

AGENDA
Municipal Services Committee
September 22, 2025
6:00 P.M. – Council Chambers

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. Old Business**
- 4. New Business**
 - a. **Motion** - Accepting a proposal for the purchase of two (2) new FCS DXMIC Pro Kit with GPS capabilities and training for leak surveying from Subsurface Solutions, in an amount not to exceed \$13,648
 - b. **Motion** - Accepting a proposal from Garland/DBS, Inc., services for the removal, purchase and replacement of the roof hatch and gutter diversion enhancements at the police department in an amount not to exceed \$6,324.
 - c. **Motion** – Declaring a default under the One-Year Public Improvement Maintenance Bond No. 4478108, Markel Insurance, for the Jade Residence development at 2305 Sokol Court and to demand payment in the amount of \$97,499.20 for failure to complete required landscape restoration, including tree planting, turf establishment, minor grading, and other related improvements as per the approved Landscape Plan.
 - d. **Motion** - Rejecting all prior submitted quotes for landscape restoration at 2305 Sokol Court due to non-compliance with required specifications, and to award a contract to Laslo Landscaping, in an amount not to exceed \$96,421, and certain City approved quoted materials and services in an amount of \$20,190.50 for a total cost not to exceed \$116,539.50, reimbursable funds related to the restoration based on unit pricing per the approved Landscape Plans, contingent on funds being on file
 - e. **Minutes - August 4, 2025 Municipal Services Committee**
September 2, 2025 Municipal Services Committee
- 4. Director's Report**
- 5. Next scheduled meeting – Monday, October 27, 2025**
- 6. Adjournment**

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
September 22, 2025

ISSUE STATEMENT

A motion accepting a proposal for the purchase of two (2) new FCS DXMIC Pro Kit with GPS capabilities and training for leak surveying from Subsurface Solutions, in an amount not to exceed \$13,648. See Exhibit A.

BACKGROUND/HISTORY

The proposed potable leak surveying equipment is an addition to the water departments inventory of leak detection and surveying tools. The FCS DXMIC Pro Kit is an advanced, digital ground microphone and water leak detection system that uses acoustic technology to pinpoint leaks in underground pipes.

FCS DXMIC Pro Kit with GPS Equipment Features:

- Multiple listening attachments for varied survey conditions
- Color touchscreen interface for intuitive operation
- Wireless and wired headphone options
- Integrated mobile app for downloading results, reports, and data
- GPS integration for location tracking and mapping of leaks

This state-of-the-art equipment will enable Water Department personnel to conduct ongoing, town-wide leak surveys with continued efficiency and accuracy. It will serve as a valuable complement to the recently installed city-wide in-line leak detection system, the Gutermann Leak Loggers. Additionally, the devices will be used to investigate suspected leaks in private water services and fire hydrants.

The equipment will be assigned to specific Water Division utility vehicles and deployed as needed in the field, ensuring rapid response and comprehensive coverage.

Sole Source Justification:

This equipment is a sole-source item and is distributed exclusively by Subsurface Solutions, the only authorized distributor in the region for products manufactured by Fluid Conservation Systems. Please refer to the sole source letter attached and labeled as Attachment A.

The FY25/26 Budget includes funding for the equipment through the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25-26 BUDGET	PROPOSED EXPENDITURE	BALANCE
02-50-4231	Water System Maintenance-FCS Listening Devices	\$13,500	\$13,648	*(\$148)

*Note: Staff acknowledges that the item is over budget by \$148. Pricing has increased since the quotes received in December 2024. The remaining funds within the account have sufficient funds

to cover the shortfall.

STAFF RECOMMENDATION

Staff requests approval of this motion accepting a proposal for the purchase of two (2) new FCS DXMIC Pro Kit with GPS capabilities and training for leak surveying from Subsurface Solutions, in an amount not to exceed \$13,648.

ALTERNATE CONSIDERATION

As directed by the Committee.

DECISION MODE

This item will be on the October 6, 2025 City Council agenda for formal consideration

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 6th day of October 2025.**

AYES: _____

NAYS: _____

ABSENT: _____



April 20, 2022

To Whom It May Concern:

Halma Water Management (HWM) and Fluid Conservation Systems (FCS) are sister companies and we offer a variety of products including water management, wireless monitoring and measuring equipment.

The purpose of this letter is to confirm that the products manufactured by HWM are only available for purchase and service directly in the United States from FCS and our authorized distributor partners. Subsurface Solutions is the authorized exclusive distributor for the following states: North Dakota, South Dakota, Wisconsin, Minnesota, Iowa, Illinois, Nebraska, Kansas and Missouri.

If you have any further questions regarding the sale and support of our products, please contact me directly.

Sincerely,

Julie Platton

Julie Platton
Sales Office Manager
Fluid Conservation Systems

Fluid Conservation Systems
502 TechneCenter Drive, Suite B
Milford, OH 45150
(800) 531-5465



Subsurface Solutions

Damage Prevention Experts

Subsurface Solutions

www.SubsurfaceSolutions.com


QUOTE 38109

Valid Till Oct 31, 2025
Sales Person David Shelley
Phone
Email david@subsurfacesolutions.com

Attention to: Dennis Cable

Bill To
 City of Darien
 1702 Plainfield Road,
 Darien, IL 60561-5044

Ship To
 City of Darien
 1702 Plainfield Road,
 "

Item & Description	List Price	Qty	Total
FCS DXMIC PRO KIT DXMICPROSYS 2025 DXmic Pro • Included listening attachments - Magnet, probes, and Wind protected ground mic foot • Excellent audio: Best in class sound quality • Noise cancelling headphones • Digital noise level indication, Filtering, Quick save noise level trends • Hard case, manual • Wireless capability: For Bluetooth headphones or transfer of audio/configuration data to PC (Use with DXmic App) • Color touch screen: Clear multifunctional graphics and ease of use • Long battery life: Li-ion cells with up to 15-25 hrs Battery life • User friendly: Safety Noise Level cut off and leak noise isolation filters • Improved automatic filtering: Supported by frequency analysis display DXmic App • Android or IOS version • Uses GPS to give location • Upload photos from site and add site notes • DXmic Pro downloads sound files to the App • Works with Email and/or DataGate Mapping server to send and view location sound files	 \$ 6,824.00	2	\$ 13,648.00

Contact me if you have questions

Thank You,

David Shelley

815-474-0064

david@subsurfacesolutions.com

Sub Total

\$ 13,648.00

Tax

\$ 0.00 Not Configured

Grand Total

\$ 13,648.00

Terms & Conditions - Pricing may not include local or state sales tax, freight or other shipping charges that will be paid by the customer. Please contact us if you need exact freight and tax charges at 402-990-9454. Pricing is valid for 10 days unless otherwise noted. All orders Prepay, COD, credit card or Net 30 if qualified. We accept all major Credit Cards. Lead time on most equipment is 3-10 days. Radiodetection RD7200 & RD8200 are warranted for 3 years after registration & Schonstedt units 7 years, most other equipment is a 1 year warranty. Free training on equipment over \$5000.

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
September 22, 2025

ISSUE STATEMENT

A motion accepting a proposal from Garland/DBS, Inc., services for the removal, purchase and replacement of the roof hatch and gutter diversion enhancements at the police department in an amount not to exceed \$6,324. See Exhibit A.

BACKGROUND

The proposed FY 25/26 Budget includes funds for the replacement of the police department roof, a project completed earlier this year. The scope of work included replacing the existing membrane roof in the “tower” area, along with the associated gutters. Subsequently due to recent rain events it was identified that the existing roof hatch was a source of an additional leak. During the roof replacement project, it was not identified that the hatch required replacement. To address this issue, a proposed modification includes the removal, purchase and installation of a new roof hatch within the flat roof of the “tower” area. As a preventive measure, enhancements to the scope of work includes gutter diversions to assist in accommodating intense rain events.

