/STREET SUMMARY QUOTE REQUEST

DESCRIPTION	QUANTITY-RANGE	UNIT	MULTIPLIER QUANTITY	2026-2027		2027-2028		2028-2029	
				UNIT PRICE PER SQUARE YARD	COSTS	UNIT PRICE PER SQUARE YARD	COSTS	UNIT PRICE PER SQUARE YARD	COSTS
EXAMPLE:			100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
A. BITUMINOUS DRIVEWAY APRONS COST FOR PREPARATION AND PLACEMENT OF 3-INCHES-BITUMINOUS SURFACE-INCLUDED IS SAWCUTTING AND COMPACTION	Less than 50	SQUARE YARD	SQUARE YARD	98.00	4,900.00	105.00	5,250.00	122.00	6,100.00
	50 - 100	SQUARE YARD	SQUARE YARD	54.00	5,400.00	62.00	6,200.00	65.00	6,500.00
	101 - 200	SQUARE YARD	SQUARE YARD	49.00	9,800.00	58.00	11,600.00	62.00	12,400.00
B. BITUMINOUS ROADWAY PATCHES/CROSSING COST FOR PREPARATION AND PLACEMENT OF 5-INCHES-BITUMINOUS SURFACE (3 INCHES BINDER AND 2 INCHES BITUMINOUS SURFACE)-INCLUDED IS SAWCUTTING AND COMPACTION	200 +	SQUARE YARD	SQUARE YARD	74.00	14,800.00	83.00	16,600.00	90.00	18,000.00
TOTAL COSTS A + B					\$34,900.00		\$39,650.00		\$43,000.00
QUOTE AWARDED ON TOTAL COST									
Company Name:	M & J Asphalt Paving Company, Inc.								
Address:	3124 S. 60th Court Cicero, Illinois 60804								
Submitted By:	Michael Denault								
Date:	November 12, 2025								
Telephone Number:	708-222-1200								
Mobile Telephone Number:	708-431-4683								
E-mail Address:	mdenault@mjworks.com								
Authorized Signature:	<i>Michael Denault</i>								

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion accepting the proposal from Builders Paving, LLC for bituminous products as required for various Public Works projects at the specified unit pricing for the period of May 1, 2027 through April 30, 2028. See Exhibit A.

BACKGROUND

During the year the department removes and replaces various storm sewers and culvert pipes across driveway aprons and roadways for various Public Works projects. Restoration includes establishing uniform cuts, and the placement of binder and surface bituminous products.

Competitive quotes were requested for unit prices for binder and surface asphalt, and staff received two (2) competitive quotes on November 12, 2025, see Attachment A. The request for quotes included two optional extensions for 2027 and 2028.

The expenditure would come from the Water, Street and Capital accounts, depending on the specific project. The total estimated costs for all maintenance and budgetary programs for the bituminous products are estimated at approximately \$45,000.00. The proposed extension would be the first of two extensions, year two (2) of a three (3) year proposal. The proposal was confirmed October 21, 2026, see Attachment B. Builders Paving LLC was not the chosen vendor with the lowest price the previous year but is for subsequent years. See Attachment C.

STAFF RECOMMENDATION

Staff recommends approving the motion.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

BITUMINOUS PRODUCT QUOTE 2027-2028

				Route 66 Asphalt Co.		Builders Asphalt LLC	
DESCRIPTION	QUANTITY-RANGE	UNIT	MULTIPLIER QUANTITY	UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS
<i>EXAMPLE:</i>			200	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00
A. HMA SURFACE, MIX C, N50	200 - 2,000	TON	200	\$ 72.75	\$ 14,550.00	\$ 72.00	\$ 14,400.00
B. HMA BINDER COURSE, IL-19.0,N50	200 - 2,000	TON	200	\$ 67.50	\$ 13,500.00	\$ 66.00	\$ 13,200.00
TOTAL COSTS A + B					\$ 28,050.00		\$ 27,600.00
QUOTE AWARDED ON TOTAL COST							

Regina Kokkinis

From: Joe Michael <jmichael@builderspavingllc.com>
Sent: Tuesday, October 20, 2026 6:18 PM
To: Dan Gombac; Regina Kokkinis
Subject: RE: City of Darien RFQ - Bituminous Product
Attachments: 2027-28 Bituminous Product.pdf

Dan & Regina,

Sorry your email from last week got past me.

We can honor the pricing that was submitted at the end of 2025.

It appears you haven't purchased any material from us over the last two years. Please let me know if you plan to so that I can get these prices entered into our system.

Thank you,

JOE MICHAEL
 BUILDERS ASPHALT, LLC
 BUILDERS PAVING, LLC
 4401 ROOSEVELT ROAD
 HILLSIDE, IL 60162
 (708) 427-5300 CELL
 (847) 419-9000 OFFICE
 (847) 419-9050 FAX

From: Dan Gombac <dgombac@darienil.gov>
Sent: Tuesday, October 20, 2026 3:32 PM
To: John Pelton <jpelton@builderspavingllc.com>
Cc: Joe Michael <jmichael@builderspavingllc.com>
Subject: FW: City of Darien RFQ - Bituminous Product

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

See below and perhaps you could confirm whether the price will be held for and extension for next year by noon tomorrow. No response from Joe Michael.

From: Regina Kokkinis <rkokkinis@darienil.gov>
Sent: Tuesday, October 20, 2026 3:01 PM
To: Dan Gombac <dgombac@darienil.gov>
Subject: FW: City of Darien RFQ - Bituminous Product

I have not heard back from them if they will honor 2027-28 pricing

From: Regina Kokkinis
Sent: Tuesday, October 13, 2026 2:27 PM
To: 'Joe Michael' <jmichael@builderspavingllc.com>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: City of Darien RFQ - Bituminous Product

Good Day,

Please see the attached as it relates to the subject line and confirm that you are in agreement with the contract extension and unit pricing for the proposed 2027-28 pricing schedule.

Sincerely,

Regina Kokkinis

Municipal Services
630-353-8105

BITUMINOUS PRODUCT QUOTE

DESCRIPTION	QUANTITY-RANGE	UNIT	MULTIPLIER QUANTITY	2026-2027 PRICING		2027-2028 PRICING		2028-2029 PRICING	
				UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS
EXAMPLE:			200	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00
A. HMA SURFACE, MIX C, N50	200 - 2,000	TON	200	\$68.00	\$13,600.00	\$72.00	\$14,400.00	\$76.00	\$15,200.00
B. HMA BINDER COURSE, IL-19.0,N50	200 - 2,000	TON	200	\$62.00	\$12,400.00	\$66.00	\$13,200.00	\$70.00	\$14,000.00
TOTAL COSTS A + B					\$26,000.00		\$27,600.00		\$29,200.00
QUOTE AWARDED ON TOTAL COST									
Company Name:	Builders Asphalt LLC								
Address:	4401 Roosevelt Road, Hillside, IL 60162								
Submitted By:	Joe Michael								
Date:	11/11/2025								
Telephone Number:	(847) 419-9000								
Mobile Telephone Number:	(708) 427-5300								
E-mail Address:	jmichael@builderspavingllc.com								
Authorized Signature:	 Ryan Gandy, President								

*Pricing is valid for all locations.
Romeoville - 85 N Independence Blvd., Romeoville, IL 60446

BITUMINOUS PRODUCT QUOTE

DESCRIPTION	QUANTITY- RANGE	UNIT	MULTIPLIER QUANTITY	2026-2027 PRICING		2027-2028 PRICING		2028-2029 PRICING	
				UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS
<i>EXAMPLE:</i>			200	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00
A. HMA SURFACE, MIX C, N50	200 - 2,000	TON	200	\$66.75	\$13,350.00	\$72.75	\$14,550.00	\$78.75	\$15,750.00
B. HMA BINDER COURSE, IL-19.0,N50	200 - 2,000	TON	200	\$62.50	\$12,500.00	\$67.50	\$13,500.00	\$72.50	\$14,500.00
TOTAL COSTS A + B					\$25,850.00		\$28,050.00		\$30,250.00
QUOTE AWARDED ON TOTAL COST									
Company Name:	Route 66 Asphalt Company								
Address:	999 Oakmont Plaza Drive Suite #200, Westmont, IL. 60559								
Submitted By:	Alex Vargas								
Date:	November 11, 2025								
Telephone Number:	(630) 257 5600								
Mobile Telephone Number:	(630) 768 8639								
E-mail Address:	AlexV@k-five.net								
Authorized Signature:	<i>Alex Vargas</i>								

BITUMINOUS PRODUCT QUOTE

DESCRIPTION	QUANTITY-RANGE	UNIT	MULTIPLIER QUANTITY	2026-2027 PRICING		2027-2028 PRICING		2028-2029 PRICING	
				UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS	UNIT PRICE PICKED UP	COSTS
EXAMPLE:			200	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00	\$ 1.00	\$ 200.00
A. HMA SURFACE, MIX C, N50	200 - 2,000	TON	200	\$68.00	\$13,600.00	\$72.00	\$14,400.00	\$76.00	\$15,200.00
B. HMA BINDER COURSE, IL-19.0,N50	200 - 2,000	TON	200	\$62.00	\$12,400.00	\$66.00	\$13,200.00	\$70.00	\$14,000.00
TOTAL COSTS A + B					\$26,000.00		\$27,600.00		\$29,200.00
QUOTE AWARDED ON TOTAL COST									
Company Name:	Builders Asphalt LLC								
Address:	4401 Roosevelt Road, Hillside, IL 60162								
Submitted By:	Joe Michael								
Date:	11/11/2025								
Telephone Number:	(847) 419-9000								
Mobile Telephone Number:	(708) 427-5300								
E-mail Address:	jmichael@builderspavingllc.com								
Authorized Signature:	 Ryan Gandy, President								

*Pricing is valid for all locations.
 Romeoville - 85 N Independence Blvd., Romeoville, IL 60446

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion authorizing to extend the proposal submitted by V & L Molina Trucking for trucking services relating to hauling waste generated from excavations at the specified unit pricing for the period of May 1, 2027 through April 30, 2028. See Exhibit A.

BACKGROUND

Throughout the year the department generates waste from various Public Works projects, such as water main breaks, valve and hydrant replacements, landscape restorations and drainage projects. The waste is temporarily stored at the Public Works facility and requires removal. The trucks are then scheduled, filled by City loaders and the waste is hauled to a local landfill.

Competitive quotes were requested November 12, 2025 for hauling services and staff received two (2) competitive quotes. V & L Molina Trucking provided the lowest quote. See Attachment A. The proposal stipulates that pricing be held in place from May 1, 2027 through April 30, 2028. V& L Molina Trucking has been providing the services for the City the last several years with satisfactory and timely trucking/hauling results.

Due to volatile fuel pricing V&L Molina requested a re-negotiated pricing schedule from \$130 to \$138 per hour, see attached e-mail labeled as Attachment B. The renegotiated pricing is still the lowest competitive quote.

The expenditure would come from the Water, Street and Capital accounts, depending on the specific project generating the waste. The total costs for all maintenance and budgetary programs for hauling are estimated to be approximately \$90,000.00 pending Capital Project budget approval.

STAFF RECOMMENDATION

Staff recommends approving the motion.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

**Quote for Hauling Fees
2027/2028**

DESCRIPTION	QUANTITY- RANGE	UNIT	MULTIPLIER - QUANTITY	V & L Molina Trucking, Inc.		V & L Molina Trucking, Inc.		Utility Transport Service inc.	
				UNIT PRICE PER HOUR	COSTS	UNIT PRICE PER HOUR	COSTS	UNIT PRICE PER HOUR	COSTS
EXAMPLE:			100	\$ 60.00	\$ -	\$ 60.00	\$ 6,000.00	\$ 60.00	\$ 6,000.00
Trucking/Semi	200 to 1,000	PER LOAD-TO AND FROM SHOP-SHOP MUST BE NO MORE THAN 20 MINUTES FROM CITY OF DARIEN LIMITS. TIPPING SITE WILL BE LOCATED WITHIN 20-25 MINUTES FROM THE CITY OF DARIEN	100	\$130	\$13,000	\$138	\$13,800	\$ 165.00	\$ 16,500.00
				90 minute travel will be applied to each shift & a minimum of 6 hours.		90 minute travel will be applied to each shift & a minimum of 6 hours.			

vendor negotiated increase to cover the cost of rising fuel cost

From: Sandra Molina <sandra@vlmolinatrucking.com>
Sent: Thursday, October 15, 2026 1:41 PM
To: Dan Gombac
Cc: Regina Kokkinis; Bryon Vana
Subject: Re: City of Darien RFQ - Hauling Fees-FY27-28

Good afternoon,

Thank you for the discussion regarding the contract extension for hauling services for 2027–2028.

We confirm our agreement to the revised rate of **\$138**, increased from the original contract rate of \$130.

We appreciate your understanding and look forward to continuing our business relationship.

Thank

Best regards,

Sandra Molina
President
V & L Molina Trucking, Inc.
WBE - DBE - MBE Certified
Phone: 847-344-8441 Email: sandra@vlmolinatrucking.com

On Thu, Oct 15, 2026 at 12:21 PM Dan Gombac <dgombac@darienil.gov> wrote:

Good morning Sandra,

As per our conversation regarding the contract extension for hauling services for 2027-2028 you have requested an additional charge of \$10.00 due to ongoing rise of petroleum pricing. Based on our discussion, we have agreed to a rate of \$138 from the \$130 as per the contract extension. Pls confirm that we are in agreement.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106 Mobile 630-514-2519

Quote for Hauling Fees

DESCRIPTION	QUANTITY RANGE	UNIT	MULTIPLIER - QUANTITY	2026-2027		2027-2028		2028-2029	
				UNIT PRICE PER HOUR	COSTS	UNIT PRICE PER HOUR	COSTS	UNIT PRICE PER HOUR	COSTS
EXAMPLE:			100	\$ 50.00	\$ 5,000.00	\$ 60.00	\$6,000.00	\$70.00	\$ 7,000.00
Trucking/Semi	200-1000	PER LOAD-TO AND FROM SHOP-SHOP MUST BE NO MORE THAN 20 MINUTES FROM CITY OF DARIEN LIMITS. TIPPING SITE WILL BE LOCATED WITHIN 20-25 MINUTES FROM THE CITY OF DARIEN	100	\$125.00 Base Rate	\$12,500.00	~~\$130.00~~ \$138.00	~~\$13,000.00~~ \$13,800.00	\$135.00	\$13,500.00
Company Name:	V & L Molina Trucking Inc								
Address:	813 Heritage Dr Mount Prospect, IL 60056								
Submitted By:	Sandra Molina								
Date:	10/30/25								
Office Telephone Number:	847-344-8441								
Cell Number:	847-652-6380								
E-mail Address:	sandra@vimolinastrucking.com								
Authorized Signature:									

Note: Trucking services shall be made available within 48 hours of initial request.

90 Minutes travel time will be applied to each shift and a minimum of 6 hours.

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion authorizing to extend the proposal from JC Landscaping and Tree Service at the schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2027 through April 30, 2028. See Exhibit A.

BACKGROUND

During the year, the department requires the services of a landscaper to complete larger restoration projects from various Public Works projects, such as water main breaks, storm sewer and ditch projects. The City would provide topsoil to the proposed vendor, and the vendor would be required to grade the topsoil based on the cubic yards provided and would be required to purchase the sod, fertilizer and placement of the sod.

Competitive quotes were requested for the landscaping services on November 13, 2024 and staff received one (1) competitive quote. See Attachment A. JC Landscaping and Tree Service provided the sole bid. The proposed extension would be year three (3) of a three (3) year proposal. Confirmation of the extension on October 7, 2026 is attached and labeled as Attachment B. JC Landscaping & Tree Services, Inc., and has provided satisfactory services in the past.

The expenditure would come from the Water, Street and Capital accounts, depending on the specific project requiring landscape services. The total estimated costs for all maintenance and budgetary programs for landscaping are estimated at approximately \$100,000.00 pending Capital Project budget approval.

STAFF RECOMMENDATION

Staff recommends authorizing to extend the proposal from JC motion for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services for a period of May 1, 2027 through April 30, 2028.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

2027 RESTORATION SERVICES						JC Landscaping & Tree Service	
DESCRIPTION	MINIMAL QUANTITY-RANGE	MAXIMUM QUANTITY-RANGE	UNIT	ESTIMATED QUANTITIES	MULTIPLIER QUANTITY	UNIT PRICE	TOTAL COST
EXAMPLE:	PER JOB				220	\$ 1.00	\$ 220.00
A. LABOR COST FOR PREPERATION AND PLACEMENT OF TOPSOIL FROM 1-3 INCHES-MISC EXCAVATIONS TO BE DISPOSED OF BY THE CITY-THE CITY WILL PROVIDE TOPSOIL	1	200	CUBIC YARDS	200	200	\$ 45.00	\$ 9,000.00
B. LABOR COST FOR PREPERATION AND PLACEMENT OF TOPSOIL FROM 1-3 INCHES-MISC EXCAVATIONS TO BE DISPOSED OF BY THE CITY-THE CITY WILL PROVIDE TOPSOIL	201	750+	CUBIC YARDS	450	450	\$ 40.00	\$ 18,000.00
C. SOD -RESTORATION-INCLUDES FERTILIZER, SOD AND PLACEMENT-CITY WILL BE RESPONSIBLE FOR WATERING	50	1,000	SQUARE YARD	750	750	\$ 13.50	\$ 10,125.00
D. SOD -RESTORATION-INCLUDES FERTILIZER, SOD AND PLACEMENT-CITY WILL BE RESPONSIBLE FOR WATERING	1001	6,000+	SQUARE YARD	5100	5,100	\$ 12.50	\$ 63,750.00
TOTAL COSTS A+B+C+D							\$ 100,875.00

Regina Kokkinis

From: Bladimir Mejia <mejia81@gmail.com>
Sent: Wednesday, October 7, 2026 12:30 PM
To: Regina Kokkinis
Cc: Dan Gombac
Subject: Re: City of Darien RFQ - landscape restoration

Yes, I agree.