Police Department Flat Roof & Gutter Repair Scope of Work:

Remove Existing Roof Hatch
 Install New Bilco Roof Hatch
 Roof Flashing Tie Into Existing Roof System
 Gutters Install Rain Diverter
 Haul Away All Debris

Staff had previously utilized the services form Garland/DBS, Inc., as the general contractor with very satisfactory services. As the general contractor, Garland furnishes materials and labor to accommodate all roofing exterior services. The vendor is an awarded vendor of the OMNIA Partners. OMNIA partners provide public & private sector industries value-driven procurement and cost-saving solutions. The vendor was awarded a national contract through Racine County, WI, for Roofing Supplies and Services, Waterproofing and Related Products and Services, under Contract Number PW1925, and has been extended to October 14, 2029.

The project fund balance has remaining funds to complete the requested expenditure and would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25/26 BUDGET	YEAR TO DATE EXPENDED	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4223	Maintenance-Building Police Department Roof	\$295,000	\$164,190	\$6,324	\$124,486

STAFF RECOMMENDATION

A motion accepting a proposal from Garland/DBS, Inc., services for the removal, purchase and replacement of the roof hatch and gutter diversion enhancements at the police department in an amount not to exceed \$6,324. See Exhibit A.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the October 6, 2025, City Council agenda for formal approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 6th day of October 2025.**

AYES: _____

NAYS: _____

ABSENT: _____



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Darien
police Department
1710 Plainfield Rd
Darien, IL 60561

Date Submitted: 9/10/2025
Proposal #: 25-IL-250933
MICPA # PW1925

Illinois General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work:

1. Provide all safety and equipment to complete all work following OSHA guidelines and regulations
2. Remove existing roof hatch in its entirety
3. Install a new Bilco roof hatch, matching in size and style
4. Re-work roof flashing to tie into the existing roof system
5. Haul away all debris
6. Install rain diverter extensions in the gutter corners
7. Haul away all debris

Proposal Price Based Upon Market Experience:	\$ 6,324
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Garland/DBS Price Based Upon Local Market Competition:

Adler Roofing and Shet Metal	\$ 6,324
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Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are included.
2. Permits are included.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Nathan Parker

Nathan Parker
Garland/DBS, Inc.
(216) 302-3791

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
September 22, 2025

ISSUE STATEMENT**Motion 1: Declaration of Default and Demand for Payment Under Maintenance Bond**

Motion to declare a default under the One-Year Public Improvement Maintenance Bond No. 4478108, Markel Insurance, for the Jade Residence development at 2305 Sokol Court and to demand payment in the amount of \$97,499.20 for failure to complete required landscape restoration, including tree planting, turf establishment, minor grading, and other related improvements as per the approved Landscape Plan. See Exhibit A.

AND**Motion 2: Rejection of Non-Compliant Quotes and Award of Contract**

Motion to reject all prior submitted quotes for landscape restoration at 2305 Sokol Court due to non-compliance with required specifications, and to award a contract to Laslo Landscaping, in an amount not to exceed \$96,421, and certain City approved quoted materials and services in an amount of \$20,190.50 for a total cost not to exceed \$116,539.50, reimbursable funds related to the restoration based on unit pricing per the approved Landscape Plans, contingent on funds being on file. See Exhibits B and C.

BACKGROUND SUMMARY

The Jade Residence, located at 2305 Sokol Court at the southeast corner of S Frontage Road and Sokol Court, was approved via Ordinance No. O-13-21 on May 3, 2021. The development includes a 70-unit apartment building (expanded from 68 units via Ordinance No. O-13-25 on March 3, 2025), surface parking, and a new detention basin. Final occupancy was granted in August 2024.

As part of the development closeout, the City Council approved Resolution No. R-77-24 on September 16, 2024, releasing a Letter of Credit in the amount of \$974,992 and accepting the following security:

One-Year Public Improvement Maintenance Bond – \$97,499

Three-Year Native Planting Maintenance Bond – \$15,000

On August 8, 2025, a final landscaping inspection was conducted with City staff, the original developer (Level One, Jin Yoo), the new owner (First Capital Advisors, Nick McGinn), and the City Engineer's representative, Doug Gotham of Christopher B. Burke Engineering.

The inspection revealed substantial deficiencies in landscaping, including:

- Lack of established turf
- Missing planting beds
- Tree and plant substitutions
- Poor overall landscape installation
- Erosion issues causing sedimentation in the stormwater system and adjacent pond

Attachments:

Attached and labeled are the following:

- Landscape Installation Inspection, Attachment A
- Key Plan, Attachment B
- Landscape Detail, Attachment C

The field review concluded that the landscaping-turf, trees and plantings were not in compliance with the approved plan. Due to the lack of established turf and planting beds, rain events caused clay soils to erode and enter various storm sewer structures causing sedimentation into an adjacent pond. Due to previous ongoing issues with discolored water entering the adjacent pond, Level One committed and delivered funds to mitigate the sedimentation through Mcloud Aquatics. Staff provided oversight of Mcloud Aquatics on August 11, 2025, to dredge the existing pond to remove sedimentation. Meanwhile, Staff conducted an additional inspection of the storm sewer structures within the Jade development and identified clay sedimentation within the bottoms of the storm sewer structures. The developer was notified and an action plan to mitigate was implemented immediately. The Municipal Serviced Dept cleaned, jetted and televised the storm sewer system from all clay and soil sedimentation. Additional measures to prevent any additional runoff included the purchase and installation of inlet baskets within the storm sewer structures. Documentation regarding the scope of work completed and an invoice was generated to the developer, Level One, Jin Yoo. The developer reviewed and acknowledged the scope of work and agreed to make payment.

Despite efforts, the required landscape restoration was not completed prior to the expiration of the Maintenance Bond on September 15, 2025. As such, staff recommends declaring a default and calling the bond for payment.

Due to unresolved deficiencies and inconsistent proposals from the developer and new ownership, the City initiated a competitive sealed quote process for landscape restoration in accordance with the approved Landscape Plan.

Six quotes were received on September 15, 2025, and were reviewed for responsiveness. See attached Quote Summary and Cost Schedule attached and labeled as Exhibit C.

Notable quote issues include:

Mathematical Errors for 3 of the 6 quotes submitted

Laslo Landscaping submitted a quote via email on Friday, September 12, 2025 to the Administrative Assistant and the email was recognized on Monday, September 15, 2025. While the quotes were to

be delivered sealed, Director Gombac directed the quote to be read aloud at the opening, informed all parties of receipt and was considering the delivery of the proposal a technicality. Staff reviewed the quote and a further deficiency was identified for a section regarding unit pricing. The vendor provided a lump sum price regardless of quantities used, whereas the quote required unit pricing. Staff calculated the lump sum price into the proposed no of units for the items. Upon an email confirmation the vendor agreed to pricing per actual units. See attached email labeled as Attachment D.

Staff concluded that the, Total Cost, submitted did not change the result for Laslo Landscaping. Refences for Laslo Landscaping have been verified with positive responses.

JC Landscaping failed to provide unit pricing in the required format. Staff recalculated pricing based on quantities, which did not change the outcome of the quote comparison.

Due to these minor irregularities, staff recommends rejecting all quotes, and awarding a contract to Laslo Landscaping, based on verified unit pricing and the most complete, responsive proposal. The total cost proposal is an amount is not to exceed \$116,539.50, contingent upon the receipt of funds on file. Please the Cost Summary for Laslo Landscaping, in an amount not to exceed \$96,421, and City supplies and services in an amount \$20,190.50. All pricing is based on a unit price schedule.

TIME SENSITIVITY

The proposed landscape restoration work is time-sensitive due to seasonal planting windows. Staff seeks acknowledgment from the Municipal Services Committee to authorize work to proceed if funds are received prior to the October 6, 2025 City Council meeting, with after-the-fact authorization to follow. City Attorney John Murphey is in concurrence with this approach.

STAFF RECOMMENDATION

Staff requests approval of the following motions:

Motion 1: Declaration of Default and Demand for Payment Under Maintenance Bond

Motion to declare a default under the One-Year Public Improvement Maintenance Bond for the Jade Residence development at 2305 Sokol Court and to demand payment in the amount of \$97,499.20 for failure to complete required landscape restoration, including tree planting, turf establishment, minor grading, and other related improvements as per the approved Landscape Plan.

AND

Motion 2: Rejection of Non-Compliant Quotes and Award of Contract

Motion to reject all prior submitted quotes for landscape restoration at 2305 Sokol Court due to non-compliance with required specifications, and to award a contract to Laslo Landscaping in an amount not to exceed \$96,421, and certain City approved quoted materials and services in an amount of

\$20,190.50 for a total cost not to exceed \$116,539.50, reimbursable funds related to the restoration based on unit pricing per the approved Landscape Plans, contingent on funds being on file.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be placed on the October 6, 2025, City Council agenda for formal approval

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 6th day of October 2025.**

AYES: _____

NAYS: _____

ABSENT: _____

MEMORANDUM

August 11, 2025

TO: Dan Lynch, PE – Head, Municipal Engineering Department

FROM: Douglas Gotham, RLA, ASLA
Christopher B. Burke Engineering Ltd.

SUBJECT: Review of the installed landscape at Sokol Court

INSPECTION DATE 8-8-2025

CBBEL - 01.R950323.H0232.

The following are my notes regarding landscape inspection.

There are too many instances where species have been substituted, plants are missing, and quantities are wrong to indicate in these notes, so the following are examples where these instances have occurred.

The following photo is of the planting bed at the west side of the entrance into the parking lot. The tree should be a Linden and it should have 58 Daylilies planted under it.



Instead, the tree is a River Birch, and nothing is planted under it.

MEMORANDUM

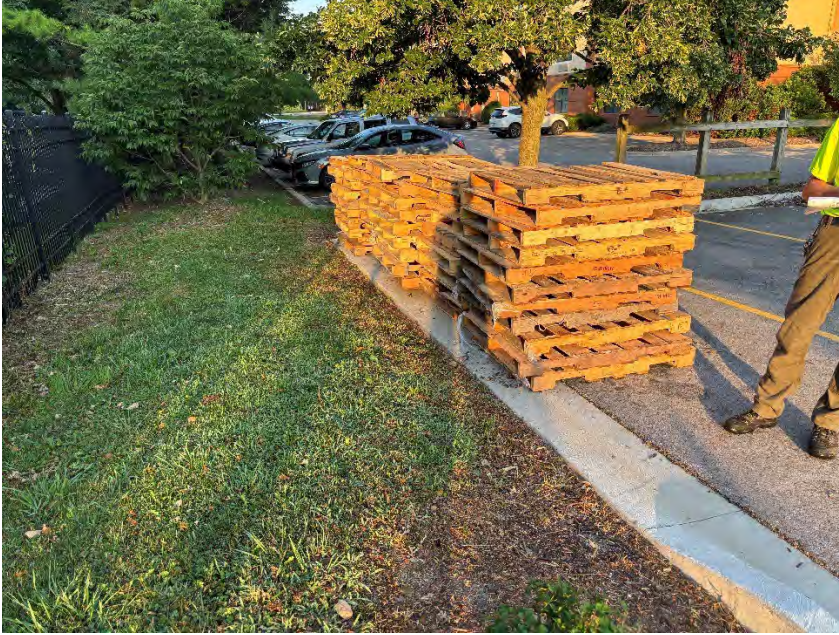
Another example.



The above image is of the far west planting bed between the two properties. The plan calls for 5 Freeman Maples with 22 Kalay Junipers, and 20 Gro-Low Sumacs planted below. Instead, the trees are Honey Locust and the plantings below consist of 6 Lilacs and 1 Viburnum.

MEMORANDUM

In some instances, the entire planting bed is missing as shown in the image below.



At the back of this curb in the image above there should be 1 Linden with 6 Redtwig Dogwoods and 9 Sweetspires.

All lawn areas were to have sod installed. Instead, it appears that seed was placed directly on the subgrade as shown in the following photos.



The above image is of the lawn south of the building. Bare subsoil and aggregate from construction are clearly visible.

MEMORANDUM



This is at the northeast corner of the building. The dog park fence is at the top of the image.



This is the lawn within the dog park.

MEMORANDUM



This is the lawn at the east side of the entrance into the facility.

CONCLUSION

It is apparent that the specified plants and quantities indicated on the approved landscape plan were not followed. I have prepared a detailed markup of the approved landscape plan indicating each instance.

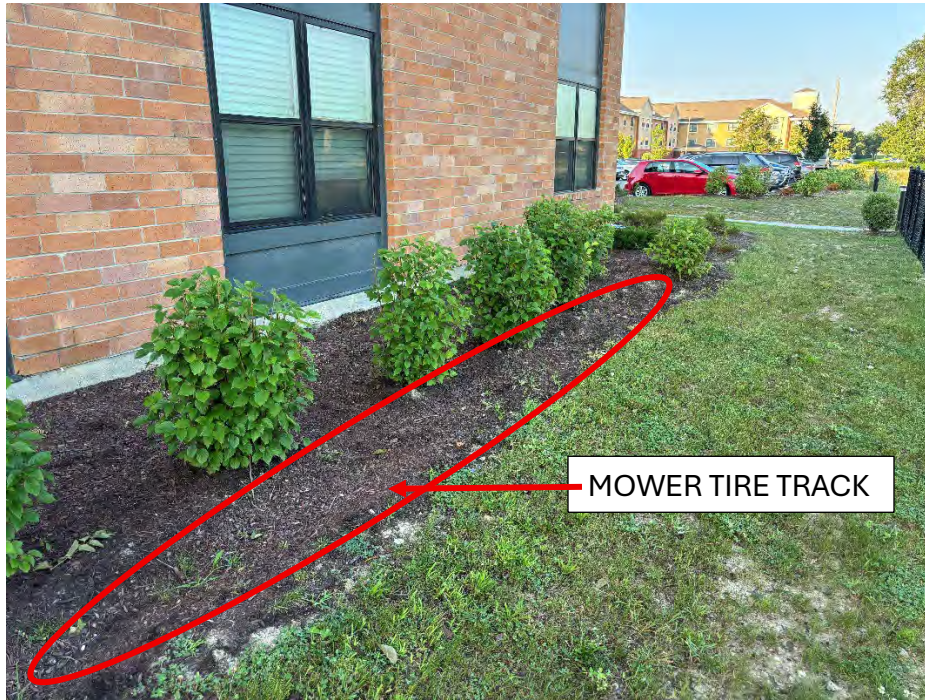
Compounding the inaccurate landscape installation, many of the plants were poorly installed as seen in the following image.



MEMORANDUM

This is a closeup of the exposed root ball of the arborvitae (Which should be Black Hills Spruce) planted along the south fence.