On Wed, Oct 7, 2026 at 10:23 AM Regina Kokkinis <rkokkinis@darienil.gov> wrote:

Good Day,

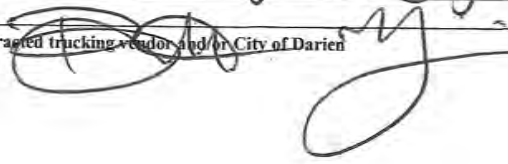
Please see the attached as it relates to the subject line and confirm that you are in agreement with the contract extension and unit pricing for the proposed 2027-28 pricing schedule.

Sincerely,

Regina Kokkinis

Municipal Services

630-353-8105

2025 RESTORATION SERVICES						2025 - 2026		2026 - 2027		2027 - 2028	
DESCRIPTION	MINIMAL QUANTITY- RANGE	MAXIMUM QUANTITY- RANGE	UNIT	2025 ESTIMATED QUANTITIES	MULTIPLIER QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
EXAMPLE:	PER JOB				220	\$ 1.00	\$ 220.00	\$ 1.00	\$ 220.00	\$ 1.00	\$ 220.00
A. LABOR COST FOR PREPARATION AND PLACEMENT OF TOPSOIL FROM 1-3 INCHES-MISC EXCAVATIONS TO BE DISPOSED OF BY THE CITY-THE CITY WILL PROVIDE TOPSOIL	1	200	CUBIC YARDS	200	200	\$40.00	\$8,000	\$42.00	\$8,400	\$45.00	\$9,000
B. LABOR COST FOR PREPARATION AND PLACEMENT OF TOPSOIL FROM 1-3 INCHES-MISC EXCAVATIONS TO BE DISPOSED OF BY THE CITY-THE CITY WILL PROVIDE TOPSOIL	201	750+	CUBIC YARDS	450	450	\$38.00	\$17,100	\$40.00	\$18,000	\$40.00	\$18,000
C. SOD-RESTORATION-INCLUDES FERTILIZER, SOD AND PLACEMENT-CITY WILL BE RESPONSIBLE FOR WATERING	50	1,000	SQUARE YARD	750	750	\$12.00	\$9,000	\$13.00	\$9,750	\$13.50	\$10,125
D. SOD-RESTORATION-INCLUDES FERTILIZER, SOD AND PLACEMENT-CITY WILL BE RESPONSIBLE FOR WATERING	1001	6,000+	SQUARE YARD	5100	5,100	\$11.00	\$56,100	\$12.00	\$61,200	\$12.50	\$63,750
TOTAL COSTS A+B+C+D						\$90,200.00		\$97,350.00		\$100,875.00	
Company Name:	JC LANDSCAPING AND TREE										
Address:	1210 Plainfield Rd Oswego IL 60517										
Submitted By:	10/10/24										
Date:											
Telephone Number:	(630) 408 3501 (630) 464 0736										
Mobile Telephone Number:											
Fax Number:											
E-mail Address:	mejiab81@gmail.com										
Authorized Signature:											

Note: Hauling will be provided through a City contracted trucking vendor and/or City of Darien

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion authorizing to extended the proposal from Shreve Services, Inc., for topsoil at the specified unit prices for various public works projects for a period of May 1, 2027 through April 30, 2028. See Exhibit A.

BACKGROUND

During the year the department requires the use of topsoil for landscape restoration for various Public Works projects, such as water main breaks, storm sewer replacements and ditching projects.

Competitive quotes were requested for the topsoil on November 13, 2024, and staff received four (4) competitive quotes. See Attachment A. The lowest competitive quote was Shreve Services, Inc. The proposal allows the City to pick up topsoil from the dirt field or delivery of the product for larger projects. The request for quotes stipulated that pricing be held in place from May 1, 2025 through April 30, 2026. It also included two optional extensions for 2026 and 2027. The proposed extension would be year three (3) of a three (3) year proposal. Confirmation of the extension was received on October 22, 2026, see Attachment B. Shreve Services, Inc, was the awarded vendor last year and has provided satisfactory services in the past.

Due to rising fuel prices, Shreve Services, Inc. requested a re-negotiated pricing schedule from \$16.50 a cubic yard to \$18 per hour; see attached e-mail labeled as Attachment B. The renegotiated pricing is still the lowest competitive quote.

The expenditure would come from the Street and Capital accounts, depending on the specific project requiring the restoration. The total estimated costs for all maintenance and budgetary programs for the topsoil are estimated at approximately \$60,000.00.

STAFF RECOMMENDATION

Staff recommends approval to accept a proposal from Shreve Services, Inc., for topsoil at the specified unit prices for various public works projects for a period of May 1, 2027 through April 30, 2028.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____

**TOPSOIL QUOTE
2027-2028**

Attachment A

					DuPage Topsoil *		Utility Transport Services, Inc.		Shreve Services, Inc.		RENEGOTIATED 10/22/2026 Shreve Services, Inc.		Straughn Farm, Inc.	
DESCRIPTION	MINIMAL QUANTITY- RANGE	MAXIMUM QUANTITY- RANGE	UNIT	MULTIPLIER QUANTITY	UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS
EXAMPLE:			6-WHEELER-14 CUBIC YARDS	1,000	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00
A. PULVERIZED TOPSOIL (PICKED UP BY CITY OF DARIEN)	1,000	4,000	6-WHEELER-14 CUBIC YARDS	1,000	\$ 20.00	\$ 20,000.00	\$ 20.44	\$ 20,440.00	\$ 11.00	\$ 11,000.00	\$ 11.00	\$ 11,000.00	\$ 17.14	\$ 17,140.00
B. PULVERIZED TOPSOIL (DELIVERED TO CITY OF DARIEN)	1,000	4,000	6-WHEELER-14 CUBIC YARDS	1,000	\$ 25.36	\$ 25,360.00	\$ 40.88	\$ 40,880.00	\$ 16.50	\$ 16,500.00	\$ 18.00	\$ 18,000.00	\$ 29.29	\$ 29,290.00
C. PULVERIZED TOPSOIL (DELIVERED TO CITY OF DARIEN)	1,000	4,000	SEMI-20 CUBIC YARDS	1,000	\$ 20.00	\$ 20,000.00	\$ 26.73	\$ 26,730.00	\$ 16.50	\$ 16,500.00	\$ 18.00	\$ 18,000.00	\$ 22.00	\$ 22,000.00
TOTAL COSTS A+B+C						\$ 65,360.00		\$ 88,050.00		\$ 44,000.00		\$ 47,000.00		\$ 68,430.00
					price 6 wheeler picked up \$270 price 6 wheeler delivered \$345 price semi delivered \$390 *anything less than a full 6 wheeler picked up is \$30 per yard with a \$60 minimum									

Regina Kokkinis

From: Stephen Shreve <sshreve@shreveservices.com>
Sent: Thursday, October 22, 2026 9:45 AM
To: Dan Gombac
Cc: Regina Kokkinis
Subject: Re: 2027 Topsoil-RCV.xlsx-RENEGOTIATED

Good morning Dan, yes that 18.00/ yard rate is agreed upon for the 2027/2028 season. We appreciate your understanding and thank you for your continued Business.

Stephen Shreve
 Operations manager
 Shreve Services inc.



On Oct 22, 2026, at 9:30 AM, Dan Gombac <dgombac@darienil.gov> wrote:

Good morning Steve,

As per our conversation regarding the contract extension for topsoil deliveries services for 2027-2028 you have requested an increase of \$1.50/CY due to ongoing rise of petroleum pricing. Based on our discussion, we have agreed to a rate of \$18 from the \$16.50 per cubic yard as per the contract extension. Pls confirm that we are in agreement.