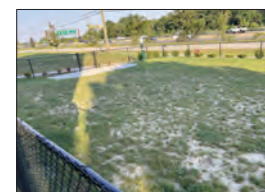
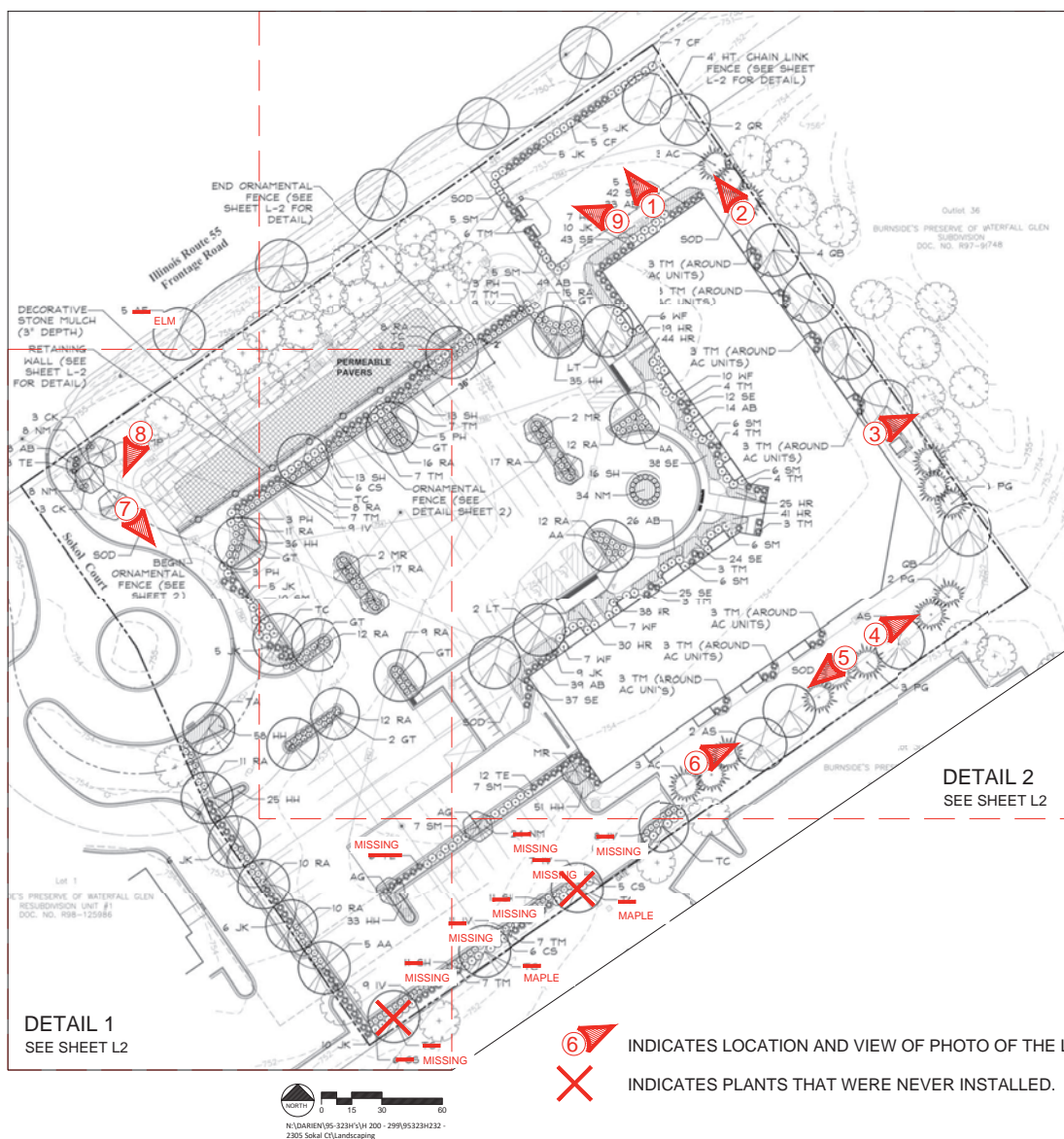
The maintenance of the landscape that was installed has been poor.

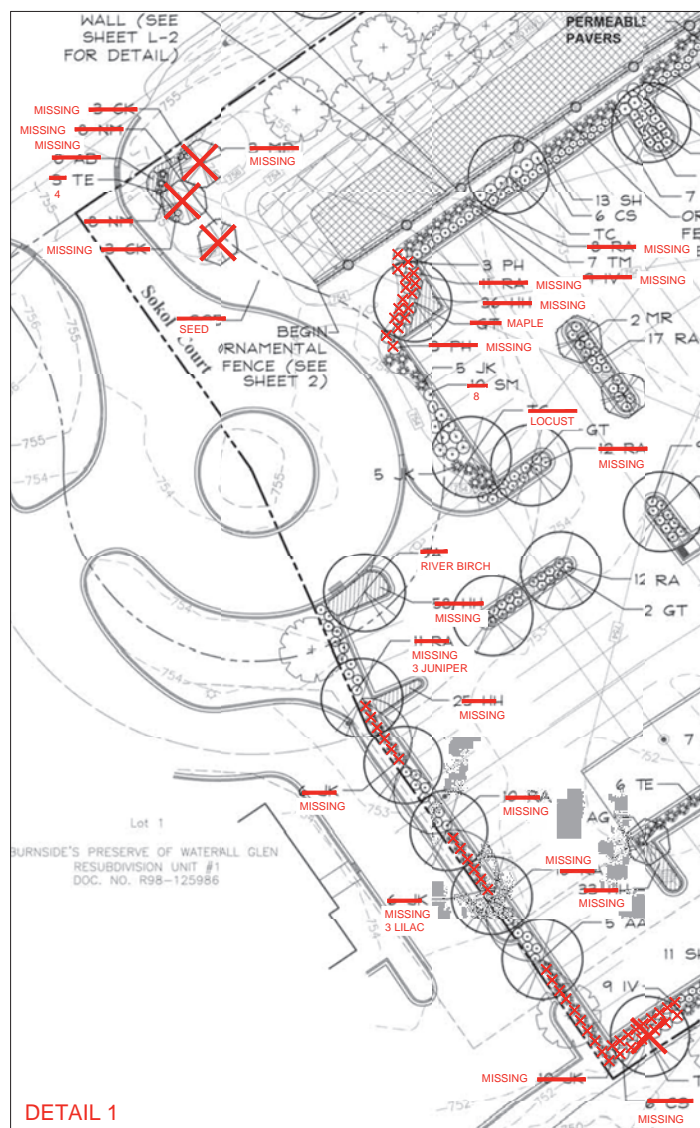


The image above is of the building's north foundation. It shows the bed has not been edged and a mower drives through it.

The following is an image of the entrance to the dog park. Many of the bushes along the fence have died. They have been left in place. The planting bed has not been mulched, and invasive weeds are growing.





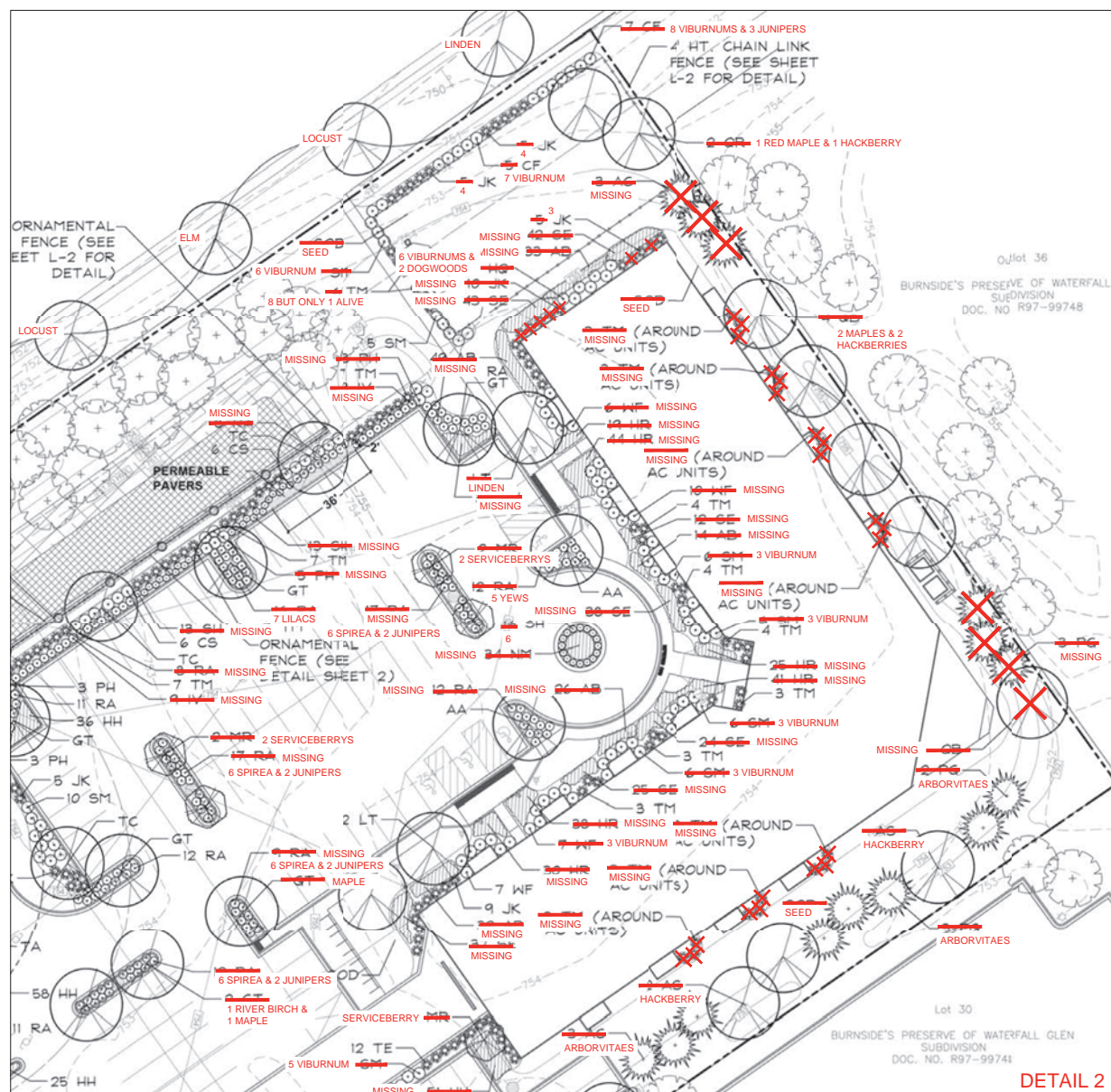
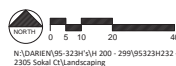


DETAIL 1



INDICATES PLANTS THAT WERE NEVER INSTALLED.

MISSING INDICATES SPECIES THAT WERE NOT INSTALLED.



DETAIL 2

Dan Gombac

From: Dan Gombac
Sent: Tuesday, September 16, 2025 10:50 AM
To: 'laslolandscaping@gmail.com'
Cc: Regina Kokkinis; Bryon Vana; Kris Throm
Subject: Bid Result-Follow Up
Attachments: FW: Addendum 2-City of Darien RFQ

Good morning James,

Regarding the quote submitted and regarding our telephone conversation yesterday the following comments are being provided;

1. Regarding the submittal of the bid, you informed me that an email for the entire package of the scope of work was never received. Pls review your email as our records indicate that an email was forwarded to you-pls see attached correspondence on the invite to bid.
2. Regarding the below pricing schedule, your quote was submitted as lump sum pricing. The lump sum pricing was converted into a unit price. (Total cost submitted / quantity = Unit Cost)
The job specifies a quantity that is to be utilized and the actual quantity will be tallied for a final cost. In other words, under Grading and Disposal with a quantity of 305 CY are called out for removal. Presuming that the job required only 100 CY of removal the cost would be \$16.39 x 100=1,639. The same would apply for Placement of Topsoil, Shredded Hardwood Mulch, Sod and Starter Fertilizer, Removal of Selective Species.

The bottom line is that the quantiles will be measured upon tickets/actual quantities.

Pls review the **green** highlighted area below to confirm that you are in agreement with the unit prices **by noon today**.

VENDOR PROVIDED A LUMP SUM PRICE REGARDLESS OF UNITS UTILIZED	\$ 5,000.00	\$ 16.39	\$ 5,000.00
	\$ 5,000.00	\$ 14.29	\$ 5,000.00
	\$ 11,900.00	\$ 175.00	\$ 11,900.00
	\$ 15,000.00	\$ 5.00	\$ 15,000.00
	\$ 18,000.00	\$ 90.00	\$ 18,000.00
	\$ 54,900.00		\$ 54,900.00
	\$ 96,421.00		\$ 96,421.00

Dan Gombac

From: James Laslo <laslolandscaping@gmail.com>
Sent: Tuesday, September 16, 2025 11:16 AM
To: Dan Gombac
Cc: Regina Kokkinis; Bryon Vana; Kris Throm
Subject: Re: Bid Result-Follow Up

1. I checked through my inbox and spam and I cannot find the original specs for the project. I was given a paper copy by the new owners, but I never received the digital email from the Village of Darien.

2. I am OK with the proposed unit pricing. We are good to proceed with unit pricing.

References:

Amy Madden
(312) 399-7212
amymadden@xcellortho.com

Wendy Austin
(630) 248-1962
Wendy.austin@att.net

Jennanne Dougherty
(303) 917-1445
Jennanne.dougherty@gmail.com

James Laslo

(630)973-8183

On Sep 16, 2025, at 10:50 AM, Dan Gombac <dgombac@darienil.gov> wrote:

Good morning James,

Regarding the quote submitted and regarding our telephone conversation yesterday the following comments are being provided;

1. Regarding the submittal of the bid, you informed me that an email for the entire package of the scope of work was never received. Pls review your email as our records indicate that an email was forwarded to you-pls see attached correspondence on the invite to bid.
2. Regarding the below pricing schedule, your quote was submitted as lump sum pricing. The lump sum pricing was converted into a unit price. (Total cost submitted / quantity = Unit Cost
The job specifies a quantity that is to be utilized and the actual quantity will be tallied for a final cost. In other words, under Grading and Disposal with a quantity of 305 CY are called out for removal. Presuming that the job required only 100 CY of removal the cost would be \$16.39 x

Bond No. **4478108****MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, that we 2305 Sokol Apartments, LLC as Principal, and **SureTec Insurance Company**, 9500 Arboretum Blvd, Suite 400, Austin, TX 78759 (*address*), a corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Illinois as Surety, are held and firmly bound unto City of Darien, Illinois as Obligee, in the penal sum of Ninety Seven Thousand Four Hundred Ninety Nine and 20/100's Dollars (\$97,499.20) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has completed, and owner has inspected and accepted as being complete in accordance with applicable design documents (failing which, this bond shall become effective only upon such completion and inspection) that certain work (herein referred to as the "Work") described as: Maintenance of Sokol Apartments.

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of One year(s) after substantial completion of the Work against defects in workmanship and materials which are the responsibility of the Principal under the contract under which the Work was constructed, and which did not appear prior to the final completion of the Work.

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of defective materials or workmanship which may first become apparent, and with respect to which written notice is delivered to Surety, before the expiration of the period of One year(s) from and after date of substantial completion of the Work, then this obligation shall be void, otherwise to remain in full force and effect.

This obligation does not cover normal wear and tear of materials, misuse or abuse by the Obligee or third parties, failure of Owner to perform owner-required maintenance, nor any defects known to Obligee prior to final completion of the Work nor any defects discovered or occurring after the expiration of the period set forth above.

Surety's liability on any performance bond previously executed in connection with the Work shall terminate automatically upon acceptance of this Bond and Surety's liability shall thereafter be determined exclusively in accordance with the terms of this Bond.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

SIGNED, SEALED AND DATED THIS 16th day of September, 2024.

Signatures on following page

Cost Summary Form-REVISED AS PART OF ADDENDUM 2

City of Darien
 Project: 2305 Sokol Ct – Jade Residence Landscaping Services
 Due: September 15, 2025, by 9:30 a.m.