Sincerely,

Daniel Gombac
 Director of Municipal Services
 630-353-8106 Mobile 630-514-2519

TOPSOIL QUOTE

DESCRIPTION	MINIMAL QUANTITY- RANGE	MAXIMUM QUANTITY- RANGE	UNIT	MULTIPLIER QUANTITY	2025-2026		2026-2027		2027-2028	
					UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS	UNIT PRICE PER CUBIC YARD	COSTS
EXAMPLE:			6-WHEELER 14 CUBIC YARDS	1,000	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00	\$ 1.00	\$ 1,000.00
A. PULVERIZED TOPSOIL (PICKED UP BY CITY OF DARIEN)	1,000	4,000	6-WHEELER 14 CUBIC YARDS	1,000	\$11.00/yrd	\$11,000.00	\$11.00/yrd	\$11,000.00	\$11.00/yrd	\$11,000.00
B. PULVERIZED TOPSOIL (DELIVERED TO CITY OF DARIEN)	1,000	4,000	6-WHEELER 14 CUBIC YARDS	1,000	\$16.50/yrd	\$16,500.00	\$16.50/yrd	\$16,500.00	~~\$16.50/yrd~~ \$18.00	~~\$16,500.00~~ \$18,000
C. PULVERIZED TOPSOIL (DELIVERED TO CITY OF DARIEN)	1,000	4,000	SEMI 20 CUBIC YARDS	1,000	\$16.50/yrd	\$16,500.00	\$16.50/yrd	\$16,500.00	~~\$16.50/yrd~~ \$18.00	~~\$16,500.00~~ \$18,000
TOTAL COSTS A+B+C										
QUOTE AWARDED ON TOTAL COST										
Company Name:	SHREVE SERVICES INC.									
Address:	23337 LORINDON DR. PRAIRIEFIELD									
Submitted By:	STEPHEN SHREVE									
Date:	11/11/24									
Telephone Number:	815-426-6691									
Mobile Telephone Number:	815-693-8631									
Fax Number:	—									
E-mail Address:	SSHREVE@SHREVESERVICES.COM									
Authorized Signature:										

Thank You!



MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion authorizing the purchase of Beet Heet Concentrate and Beet Heet Severe liquid deicer product from K-Tech Specialty Coatings, Inc., at the proposed unit prices in an amount not to exceed \$109,710.00. See Exhibit A.

BACKGROUND/HISTORY

Included within the FY26/27 Budget, are liquid rock salt additives commonly known as deicing products for roadways. The two distinct snow and ice control strategies that make use of chemical freezing point effective: de-icing and anti-icing. Deicing operations are performed to break the bond of already bonded snow and ice on the roadway and is commonly initiated only after (1 in) or more of snow has accumulated and bonded to the road. Anti-icing operations are conducted to prevent the formation of bonded snow and ice for easy removal. The benefits of anti-icing are considerable. Pretreating surfaces with ice melter before a storm arrives can increase winter safety, make subsequent snow and ice removal easier and less costly, minimize deicer usage, and reduce the potential for impact on properties and the environment.

Increased safety

Applying ice-melting chemicals before or at the start of freezing precipitation prevents formation of bonded ice on pavement, which can help ensure safe passage for pedestrians and motorists from the outset of a storm.

Labor and cost savings

Pretreating pavement surfaces with ice melter can provide significant labor and cost-saving benefits. Anti-icing treatment before a storm can often eliminate the need to remove light accumulations and can make removal of heavy snow and ice faster and easier. The residual ice-melting effect of these treatments can reduce the need for subsequent deicing applications after plowing.

Material selection

Material selection depends on many factors, including available equipment, pavement temperatures, and current and expected weather conditions. Anti-icing is a proven way to provide safer conditions for motorists and pedestrians starting at the very outset of a winter storm event. It is also a practical way to help minimize rock salt use, reduce labor and cost, and minimize the impact on properties and the environment before, during and after a storm. It is an effective and practical strategy for municipalities whenever they have advance warning that a storm is on the way.

For the City of Darien, Beet Heat Concentrate is a pre-wetting agent applied to the rock salt. Whereas the Beet Heat Severe is applied directly to the pavement. Both products contain chloride salts and agricultural-based organic ingredients.

Staff has implemented the use of these products for several years successfully. K-Tech Specialty

Coatings, Inc, the exclusive proprietary distributor for this product thus, no additional quotes were obtained. See Attachment A.

The FY26/27 Budget includes funding for the abovementioned items from the following accounts:

DESCRIPTION	UNIT	UNIT COST	PER MINIMAL LOAD 4,600 GALLONS	SUB TOTAL MINIMAL COST PER LOAD	PROPOSED LOADS	PROPOSED GALLONS	TOTAL COST
Beet Heet Concentrate	Gallons	\$ 2.05	\$ 4,600.00	\$ 9,430.00	7	32,200	\$ 66,010.00
Beet Heet Super Severe	Gallons	\$ 1.90	\$ 4,600.00	\$ 8,740.00	5	23,000	\$ 43,700.00
COST CENTER							\$ 109,710.00
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY26/27 BUDGET	EXPENDITURE	BALANCE			
ACCT 01-30-4257	Supplies-Other	\$ 110,000.00	\$ 66,010.00	\$ 43,990.00			
	Anti-Icing/De-Icing-Beet Heet Concentrate						
ACCT 01-30-4257	Supplies-Other		\$ 43,700.00	\$ 290.00			
	Anti-Icing/De-Icing Beet Heet Super Severe						
TOTAL COSTS			\$ 109,710.00	\$ 290.00			

STAFF RECOMMENDATION

Staff recommends a motion authorizing the purchase of Beet Heet Concentrate and Beet Heet Severe liquid deicer product from K-Tech Specialty Coatings, Inc., at the proposed unit prices in an amount not to exceed \$109,710.00. See Exhibit A.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.**

AYES: _____

NAYS: _____

ABSENT: _____



Date: 9-25-26

To: Kris Throm
Superintendent
Darien, City of
1041 S Frontage Rd
Darien, IL 60561
Office: (630) 514-3453
Email: kthrom@darienil.gov

From: Denver Preston
Sales Manager – Winter Products
K-Tech Specialty Coatings, Inc.
P.O.B. 428
Ashley, IN 46705
Office: (260) 587-3888
Fax: (260) 587-3889
Cell: (260) 585-0332
Email: dpreston@ktechcoatings.com

Re: Sole Source Proprietary Product

Mr. Throm:

BEET HEET® deicers are sole source products solely developed, manufactured and distributed by K-Tech Specialty Coatings, Inc.

Sincerely,

A handwritten signature in black ink that reads "Denver L. Preston".

Denver L. Preston

K-TECH

SPECIALTY COATINGS, INC.

**Road Maintenance
Specialist
High Performance
De-Icers - Anti-Icers
Pre-Wetting Agents**

2026-2027 Price Quote

Notes: BEET HEET Concentrate is an intelligently designed deicer/salt pre-wetting agent. BEET HEET Concentrate contains the most active ingredient of any deicer in North America. That's why **BEET HEET Concentrate outperforms all other deicers in North America.** BEET HEET Concentrate is also the most environmentally friendly salt pre-wet in North America. Call, text or email for documentation and explanation.

9/25/2026
Kris Throm
Superintendent
Darien, City of
1041 S Frontage Rd
Darien, IL 60561
630-514-3453
kthrom@darienil.gov
190

Salesperson	Customer Name	Terms	Expiration
D. Preston	Darien, City of	Net 30	5/1/2027
Quantity	Product Description/Details	Delivered Price/Gal.	Line Total
(+/- 100 gal.)			
	BEET HEET Concentrate - Best performing deicer in North America!		
	Ready-to-Use salt stockpile treatment and/or admixture to 23.3% NaCl brine.		
4,600	K-Tech Full Load Pricing - Delivered	\$2.05	\$9,430.00
	BEET HEET Super Severe (BHSS) - Ready-to-use anti-icer, deicer and pre-wetting agent. BHSS is a 50/50 blend of BEET HEET Concentrate & a CaCl ₂ /MgCl ₂ solution.		
	BHSS is our hottest & best performing ready-to-use salt pre-wet agent, anti-icer/deicer.		
4,600	K-Tech Full Load Pricing - Delivered	\$1.90	\$8,740.00
	BEET HEET Concentrate contains much more active ingredient!		
	• 93% more than 55% solids waste-stream beet juice deicers, on average.		
	• 60.9% more than 23.3% sodium chloride brine		
	• 14.0% more than 32% calcium chloride		
	At 15°F, BEET HEET Concentrate treated salt melts much more ice!		
	• 150.0% more than 23.3% sodium chloride treated rock salt		
	• 43.9% more than 32% CaCl ₂ treated rock salt		
	• 37.8% more than 55% solids beet juice treated rock salt		
	Important Information		
	50% OF FULL FREIGHT CHARGES APPLY IF ANY PRODUCT IS ORDERED AND DELIVERED BUT NOT TAKEN. Please don't order more product than you can take.	Subtotal	
		Sales Tax	
	PRICING IS BASED ON PRODUCT AVAILABILITY	Total	

K-Tech Specialty Coatings, Inc. PO Box 428 Ashley, IN 46705
Email dpreston@ktechcoatings.com Cell/Text (260) 585-0332
Website: ktechcoatings.com YouTube: ktechcoatings

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
October 26, 2026

ISSUE STATEMENT

A motion to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2027 Street Maintenance Program Contract Bid Booklet, in an amount not to exceed \$25,530.00. See Exhibit A.