Item No.	Description	Unit	Estimated Quantity	Quantity	Size	Remarks	Unit Price (\$)	Cost (\$)
AA	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE	EACH	7	0	2.50 CAL	N/A	—	\$ -
AF	Marmo Freeman Maple	EACH	5	0	2.50 CAL	N/A	—	\$ -
AS	Green Mountain Sugar Maple	EACH	3	0	2.50 CAL	N/A	—	\$ -
GT	Skyline Locust	EACH	7	1	2.50 CAL	N/A	450.00	\$ 450 -
LT	Tulip Tree	EACH	3	1	2.50 CAL	N/A	515.00	\$ 515 -
QB	Swamp White Oak	EACH	5	2	2.50 CAL	N/A	500.00	\$ 1000 -
QR	Red Oak	EACH	2	0	2.50 CAL	N/A	—	\$ -
TC	Greenspire Littleleaf Linden	EACH	7	0	2.50 CAL	N/A	—	\$ -
ORNAMENTAL TREES								\$ -
AG	Apple Serviceberry	EACH	3		6 FOOT HGT	Multi Stem	—	\$ -
MP	Prairiefire Crabapple	EACH	3	3	2.0 CAL	Multi Stem	320.00	\$ 960 -
MR	Royal Raindrops Crabapple	EACH	5		6 FOOT HGT	Multi Stem	—	\$ -
EVERGREEN TREES								\$ -
AC	White Fir	EACH	6	3	8 FOOT HGT	N/A	850	\$ 2550 -
PG	Black Hills Spruce	EACH	8	8	8 FOOT HGT	N/A	785	\$ 6280 -
DECIDUOUS SHRUBS								\$ -
CS	Baileys Redtwig Dogwood	EACH	35	6	36 INCH TALL	5 Foot OC	45.00	\$ 270 -
CF	Artic Fire Dogwood	EACH	12	5	24 INCH TALL	3 Foot OC	44.00	\$ 220 -
HQ	Pee wee Oakleaf Hydrangea	EACH	7	1	24 INCH TALL	3 Foot OC	65.00	\$ 65 -
IV	Little Henry Virginia Sweetspire	EACH	53	27	24 INCH TALL	3 Foot OC	63.00	\$ 1701 -
PH	Summer Wine Winebark	EACH	14	11	30 INCH TALL	4 Foot OC	55.00	\$ 605 -
RA	Grow-low sumac	EACH	190	126	24 INCH TALL	3 Foot OC	55.00	\$ 6930 -
SM	Dwarf Korean Lilac	EACH	58	32	24 INCH TALL	4 Foot OC	55.00	\$ 1760 -
WF	Wine & Roses Weigela	EACH	30	17	36 INCH TALL	4 Foot OC	55.00	\$ 935 -
EVERGREEN SHRUBS								\$ -
JK	Kallays Compact Pfitzer Juniper	EACH	66	33	24 INCH WIDE	4 Foot OC	65.00	\$ 2145 -
TE	Everlow Yew	EACH	21		24 INCH WIDE	4 Foot OC	—	\$ -
TM	Dense Yew	EACH	90	21	24 INCH WIDE	4 Foot OC	85.00	\$ 1785 -
ORNAMENTAL GRASSES								\$ -
CK	Feather Reed Grass	EACH	6	6	NO 1	30 Inch OC	15.00	\$ 90 -
SH	Prairie Dropseed	EACH	64	42	NO 1	24 Inch OC	15.00	\$ 630 -
PERENNIALS								\$ -
AB	Summer Beauty Onion	EACH	169	169	NO 1	18 Inch OC	15.00	\$ 2535 -
HH	Happy Returns Daylily	EACH	238	152	NO 1	18 Inch OC	15.00	\$ 2280 -
HR	Rosy Returns Daylily	EACH	197	219	NO 1	18 Inch OC	19.00	\$ 4161 -
NM	Walker's Low Catmint	EACH	74	42	NO 1	18 Inch OC	17.00	\$ 714 -
SE	Autumn Joy Sedum	EACH	221	196	NO 1	18 Inch OC	15.00	\$ 2940 -
MISC MATERIALS								\$ -
	Grading-Removal-DISPOSAL OF SOILS TO BE DELIVERED TO DARIEN PUBLIC WORKS FOR FINAL DISPOSAL	CY	305	305				\$ 5000 -
	Placement of 5 -Inches of Topsoil-TOPSOIL SUPPLIED BY CITY		350	350				\$ 5000 -
	Shredded Hardwood Mulch	CY	68	68				\$ 11900 -
	Sod and Starter Fertilizer	SY	3000	3000				\$ 15,000 -
	Removal of Selective Shrubbery-Based on Mortality or incorrect Species Planted-TO BE FIELD DETERMINED WITH AWARDED VENDOR	EACH	200	200		Labor		\$ 18,000 -
TOTAL COST								\$ 96,349 -

COMPANY NAME	Laslo Landscaping
SUBMITTED BY	James Laslo / President
CONTACT PERSON	James Laslo
CONTACT TELEPHONE NO.	(630) 973-8183
CONTACT EMAIL ADDRESS	laslolandscaping@gmail.com

AS SUBMITTED FOR
 SEPT. 15 OPENING
 MODIFIED SCHEDULE
 WITH AGREED UPON PRICING
 PER E-MAIL ATTACH

	Grading-Removal-DISPOSAL OF SOILS TO BE DELIVERED TO DARIEN PUBLIC WORKS FOR FINAL DISPOSAL	CY	305	305			16.34	\$ 5000 -
	Placement of 5 -Inches of Topsoil-TOPSOIL SUPPLIED BY CITY		350	350			14.24	\$ 5000 -
	Shredded Hardwood Mulch	CY	68	68			175.00	\$ 11900 -
	Sod and Starter Fertilizer	SY	3000	3000			5.00	\$ 15,000 -
	Removal of Selective Shrubbery-Based on Mortality or incorrect Species Planted-TO BE FIELD DETERMINED WITH AWARDED VENDOR	EACH	200	200			90.00	\$ 18,000 -
TOTAL COST								\$ 96,349 -

Project: 2020-2021 - 2026 Landscape Services
September 13, 2023 9:30 a.m.