BACKGROUND/HISTORY

The engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2027 Street Maintenance Program includes the following roads slated for the 2027 Street Maintenance Program:

PROPOSED 2027 ROAD PROGRAM

STREET	SUBDIVISION/LIMIT	LENGTH
TALL PINE DR.	CASS AVE. - 67TH ST.	2,100
BAVARIAN LN.	TALL PINE DR. - LIMIT	850
ARROW LN.	PORTSMOUTH DR. - LIMIT	600
STRATFORD PL.	79TH ST. - WALNUT DR.	1,800
JUNIPER LN.	STRATFORD PL. - WARWICK AVE.	500
FLORENCE AVE.	MANNING RD. - LIMIT	1,250
CENTER CIR.	FLORENCE AVE. - LIMIT	230
GORDON CT.	FLORENCE AVE. - LIMIT	230
JUDD ST.	FAIRVIEW AVE. - WILTON RD.	475
WILTON RD.	HARPER RD. - LIMIT	1,060
HARPER RD.	WILTON RD. - EXTON ST.	400
EXTON ST.	JUDD ST. - HARPER RD.	560
BELLER CT.	BELLER DR. - LIMIT	485
BELLER DR.	83RD ST. - LEMONT RD.	4,870
CRAMER LN.	DROVER LN. - BREWER RD.	480
ALDEN LN.	BURGESS PL. - BREWER RD.	760
BURGESS PL.	DROVER LN. - LIMIT	390
COACHMANS RD.	CARRIAGE GREEN DR. - LIMIT	1,005
CARRIAGE GREEN DR.	HEATHER LN. - FRONTAGE RD.	3,000
CARRIAGE GREEN DR. CDS1	CARRIAGE GREEN DR. - LIMIT	109
CARRIAGE GREEN DR. CDS2	CARRIAGE GREEN DR. - LIMIT	87
DONEGAL DR.	MEYER WOOD PARK - CDS	1,254
WILCOX AVE.	71ST ST. - MCADAM RD.	625
MCADAM RD.	HOLLY AVE. - WILCOX AVE.	980
EXNER CT.	EXNER RD. - LIMIT	200
LEONARD DR.	PLAINFIELD RD. - 72ND ST.	1,660
ALTERNATE: 1,500 SQUARE YARDS OF PATCHING		N/A
Total (ft.)		25,960
Total Miles		4.92

Pavement Resurfacing Project Summary

- Project Scope: Resurfacing approximately 25,960 linear feet (4.92 miles) of City streets under the base bid.

Pavement Sections 4 Inches or Greater:

- Mill 2¼ inches of existing hot-mix asphalt pavement.
- Patch deteriorated pavement areas as needed.
- Install ¾ inch of polymerized hot-mix asphalt binder course.
- Install 1½ inches of hot-mix asphalt surface course.

Pavement Sections Less Than 4 Inches: Center Circle and Gordon Court.

- Mill 4 inches of existing hot-mix asphalt pavement.
- Patch deteriorated pavement areas as needed.
- Install 2½ inches of hot-mix asphalt binder course.
- Install 1½ inches of hot-mix asphalt surface course.

Additional Improvements:

- Adjust pavement structures, including manholes and drainage structures, where necessary.

Alternate No. 1:

- Includes 1,500 square yards of miscellaneous pavement patching at various locations throughout the City.

Task 1 – Field Reconnaissance: CBBEL Staff will perform a Field Reconnaissance of the streets to be resurfaced with Public Works. The purpose of the Field Reconnaissance will be to determine the limits and estimate the quantity of full depth asphalt pavement patching, and drainage structures to be adjusted. The results of the Field Reconnaissance will be reviewed with the Department of Public Works and compared to previous estimates to determine their impact on the estimated construction cost.

Engineering Tech IV \$205/hr x 20 hrs	= \$ 4,100
---------------------------------------	------------

Task 2 – Preparation of Bid Booklet: CBBEL will prepare a bid booklet in local format for the proposed improvements. The documents will generally consist of typical sections, special provisions, pay items, working days and estimated bid quantities. Quantities will be estimated based on site visits and City Staff Input from the existing cores and the field reconnaissance. CBBEL will prepare a base bid and alternate bids to help give the City the most flexibility to use the available funds for the project.

Engineer V \$250/hr x 5 hrs	= \$ 1,250
Engineering Tech IV \$205/hr x 80 hrs	= \$ 16,400
Total	\$ 17,650

Task 3 – Coordination Meetings: CBBEL has assumed that two coordination meetings will be required with the City regarding the projects.

Engineering Tech IV \$205/hr x 2 meetings x 3 hrs = \$ 1,230

Task 4 – Bidding Assistance: CBBEL will advertise for bidding, distribute specifications to all bidders, and hold a bid opening. CBBEL will review and tabulate all of the bids and make a recommendation of award.

Engineer Tech IV \$205/hr x 10 hrs = \$ 2,050

CBBEL estimated the following fees for each of the tasks described above:

Task 1 Field Reconnaissance	\$ 4,100
Task 2 Preparation of Bid Booklet	\$17,650
Task 3 Coordination Meetings	\$ 1,230
Task 4 Bidding Assistance	\$ 2,050
Direct Costs	<u>\$ 500</u>
NOT TO EXCEED	\$25,530

Funding for the Engineering Services would be expended from the following line item of the FY26/27 Budget:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 26/27 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
25-35-4325	ENGINEERING BID SPECIFICATIONS	\$ 36,500.00	\$ 25,530.00	\$10,970.00

STAFF RECOMMENDATION

Staff recommends approval of this Engineering Agreement with Christopher B. Burke Engineering, Ltd. in an amount not to exceed \$25,530.00.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the November 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 November 2026.

AYES: _____

NAYS: _____

ABSENT: _____



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

October 20, 2026

City of Darien
City Hall
1702 Plainfield Road
Darien, Illinois 60561

Attention: Dan Gombac

Subject: Proposal for Professional Engineering Services
2027 Road Rehabilitation Program

Dear Dan:

At your request, we are providing this proposal to provide professional engineering services related to the preparation of the bidding documents for the City's 2027 Road Rehabilitation Program. We understand the City will be using Local Funds for this project. As such CBBEL will prepare the bid booklet in Local format for submittal to the City. Included below you will find our Understanding of the Assignment and Scope and Fee.

UNDERSTANDING OF THE ASSIGNMENT

Based on the information provided by the City, the 2027 Road Rehabilitation Program will consist of resurfacing for the following streets:

PROPOSED 2027 Road Rehabilitation Program		
STREET	SUBDIVISION/LIMITS	LENGTH
TALL PINE DR.	CASS AVE. - 67TH ST.	2,100
BAVARIAN LN.	TALL PINE DR. - LIMIT	850
ARROW LN.	PORTSMOUTH DR. - LIMIT	600
STRATFORD PL.	79TH ST. - WALNUT DR.	1,800
JUNIPER LN.	STRATFORD PL. - WARWICK AVE.	500
FLORENCE AVE.	MANNING RD. - LIMIT	1,250
CENTER CIR.	FLORENCE AVE. - LIMIT	230
GORDON CT.	FLORENCE AVE. - LIMIT	230
JUDD ST.	FAIRVIEW AVE. - WILTON RD.	475
WILTON RD.	HARPER RD. - LIMIT	1,060
HARPER RD.	WILTON RD. - EXTON ST.	400
EXTON ST.	JUDD ST. - HARPER RD.	560
BELLER CT.	BELLER DR. - LIMIT	485
BELLER DR.	83RD ST. - LEMONT RD.	4,870
CRAMER LN.	DROVER LN. - BREWER RD.	480
ALDEN LN.	BURGESS PL. - BREWER RD.	760
BURGESS PL.	DROVER LN. - LIMIT	390
COACHMANS RD.	CARRIAGE GREEN DR. - LIMIT	1,005
CARRIAGE GREEN DR.	HEATHER LN. - FRONTAGE RD.	3,000
CARRIAGE GREEN DR. CDS1	CARRIAGE GREEN DR. - LIMIT	109
CARRIAGE GREEN DR. CDS2	CARRIAGE GREEN DR. - LIMIT	87
DONEGAL DR.	MEYER WOOD PARK - CDS	1,254
WILCOX AVE.	71ST ST. - MCADAM RD.	625
MCADAM RD.	HOLLY AVE. - WILCOX AVE.	980
EXNER CT.	EXNER RD. - LIMIT	200
LEONARD DR.	PLAINFIELD RD. - 72ND ST.	1,660
Alternate: 1,500 square yards of patching		N/A
Total (ft)		25,960
Total Miles		4.92

Based on the pavement core records provided by the City for the project locations, a majority of the core results reflect a thicker pavement section ($\geq 4"$). For those locations, we recommend milling 2 ¼ inches of the existing hot-mix asphalt pavement, patching poor areas, the installation of 1 ½ inches of hot-mix asphalt surface course and ¾ inches of polymerized hot-mix asphalt binder course. Two (2) locations (Center Circle and Gordon

FEE ESTIMATE

CBBEL estimates the following fees for each of the tasks described above:

Task 1	Field Reconnaissance	\$	4,100
Task 2	Preparation of Bid Booklet	\$	17,650
Task 3	Coordination Meetings	\$	1,230
Task 4	Bidding Assistance	\$	2,050
		Direct Costs	<u>\$ 500</u>
		NOT TO EXCEED	\$ 25,530

We will bill you at the hourly rates specified on the attached Schedule of Charges and establish our contract in accordance with the attached General Terms and Conditions. Direct costs for blueprints, photocopying, mailing, overnight delivery, messenger services and report compilation are not included in the Fee Estimate. These General Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. It should be emphasized that any requested meetings or additional services that are not included in the preceding Fee Estimate will be billed at the attached hourly rates.

Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,



Michael E. Kerr, PE
President

Encl. 2026 Schedule of Charges
General Terms and Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES AND GENERAL TERMS AND
CONDITIONS ACCEPTED FOR CITY OF DARIEN:

BY: _____

TITLE: _____

DATE: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.
STANDARD CHARGES FOR PROFESSIONAL SERVICES
EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

<u>Personnel</u>	<u>Hourly Rate</u>
Engineer VI	290
Engineer V	250
Engineer IV	215
Engineer III	190
Engineer I/II	165
Survey V	250
Survey IV	235
Survey III	215
Survey II	170
Survey I	145
Engineering Technician V	230
Engineering Technician IV	205
Engineering Technician III	150
Engineering Technician I/II	135
CAD Manager	225
CAD Technician II	165
CAD Technician I	145
GIS Specialist III	190
GIS Specialist I/II	165
Landscape Architect II	215
Landscape Architect I	190
Landscape Designer III	165
Landscape Designer I/II	130
Environmental Resource Specialist V	250
Environmental Resource Specialist IV	205
Environmental Resource Specialist III	175
Environmental Resource Specialist I/II	150
Environmental Resource Technician	150
Business Operations Department	170
Project Specialist	125
Engineering Intern	95
Transportation Planner VI	290
Transportation Planner V	250
Transportation Planner IV	215
Transportation Planner III	190
Transportation Planner I/II	165
Communications V	220
Communications IV	195
Communications III	170
Communications I/II	150

Direct Costs

Outside Copies, Blueprints, Messenger, Delivery Services, Mileage Cost + 12%

These rates are in effect until December 31, 2026, at which time they will be subject to change.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
GENERAL TERMS AND CONDITIONS

1. Relationship Between Engineer and Client: Christopher B. Burke Engineering, Ltd. (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.
4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the

resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest

extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.
9. Compliance With Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.
12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

Any claim, dispute or other matter in question arising out of or related to this Agreement, which can not be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

13. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
14. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.
15. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void & without effect to the extent they conflict with the terms of this Agreement.
16. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.
18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.
20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.
21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.
22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.
23. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

24. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are

specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

25. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.
26. Payment: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:
- Collection Costs. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.
- Suspension of Services. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.
27. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver. Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the **Illinois** Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that **Illinois** law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

28. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the

Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

29. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor's failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

30. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

June 13, 2005

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MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
Monday, September 28, 2026

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

ABSENT: None

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

Establish Quorum

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

Old Business

There was no old business to discuss.

New Business

- a. Ordinance – Amending Section 9-7-4(E) of the Darien City Code to grant administrative hearing officers the authority to enter orders prohibiting further code violations and additional powers.**

Mr. Ryan Murphy, City Planner reported that this goes back to 2021, and that some citations are not enough for people to comply. He reported that they would take the case and file a motion to have the administrative hearing officer order compliance, and that they would work with Attorney Murphey. He further reported that they would update the ordinance to match the new state law, and that they would make a clerical fix to align mailing requirements with the rest of the code.

Mr. Dan Gombac, Director clarified that they had provided a supplemental memo to explain the mailing requirement update.

Chairperson Belczak questioned why they would not use certified mail.

Mr. Gombac stated that it would take longer, and that the common practice is regular mail.

Mr. Murphy added that there had been issues with people refusing to certify mail.

Chairperson Belczak recommended defining the type of mail.

Mr. Murphy stated that Illinois law states “service by mail.”

Chairperson Belczak stated that they should be more specific. He questioned what would happen if a vehicle was registered to a different address.

Mr. Murphy stated it would be a case-by-case basis, and there would be other policies to develop.

Mr. Gombac clarified that the violation would go with the property owner.

There was some discussion regarding updating the internal administrative process for mailing.

Mr. Murphy explained the current code process. He clarified that they would change protocols to match the new procedure, and the fines were not for money generating but to achieve compliance.

There was some discussion regarding the monthly hearings.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve an Ordinance amending Section 9-7-4(E) of the Darien City Code to grant administrative hearing officers the authority to enter orders prohibiting further code violations and additional powers.

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

- b. Motion – Accepting a proposal for a Maintenance Agreement, for the Vactor 2100i, serial number 23-04V-21705 sewer cleaner from Standard Equipment in an amount not to exceed \$8,500.**

Mr. Gombac reported that is equipment is very expensive and the city mechanic is not certified to do all maintenance. He reported that the \$8,500 is a per year agreement, and that they would re-negotiate after three years. He further reported that the maintenance would be scheduled out as part if a large inspection checklist.

There was some discussion regarding renting out versus city-use of the equipment.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato accepting a proposal for a Maintenance Agreement, for the Vactor 2100i, serial number 23-04V-21705 sewer cleaner from Standard Equipment in an amount not to exceed \$8,500.

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

- c. Motion – Accepting a proposal from Spring Grove Nursery for the purchase of parkway trees in an amount not to exceed \$20,267.**

- d. Motion - Accepting a proposal from Apex for the delivery, planting and mulching of the parkway trees in an amount not to exceed for \$15,881.50.**

Mr. Gombac reported that this is a new program based on the tree consortium, and is a co-op for the best prices. He reported that the nursery would allow them to pick and tag the trees, and the planting would come after. He further reported that the program would involve two vendors and two different payouts, and there would be a new protocol for planting that would not allow residents to choose trees. Mr. Gombac reported that a variety of trees is needed in each area to maintain the tree canopy, inventory and diversity. He stated that this would be a great program, and there would be a potential spring planting implemented.

There was some discussion regarding the 50/50 parkway program. Mr. Gombac clarified that the choices were at the discretion of the city arborists.

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

Alderman Stompanato made a motion, seconded by Alderman Schauer accepting a proposal from Spring Grove Nursery for the purchase of parkway trees in an amount not to exceed \$20,267 and accepting a proposal from Apex for the delivery, planting and mulching of the parkway trees in an amount not to exceed for \$15,881.50.

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

- e. Motion – Extending a contract to Yellowstone Landscape in an amount not to exceed \$190,520.00 for the City's 2026/27 Tree Trimming and Removal Program.**
- f. Motion - Landscape restoration in the amount of \$2,480.**

Mr. Gombac reported that the annual tree trimming program would cover about 1,750 parkway trees, and that the pricing was an extension from Yellowstone who had been a very responsive vendor. He reported that there would be about 1,750 trees trimmed per cycle per year, determined geographically, and each cycle would be trimmed every five years.

There was some discussion regarding the tree inventory and determining what trees to remove.

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

Alderman Schauer made a motion, seconded by Alderman Stompanato extending a contract to Yellowstone Landscape in an amount not to exceed \$190,520.00 for the City's 2026/27 Tree Trimming and Removal Program and for landscape restoration in the amount of \$2,480.

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

- g. Minutes - August 24, 2026 Municipal Services Committee**

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

Alderman Stompanato made a motion, seconded by Alderman Schauer to approve the August 24, 2026 Municipal Services Committee Meeting Minutes.

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

Director's Report

Mr. Gombac reported that the Plainfield wall was under construction, and they would next bring in the block and work on the bid of the latticework of the fence. He reported that the road widening had been completed.

Mr. Gombac reported that a resident on Elm had concerns with speeding, which were unfounded by the Police Department, but there were still traffic concerns in that area. He reported that a radar speed flashing sign would be installed mid-block.

Mr. Gombac reported that Tri-State Fire notified that a resident had been dumping gas into the storm sewer on 67th Street, and that the EPA had been called. He reported that the remediation would cost around \$150,000, and they would be developing a protocol to determine the responsibility of the estimated 50 gallons dumped.