							Kings Landscaping		Lasio Landscaping-NON RESPONSIV		Lasio Landscaping-NON RESPONSIV		Premier Service		JC Landscape-Non responsive			Cox Landscaping, LLC		Haven Landscape Contractors Corp.		
Item No.	Description	Unit	Quantity	Quantity	Size	Remarks	Unit Price (\$)	Cost (\$)	Unit Price (\$)	Cost (\$)	Unit Price (\$)	Cost (\$)	Unit Price (\$)	Cost (\$)	Unit Price (\$)	Install Price-Calculated by CITY	Cost (\$)	Unit Price (\$)	Cost (\$)	Unit Price (\$)	Cost (\$)	
TREES																						
AA	Acer x freemian 'Jeffer's Red' AUTUMN BLAZE	EACH	7	0	2.50 CAL	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ 617.00	\$ -	
AF	Marmo Freeman Maple	EACH	5	0	2.50 CAL	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ 622.00	\$ -	
AS	Green Mountain Sugar Maple	EACH	3	0	2.50 CAL	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ 687.00	\$ -	
GT	Skyline Locust	EACH	7	1	2.50 CAL	N/A	\$ 541.00	\$ 541.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 750.72	\$ 750.72	\$ 220.00	\$ 150.00	\$ 370.00	\$ 900.00	\$ 900.00	\$ 650.00	\$ 650.00	
LT	Tulip Tree	EACH	3	1	2.50 CAL	N/A	\$ 545.00	\$ 545.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 760.00	\$ 760.00	\$ 235.00	\$ 150.00	\$ 385.00	\$ 900.00	\$ 900.00	\$ 722.00	\$ 722.00	
QB	Swamp White Oak	EACH	5	2	2.50 CAL	N/A	\$ 564.00	\$ 1,128.00	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ 835.85	\$ 1,671.70	\$ 230.00	\$ 530.00	\$ 760.00	\$ 1,050.00	\$ 2,100.00	\$ 700.00	\$ 1,400.00	
QR	Red Oak	EACH	2	0	2.50 CAL	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ 700.00	\$ -	
TC	Greenspire Littleleaf Linden	EACH	7	0	2.50 CAL	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ 660.00	\$ -	
TOTAL TREES							\$ 2,214.00		\$ 1,965.00		\$ 1,965.00		\$ 3,182.42				\$ 1,515.00	\$ 3,900.00		\$ 2,772.00		
ORNAMENTAL TREES																						
AG	Apple Serviceberry	EACH	3		6 FOOT HGT	Multi Stem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00	\$ -	\$ 505.00	\$ -	
MP	Prairiefire Crabapple	EACH	3	3	2.0 CAL	Multi Stem	\$ 478.00	\$ 1,434.00	\$ 320.00	\$ 960.00	\$ 320.00	\$ 960.00	\$ 492.87	\$ 1,478.61	\$ 185.00	\$ 820.00	\$ 1,005.00	\$ 750.00	\$ 2,250.00	\$ 490.00	\$ 1,470.00	
MR	Royal Raindrops Crabapple	EACH	5		6 FOOT HGT	Multi Stem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ 442.00	\$ -	
TOTAL ORNAMENTAL TREES							\$ 1,434.00		\$ 960.00		\$ 960.00		\$ 1,478.61				\$ 1,005.00	\$ 2,250.00		\$ 1,470.00		
EVERGREEN TREES																						
AC	White Fir	EACH	6	3	8 FOOT HGT	N/A	\$ 1,320.00	\$ 3,960.00	\$ 850.00	\$ 2,550.00	\$ 850.00	\$ 2,550.00	\$ 1,105.04	\$ 3,315.12	\$ 365.00	\$ 1,180.00	\$ 1,545.00	\$ 1,350.00	\$ 4,050.00	\$ 1,000.00	\$ 3,000.00	
PG	Black Hills Spruce	EACH	8	8	8 FOOT HGT	N/A	\$ 620.00	\$ 4,960.00	\$ 785.00	\$ 6,280.00	\$ 785.00	\$ 6,280.00	\$ 1,108.54	\$ 8,868.32	\$ 230.00	\$ 2,810.00	\$ 3,040.00	\$ 1,350.00	\$ 10,800.00	\$ 1,000.00	\$ 8,000.00	
TOTAL EVERGREEN TREES							\$ 8,920.00		\$ 8,830.00		\$ 8,830.00		\$ 12,183.44				\$ 4,585.00	\$ 14,850.00		\$ 11,000.00		
DECIDIOUS SHRUBS																						
CS	Baileys Redtwig Dogwood	EACH	35	6	36 INCH TALL	5 Foot OC	\$ 74.00	\$ 444.00	\$ 45.00	\$ 270.00	\$ 45.00	\$ 270.00	\$ 84.18	\$ 505.08	\$ 19.00	\$ 245.00	\$ 264.00	\$ 175.00	\$ 1,050.00	\$ 70.00	\$ 420.00	
CF	Artic Fire Dogwood	EACH	12	5	24 INCH TALL	3 Foot OC	\$ 68.00	\$ 340.00	\$ 44.00	\$ 220.00	\$ 44.00	\$ 220.00	\$ 84.18	\$ 420.90	\$ 19.00	\$ 201.00	\$ 220.00	\$ 150.00	\$ 750.00	\$ 60.00	\$ 300.00	
HQ	Pee wee Oakleaf Hydrangea	EACH	7	1	24 INCH TALL	3 Foot OC	\$ 68.00	\$ 68.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 81.95	\$ 81.95	\$ 34.00	\$ 25.00	\$ 59.00	\$ 175.00	\$ 175.00	\$ 92.00	\$ 92.00	
IV	Little Henry Virginia Sweetspire	EACH	53	27	24 INCH TALL	3 Foot OC	\$ 68.00	\$ 1,836.00	\$ 63.00	\$ 1,701.00	\$ 63.00	\$ 1,701.00	\$ 83.45	\$ 2,253.15	\$ 39.00	\$ 1,689.00	\$ 1,728.00	\$ 150.00	\$ 4,050.00	\$ 85.00	\$ 2,295.00	
PH	Summer Wine Winebark	EACH	14	11	30 INCH TALL	4 Foot OC	\$ 78.00	\$ 858.00	\$ 55.00	\$ 605.00	\$ 55.00	\$ 605.00	\$ 95.14	\$ 1,046.54	\$ 18.00	\$ 455.00	\$ 473.00	\$ 150.00	\$ 1,650.00	\$ 67.00	\$ 737.00	
RA	Grow-low sumac	EACH	190	126	24 INCH TALL	3 Foot OC	\$ 64.00	\$ 8,064.00	\$ 55.00	\$ 6,930.00	\$ 55.00	\$ 6,930.00	\$ 57.19	\$ 7,205.94	\$ 12.00	\$ 4,650.00	\$ 4,662.00	\$ 150.00	\$ 18,900.00	\$ 67.00	\$ 8,442.00	
SM	Dwarf Korean Lilac	EACH	58	32	24 INCH TALL	4 Foot OC	\$ 67.00	\$ 2,144.00	\$ 55.00	\$ 1,760.00	\$ 55.00	\$ 1,760.00	\$ 77.68	\$ 2,485.76	\$ 16.00	\$ 1,296.00	\$ 1,312.00	\$ 150.00	\$ 4,800.00	\$ 72.00	\$ 2,304.00	
WF	Wine & Roses Weigela	EACH	30	17	36 INCH TALL	4 Foot OC	\$ 74.00	\$ 1,258.00	\$ 55.00	\$ 935.00	\$ 55.00	\$ 935.00	\$ 85.57	\$ 1,454.69	\$ 21.00	\$ 761.00	\$ 782.00	\$ 150.00	\$ 2,550.00	\$ 125.00	\$ 2,125.00	
TOTAL DECIDIOUS SHRUBS							\$ 15,012.00		\$ 12,486.00		\$ 12,486.00		\$ 15,454.01				\$ 9,500.00	\$ 33,925.00		\$ 16,715.00		
EVERGREEN SHRUBS																						
JK	Kallays Compact Pfitzer Juniper	EACH	66	33	24 INCH WIDE	4 Foot OC	\$ 68.00	\$ 2,244.00	\$ 65.00	\$ 2,145.00	\$ 65.00	\$ 2,145.00	\$ 92.26	\$ 3,044.58	\$ 59.00	\$ 2,713.00	\$ 2,772.00	\$ 150.00	\$ 4,950.00	\$ 132.00	\$ 4,356.00	
TE+AI	Everlow Yew	EACH	21		24 INCH WIDE	4 Foot OC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ 170.00	\$ -	
TM	Dense Yew	EACH	90	21	24 INCH WIDE	4 Foot OC	\$ 132.00	\$ 2,772.00	\$ 85.00	\$ 1,785.00	\$ 85.00	\$ 1,785.00	\$ 155.70	\$ 3,269.70	\$ 59.00	\$ 1,705.00	\$ 1,764.00	\$ 250.00	\$ 5,250.00	\$ 130.00	\$ 2,730.00	
TOTAL EVERGREEN SHRUBS							\$ 5,016.00		\$ 3,930.00		\$ 3,930.00		\$ 6,314.28				\$ 4,536.00	\$ 10,200.00		\$ 7,086.00		
ORNAMENTAL GRASSES																						
CK	Feather Reed Grass	EACH	6	6	NO 1	30 Inch OC	\$ 20.00	\$ 120.00	\$ 15.00	\$ 90.00	\$ 15.00	\$ 90.00	\$ 24.66	\$ 147.96	\$ 6.00	\$ 120.00	\$ 126.00	\$ 50.00	\$ 300.00	\$ 14.00	\$ 84.00	
SH	Prairie Dropseed	EACH	64	42	NO 1	24 Inch OC	\$ 20.00	\$ 840.00	\$ 15.00	\$ 630.00	\$ 15.00	\$ 630.00	\$ 24.74	\$ 1,039.08	\$ 6.00	\$ 876.00	\$ 882.00	\$ 50.00	\$ 2,100.00	\$ 21.00	\$ 882.00	
TOTAL ORNAMENTAL GRASSES							\$ 960.00		\$ 720.00		\$ 720.00		\$ 1,187.04				\$ 1,008.00	\$ 2,400.00		\$ 966.00		
PERENNIALS																						
AB	Summer Beauty Onion	EACH	169	169	NO 1	18 Inch OC	\$ 18.00	\$ 3,042.00	\$ 15.00	\$ 2,535.00	\$ 15.00	\$ 2,535.00	\$ 23.23	\$ 3,925.87	\$ 12.00	\$ 3,284.00	\$ 3,296.00	\$ 50.00	\$ 8,450.00	\$ 18.00	\$ 3,042.00	
HH	Happy Returns Daylily	EACH	238	152	NO 1	18 Inch OC	\$ 14.00	\$ 2,128.00	\$ 15.00	\$ 2,280.00	\$ 15.00	\$ 2,280.00	\$ 19.92	\$ 3,027.84	\$ 12.00	\$ 2,952.00	\$ 2,964.00	\$ 40.00	\$ 6,080.00	\$ 14.00	\$ 2,128.00	
HR	Rosy Returns Daylily	EACH	197	219	NO 1	18 Inch OC	\$ 25.00	\$ 5,475.00	\$ 19.00	\$ 4,161.00	\$ 19.00	\$ 4,161.00	\$ 23.23	\$ 5,087.37	\$ 12.00	\$ 4,258.00	\$ 4,270.00	\$ 50.00	\$ 10,950.00	\$ 26.00	\$ 5,694.00	
NM	Walker's Low Catmint	EACH	74	42	NO 1	18 Inch OC	\$ 15.00	\$ 630.00	\$ 17.00	\$ 714.00	\$ 17.00	\$ 714.00	\$ 20.98	\$ 881.16	\$ 12.00	\$ 807.00	\$ 819.00	\$ 40.00	\$ 1,680.00	\$ 16.00	\$ 672.00	
SE	Autumn Joy Sedum	EACH	221	196	NO 1	18 Inch OC	\$ 15.00	\$ 2,940.00	\$ 15.00	\$ 2,940.00	\$ 15.00	\$ 2,940.00	\$ 18.26	\$ 3,578.96	\$ 12.00	\$ 3,810.00	\$ 3,822.00	\$ 40.00	\$ 7,840.00	\$ 18.00	\$ 3,528.00	
TOAL PERENNIALS							\$ 14,215.00		\$ 12,630.00		\$ 12,630.00		\$ 16,501.20				\$ 15,171.00	\$ 35,000.00		\$ 15,064.00		
MISC MATERIALS																						
	Grading-Removal DISPOSAL OF SOILS TO BE DELIVERED TO DARIEN PUBLIC WORKS FOR FINAL DISPOSAL	CY	305	305			\$ 35.00	\$ 10,675.00	VENDOR PROVIDED A LUMP SUM PRICE REGARDLESS OF UNITS UTILIZED	\$ 5,000.00	\$ 16.39	\$ 5,000.00	\$ 62.72	\$ 19,129.60	\$ 36.00	N/A	\$ 10,980.00		\$ 17,000.00		\$ 5,200.00	
	Placement of 5 -Inches of Topsoil TOPSOIL SUPPLIED BY CITY		350	350			\$ 32.00	\$ 11,200.00		\$ 5,000.00	\$ 14.29	\$ 5,000.00	\$ 58.64	\$ 20,524.00	\$ 36.00	N/A	\$ 12,600.00		\$ 15,250.00		\$ 9,600.00	
	Shredded Hardwood Mulch	CY	68	68			\$ 115.00	\$ 7,820.00		\$ 11,900.00	\$ 175.00	\$ 11,900.00	\$ 98.07	\$ 6,668.76	\$ 130.00	N/A	\$ 8,840.00		\$ 8,500.00		\$ 5,800.00	
	Sod and Starter Fertilizer	SY	3000	3000			\$ 16.00	\$ 48,000.00		\$ 15,000.00	\$ 5.00	\$ 15,000.00	\$ 15.84	\$ 47,520.00	\$ 11.00	N/A	\$ 33,000.00		\$ 56,000.00		\$ 36,800.00	
	Removal of Selective Shrubbery-Based or Mortality or incorrect Species Planted-TO BE FIELD DETERMINED WITH AWARDED	EACH	200	200			\$ 35.00	\$ 7,000.00		\$ 18,000.00	\$ 90.00	\$ 18,000.00	\$ 4.00	\$ 800.00	\$ 7.50	N/A	\$ 1,500.00			\$ 20.00	\$ 4,000.00	
TOTAL MISC MATERIALS							\$ 84,695.00		\$ 54,900.00		\$ 54,900.00		\$ 94,642.36				\$ 66,920.00	\$ 96,750.00		\$ 61,400.00		
TOTAL COST							\$ 132,466.00		\$ 96,421.00		\$ 96,421.00		\$ 150,943.36				\$ 104,240.00	\$ 199,275.00		\$ 116,473.00		
AS READ							\$ 132,466.00		\$ 96,349.00		\$ 96,349.00		\$ 155,261.00				\$ 104,240.00	\$ 199,275.00		\$ 174,332.00		
ADDENDUM 1							NO		NO		NO		YES				NO	NO		YES		
ADDENDUM 2							YES		YES		YES		YES				YES	NO		YES		
C.O.I.							YES		NO		NO		YES				NO	YES		YES		