Next Scheduled Meeting

Chairperson Belczak announced that the next meeting is scheduled for Monday, October 26, 2026.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:04 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman

CITY OF DARIEN MEMORANDUM

TO: Municipal Services Committee

FROM: Dan Gombac, Director of Municipal Services

DATE: October 23, 2026

SUBJECT: Follow-Up on Engineering Topographical Surveying and Drainage Evaluation
Following the July 4, 2026, Rain Event

BACKGROUND

Following the significant rainfall and flooding experienced throughout portions of Darien on July 4, 2026, the City initiated follow-up efforts to document high-water conditions and evaluate drainage infrastructure in the affected areas. The storm produced approximately 6–8 inches of rainfall, with peak hourly rainfall of approximately 3.5 inches. The intensity of the storm, combined with saturated ground conditions, overwhelmed portions of the local and regional stormwater systems, resulting in flooding and property damage. Attached is a memorandum from Christopher B. Burke Engineering providing summaries for the various locations that were impacted by structure flooding. Please note there are additional locations that are currently under review with a forthcoming summary.

SURVEYING UPDATE

The City authorized topographic surveying to establish elevations and document high-water marks in affected neighborhoods. The survey effort provided a more comprehensive understanding of the flooding conditions, including:

- Documenting high-water marks and ground elevations in the affected areas.
- Evaluating the relationship between roadway elevations, residential properties, drainage structures, and overland flow routes.
- Reviewing drainage conditions in the Linden Avenue and Gail Avenue corridors, including portions of the 7600–7900 blocks.
- Identifying potential restrictions or deficiencies in the existing storm sewer system and surrounding drainage network.
- Establishing a reliable elevation baseline for future engineering analysis and stormwater modeling.

The survey information will serve as a foundation for evaluating potential improvements and determining whether additional conveyance, drainage structures, detention, or retention measures may be warranted.

NEXT STEPS

Upon completion and review of the survey information, staff will coordinate with the City's engineering consultant to advance the next phase of the evaluation. Anticipated tasks include:

- Reviewing survey results and correlating the collected data with reported flooding locations and documented high-water marks.
- Evaluating existing storm sewer capacity, drainage patterns, and overland flow routes.
- Developing a hydrologic and hydraulic modeling approach to assess existing conditions and potential improvement alternatives.
- Identifying preliminary drainage improvements, including potential storm sewer extensions, additional inlets, conveyance improvements, and detention or retention opportunities.
- Preparing preliminary cost estimates and identifying potential funding sources for recommended improvements.
- Determining whether improvements can be phased or advanced for future capital programming and grant opportunities.

COMMITTEE UPDATE

Staff will continue to coordinate with the engineering consultant and provide the Municipal Services Committee and City Council with updates as survey results are reviewed and the drainage evaluation progresses. The objective is to use the collected field data and subsequent modeling to establish technically supported recommendations, identify feasible mitigation alternatives, and develop a prioritized approach to reducing future flood risk in the affected neighborhoods.

The surveying effort is an initial step in a broader evaluation. While the survey will help establish existing elevations and drainage conditions, additional engineering analysis and modeling will be necessary before specific improvements, costs, or anticipated levels of flood protection can be established.

An update will be delivered via USPS to all residents within the adjacent areas of the locations.

Preliminary Findings and Projects – 2026 Flood

Based on CBBEL Memorandum dated October 17, 2026

Project no.M1.101726.pdf

July 4, 2026, Storm Event

- Approximately 3.5 inches of rainfall occurred within one hour, exceeding a 50-year storm event based on Illinois State Water Survey Bulletin 75 data.
- Several neighborhoods were developed before modern stormwater detention requirements.
- Findings are preliminary and qualitative; detailed hydrologic and hydraulic modeling is required to confirm project effectiveness and costs.

1. Gail Avenue and Linden Avenue (Southeast of Plainfield Road and Cass Avenue)

- Neighborhood developed in the 1950s with aging storm sewers and no stormwater detention.
- Floodwater reportedly reached depths of 2–3 feet, inundating multiple homes.
- City submitted a CDBG application for storm sewer improvements, estimated at \$1.2 million.
- A second phase could provide approximately two acres of stormwater storage at Lindenwood Park, estimated at an additional \$3.5–\$5 million.
- Combined improvements could potentially provide a 100-year level of protection.
- Additional conveyance without storage could increase downstream flooding.
- Alternative: voluntary acquisition of homes in low-lying areas to create neighborhood detention basins.

2. Darien Lane / Jewel Shopping Center

- The Jewel parking lot filled with stormwater and overflowed east through the yard of 7322 Darien Lane.
- Existing surface storage is estimated at approximately one acre-foot, compared with an estimated 8.5 acre-feet required under current City standards.
- Additional underground storage could cost approximately \$7–\$8 million, excluding potential easement acquisition.

3. Seminole Drive / Hinsbrook Subdivision

- Significant overland stormwater flow occurs near Plainfield Road.
- Limited land is available for additional storage.
- Hinsbrook Park may offer an opportunity to expand existing storage westward toward Beechnut Lane.
- Additional analysis is needed to evaluate feasibility, cost, and benefits.

4. 410, 414 and 418 71st Street

- Street flooding directs overland flow through side yards toward Clarendon Hills Road.
- Potential solutions include underground storage beneath the street, storage along park frontage, or excavation within the adjacent park.
- Improvements would require adequate storm sewer conveyance and coordination with the Park District.

5. 901 Cherokee

- Evaluation remains in progress; very limited mitigation options have been identified.

6. 1030 69th Street

- Property is located at a low point in the block, with the garage floor approximately two feet above the street gutter.
- Expanded storage at Hinsbrook Park could potentially support increased storm sewer capacity.
- Regrading adjacent side-yard swales would be challenging and disruptive.

7. Clifford Drive and Woodvale Drive

- Evaluation remains in progress.

Next Steps – Stormwater Hydraulic Modeling Study

City of Darien – July 4, 2026, Flood Mitigation

1. Establish Study Scope and Priorities

- Coordinate with CBBEL to define the scope of a comprehensive hydrologic and hydraulic modeling study.
- Prioritize flood-impacted neighborhoods based on documented flooding, high-water marks, property damage, and potential mitigation opportunities.
- Establish project objectives, deliverables, schedule, and estimated engineering costs.

2. Collect Existing Data

- Compile available storm sewer maps, pipe sizes, inverts, inlet locations, drainage easements, and outfall information.
- Obtain topographic survey data, property elevations, street grades, and documented high-water marks.
- Review existing detention facilities, drainage studies, watershed boundaries, and available rainfall data.
- Identify areas developed before modern stormwater detention requirements.

3. Develop the Existing-Conditions Model

- Delineate tributary drainage areas and establish runoff characteristics.
- Model the existing storm sewer system, surface drainage routes, depressions, and detention storage.
- Evaluate system capacity under applicable design storm events, including the 50-year and 100-year events.
- Compare modeled results with observed flooding from July 4, 2026, to validate model performance where data are available.

4. Identify and Evaluate Mitigation Alternatives

- Evaluate storm sewer upsizing, additional inlets, and improved conveyance.
- Assess detention and retention opportunities at Lindenwood Park, Hinsbrook Park, and other potential locations.
- Evaluate underground storage, surface storage, and regional stormwater management alternatives.
- Determine whether property acquisition and neighborhood detention basins are feasible in areas with limited mitigation options.
- Evaluate downstream impacts to ensure improvements do not increase flooding elsewhere.

5. Develop Proposed-Conditions Models

- Model individual improvements and combinations of improvements to determine their effectiveness.
- Estimate reductions in flood elevations, flood depths, and property exposure.
- Determine the level of protection achievable under various storm scenarios.
- Identify remaining flood risks after proposed improvements.

6. Prepare Preliminary Engineering and Cost Estimates

- Develop concept-level layouts for the most effective alternatives.
- Prepare preliminary construction cost estimates, including engineering, land acquisition, easements, and contingencies as applicable.
- Identify potential funding sources, including CDBG, County programs, grants, and City capital funds.
- Establish preliminary project phases and implementation schedules.

7. Prioritize Projects and Establish an Implementation Plan

- Rank proposed improvements based on flood reduction, number of properties benefited, cost-effectiveness, feasibility, and downstream impacts.
- Identify near-term improvements and longer-term regional stormwater projects.
- Determine which projects can advance to preliminary and final engineering.
- Establish a prioritized, multi-year stormwater capital improvement plan.

8. Present Findings and Coordinate with Stakeholders

- Prepare a final modeling report documenting existing conditions, proposed alternatives, results, costs, and recommendations.
- Coordinate with DuPage County, applicable park districts, neighboring municipalities, and affected property owners.
- Present findings to the Mayor and City Council to establish priorities, funding strategies, and authorization for the next phase of engineering.

Expected deliverable: A calibrated stormwater model, where sufficient data are available, that identifies system deficiencies, quantifies potential flood reductions, evaluates mitigation alternatives, and provides a prioritized, cost-based implementation plan for the City of Darien.

Preliminary Budget Estimates – City of Darien Stormwater Modeling Study

The following planning-level budget estimates cover the proposed evaluations following the July 4, 2026, flooding event, including hydrologic and hydraulic modeling, mitigation alternatives, preliminary cost estimates, and project prioritization.

These are preliminary engineering budget allowances. Actual costs will depend on the number of drainage areas modeled, the availability of existing data, survey requirements, and the complexity of the storm sewer network.

1. Estimated Engineering Study Costs

Evaluation / Task	Estimated Cost
1. Study scope, project coordination and prioritization	\$5,000–\$10,000
2. Data collection, records review and drainage mapping	\$10,000–\$20,000
3. Supplemental topographic survey and high-water mark verification	\$15,000–\$35,000
4. Existing-conditions hydrologic and hydraulic modeling	\$25,000–\$50,000
5. Model validation against the July 4, 2026, flood event	\$10,000–\$20,000
6. Evaluation of storm sewer, detention and storage alternatives	\$20,000–\$40,000
7. Proposed-conditions modeling and downstream impact analysis	\$15,000–\$30,000
8. Preliminary engineering concepts and cost estimates	\$15,000–\$30,000
9. Project prioritization, phasing and funding strategy	\$5,000–\$10,000
10. Final report and presentation to City Council	\$5,000–\$10,000
Subtotal	\$125,000–\$255,000
Contingency allowance (15%)	\$18,750–\$38,250
Total estimated study budget	\$143,750–\$293,250

These allowances assume a citywide or multi-neighborhood evaluation of the identified flood locations, rather than detailed final engineering designs for each improvement.

2. Recommended Budget for Darien

Recommended preliminary budget \$300,000

Planning allowance for consultant services and contingency, subject to a negotiated scope.

- Engineering and modeling services \$260,000
- Contingency (approximately 15%) \$39,000
- Total Say **\$300,000**

Recommended implementation approach-6-9-month timeline

- Phase 1 – \$35,000–\$55,000: Data collection, field verification, study boundaries, and modeling work plan.
- Phase 2 – \$75,000–\$100,000: Existing-condition modeling and validation against the July 4, 2026, storm.
- Phase 3 – \$60,000–\$80,000: Mitigation alternatives, proposed-condition modeling, and preliminary cost estimates.
- Phase 4 – \$15,000–\$25,000: Final report, project ranking, implementation schedule, and funding recommendations.
- Contingency \$40,000

The study should initially prioritize Gail Avenue and Linden Avenue, Darien Lane, Seminole Drive/Hinsbrook Park, and the remaining documented flood locations, with the option to expand modeling based on initial findings.

MEMORANDUM

October 17, 2026

TO: Dan Gombac

FROM: Daniel L. Lynch, PE, CFM

SUBJECT: Preliminary Findings and Projects – 2026 Flood
(CBBEL Project No. 95-323H286)

The following provides a summary of various locations which experienced flooding during the July 4, 2026, flood event. During the storm event on July 4, approximately 3.5" of rain fell in a one-hour period. This equates to over a 50-year storm based on Illinois State Water Survey Bulletin 75 rainfall data. Many of the areas in question were developed prior to the requirement of stormwater detention, and those that have detention pre-date the current requirements. Please note that this is primarily a qualitative report and did not include hydrologic or hydraulic modeling. Projects discussed in this evaluation are concept level only, and detailed analysis of the effectiveness and cost would be required before proceeding with construction.

Southeast of Plainfield and Cass

This neighborhood, including Gail and Linden Avenues, was subdivided in the 1950's prior to the modern requirements of stormwater management. The storm sewers which exist have been in place for decades and there is no stormwater detention. The low points in the block between Plainfield Road and 79th Street are low-lying and water reportedly reached depths of between two and three feet. This is consistent with measured high-water lines and topography included in the Du Page County GIS database, which indicates a closed depression. It is known that multiple houses were inundated during the flood event. It is our understanding from multiple residents when walking the neighborhood with City staff that flooding such as this had not happened in the past, with one resident noting that she had lived in her home since 1978 and had never seen such flooding.

The City of Darien has submitted an application for funding through the Du Page County Community Development Block Grant program. The application is to install new storm sewers and is the first component of a two-part project. The second part is to construct stormwater storage in Lindenwood Park to the south. It is important to note that any flood control project will almost certainly include additional flood storage, as only constructing additional conveyance capacity would likely increase downstream flow. This is prohibited as it would adversely impact downstream flood conditions. A stormwater storage basin in Lindenwood Park could conceivably encompass approximately two acres, and combined with the larger storm sewer, provide a 100-year level of protection for houses on Linden and Gail Avenues. The grant application submitted included an estimated cost of \$1.2 million for the storm sewer and the stormwater basin could cost an additional \$3.5 - \$5 million to construct. This would be in addition to the grant funds.

If the above projects do not move forward, the City could consider land acquisition of homes in the low-lying areas of Gail and Linden. Houses would be demolished and smaller

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neighborhood detention storage basins could be constructed. The size and benefit of the storage would be dependent on how many parcels are acquired. Doing so would likely be on a voluntary basis or as homes become available for purchase.

Darien Lane

It is our understanding that during the July 4, 2026, storm the Jewel parking lot filled with stormwater and overflowed easterly through 7322 Darien Lane. The shopping center was developed over a period of time in the 1970's to early 1980's and appears to have limited stormwater storage on the surface of the parking lot west and north of the Jewel store. This is based on aerial photos and topography available on the Du Page County GIS database. It is not known what design criteria were used to size the detention storage, but it does appear intentional as parking lot inundation has been observed in previous storms. During the July 4 storm, the parking lot filled to the level that it overtopped the berm and flowed east through the yard of 7322 Darien Lane.

The shopping center (including Jewel, the 7409 Cass building, the Concentra building, Buona Beef, and Taco Bell) is approximately 14.5 acres, and we have estimated that there is approximately one acre-foot of stormwater storage in the Jewel parking lot. If the shopping center were developed according to current City of Darien standards, approximately 8.5 acre-feet of storage would be required. If additional stormwater storage were added to the Jewel parking lot to meet current design standards, it is presumed that all storage would all have to be underground in a vault. Including excavation, storage vault, backfill, and parking lot reconstruction, a ballpark estimate of \$7 - \$8 million dollars should be considered. This does not include any costs for easement acquisition, if the property owner does not willingly grant approval.

While not specifically addressed as part of this report, we are aware that Seminole Drive has considerable overland flow, particularly as it approached and crossed Plainfield Road. The Hinsbrook Subdivision dates to 1966 when stormwater detention was likely not required. There is limited land available for additional stormwater storage in this neighborhood. The one area that has potential for additional storage is Hinsbrook Park. The park does include some existing storage west of the pool, and it appears considerable additional storage could be attained by extending that storage westerly toward Beechnut Lane. If there is a desire to consider this, additional analysis must be conducted to evaluate the cost and benefit of doing so.

Clifford and Woodvale Drives

In progress

410, 414, 418 71st Street

This section of 71st Street has a large tributary area extending west to Richmond Avenue. In the location of these houses the street gets quite flat and during flood conditions, becomes inundated, with the overland flow route north through the side yards to the rear yards, then east towards Clarendon Hills Road. The houses are less than 2 feet above the street elevation. There are only limited options to provide additional stormwater storage within the street corridor, such as underground storage under the street or adjacent parking on the park frontage. Another option for additional storage would be within the park, in an area southeast of the tennis/basketball courts and south of the playground. Storage could be created by excavating the existing grass area, which is a large depression. A sufficiently

MEMORANDUM

sized storm sewer would have to be constructed to extend from 71st Street to the storage area. The project would have to be coordinated with the Park District.

901 Cherokee

In progress – very limited options

1030 69th Street

This house is on the north side of 69th Street approximately halfway between Cass Avenue and Wilmette Avenue. This is the low point of the block, and the garage floor is approximately two feet above the flow line of the gutter in the street. Based on the Du Page County GIS topography, the overland flow routes at each end of the block are approximately 5 feet higher than the garage floor, and the apparent overland flow route through side yards on the south side of 69th Street are approximately one foot above the garage floor. From this location, the storm sewer which serves the curb inlets extends south through side yards to Hinsbrook Park. If the storage capacity of Hinsbrook Park were expanded, the storm sewer capacity could be increased to increase the flow of water to the park. Regrading of side yard swales of 1029 69th Street and 1030 Hinsbrook Avenue would be challenging and very disruptive to the landscaping and character of the yards.

APPENDIX

Directors Report

Update Regarding the Flooding That Occurred in Darien During July 2026

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