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
August 4, 2025

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

ABSENT: None

OTHERS: Mr. Dan Gombac – Director

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:40 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

Old Business

- a. Discussion – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).**

Mr. Gombac reported that in the previous meeting they had discussed banning construction equipment, but further research had been necessary. He reported that vehicles like RVs and watercrafts are allowed on the side or rear yards, so they may consider including construction equipment in that rule. He further reported that if they would allow equipment such as a Bobcat, they would still require a variation and be limited to a class 2 vehicle.

Chairman Belczak questioned if there had been a resident doing this already.

Mr. Gombac confirmed that there had been roughly five residents doing this and that some areas would be part of a grandfather or sunset clause.

There was some discussion regarding whether it would be better to include a grandfather or sunset clause.

Mr. Gombac reported that they could include a grandfather clause and inventory it next year when they have a better handle on it.

There was some discussion regarding what specific vehicles would be allowed.

Mr. Gombac clarified that the Code would allow one inside and one outside vehicle at most, meaning one may be parked on the driveway, rear or side yard and one may be parked in the

garage. He further reported that he would prepare a report for an upcoming meeting to further consider.

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

New Business

- a. Motion – Authorizing the purchase and installation of pre-wet/anti-icing equipment and hydraulic controls from Lindco Equipment Sales, in an amount not to exceed \$100,367, as per the unit prices.**

Mr. Gombac reported that the equipment would be for de-icing and anti-icing and would expand the services to secondary roads. He reported that pre-wetting would spray an additive to roads to help prevent ice. He further reported that the item had initially been over budget, but after further consideration he had removed the purchase of a concrete mixer from the budget to free up allotted funds.

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

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve a Motion authorizing the purchase and installation of pre-wet/anti-icing equipment and hydraulic controls from Lindco Equipment Sales, in an amount not to exceed \$100,367, as per the unit prices.

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

- b. Minutes – June 23, 2025 Municipal Services Committee**

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

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve the June 23, 2025 Municipal Services Committee Minutes.

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

Minutes – July 21, 2025 Municipal Services Committee

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve the July 21, 2025 Municipal Services Committee Minutes.

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

Director's Report

Mr. Gombac reported that he had closed on two of the four houses for the Plainfield Road project and is hoping to have all secured by the end of August.

Mr. Gombac reported that the rain storm on Friday, July 25 had caused flooding and damage at City Hall and the Police Department. He reported that Planning and Zoning records had been

damaged and that they would be trying to salvage documents. He further reported that the City infrastructure held well and any homes that flooded were due to failing sump pumps.

Next Scheduled Meeting

Chairman Belczak announced that the next meeting is scheduled for August 25, 2025.

ADJOURNMENT

With no further business before the Committee, Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:58 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE SPECIAL MEETING
September 2, 2025

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ralph Stompanato

ABSENT: Alderman Ted Schauer

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

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:40 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

New Business

a. PZC2025-16 – Variation (sign – mural) 7100 Route 83 – Inspire Brands, Inc.

Mr. Murphy reported that this would be a variation request for the new Dunkin Donuts on Route 83 to paint a mural on the building to commemorate it as their 10,000th location. He reported that a duplication in the Sign Code had been pointed out at the Planning and Zoning. He further reported that Dunkin would maintain the sign and had a plan in place for any repairs needed.

Chairperson Belczak questioned if they were to paint a new sign, would they need to come back for another variation.

Mr. Gombac reported that they would not need to come back once the variation had been granted.

Alderman Stompanato stated that he had attended the Planning and Zoning meeting and felt confident that the mural would stand out and be maintained well.

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

Alderman Stompanato made a motion, and it was seconded by Alderman Belczak to approve PZC2025-16 – Variation (sign – mural) 7100 Route 83 – Inspire Brands, Inc.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 2-0.

ADJOURNMENT

With no further business before the Committee, Alderman Stompanato made a motion, and it was seconded by Alderman Belczak to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:45 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman