CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, October 15, 2025 7:00 PM Council Chambers 1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting New Business

a. PZC2025-17

1535 N. Frontage Road – Nerijus Cepronas

Petition for a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561.

b. PZC2025-15

6811 Fairview Ave - Patrick Sullivan

Petition for annexation and a plat of subdivision to divide the existing 1.4-ac (61,000 sf) parcel into three lots, for the property at 6811 Fairview Avenue, Downers Grove, IL 60516.

- 4) Old Business
- 5) Staff Updates & Correspondence

a. Year-to-Date Summary of PZC Decisions

Overview and update on planning cases/decisions made by the Commission todate.

6) Approval of Minutes August 20, 2025

7) Next Scheduled Meeting November 5, 2025

8) Public Comments [On Any Topic Related to Planning and Zoning]

9) Adjournment

AGENDA MEMO PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION OCTOBER 15, 2025

CASE

PZC2025-17 Variations – 8226 S. Cass Avenue

ORDINANCE

ISSUE STATEMENT

Petitioner (Nerijus Cepronas) requests a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561 (PIN: 10-04-201-001).

GENERAL INFORMATION

Petitioner: Nerijus Cepronas

Property Owner: Key Property Solutions LLC (Nerijus Cepronas)

Property Location: 1535 North Frontage Road

PIN Number: 10-04-201-001 Existing Zoning: Office District (O)

Existing Land Use: Office Proposed Land Use: Office Comprehensive Plan: Office

Surrounding Zoning & Uses

North: Multi Family Residence District (R-3); Golf Course

East: Single Family Residence District (R-1) Single Family Res.

South: Unincorporated; I-55, US Army Reserve Center

West: Multi Family Residence District (R-3); Single Family Res.

Size of Property: 0.86 Acres

Floodplain: Special Flood Hazard Area (floodplain) is on the property.

Natural Features: Variable slope characteristics with some wooded areas

Transportation: The petition site gains access from one driveway off of

North Frontage Road.

ATTACHMENTS

- A) LOCATION MAP & AERIAL IMAGE
- B) PLAT OF SURVEY (EXISTING)
- C) SITE PLAN
- D) ARCHITECTURAL PLANS
- E) ENGINEERING REVIEW LETTER
- F) JUSTIFICATION LETTER

BACKGROUND/OVERVIEW

The 0.86-acre subject property is located on the south side of North Frontage Road, approximately 300 feet east of the intersection of Carriage Green Drive and North Frontage Road (see Attachment A), within the Office (O) District. On June 3, 1986, the City Council adopted Ordinance No. O-

13-96, annexing the property and placing it within the Office (O) District. The residence was later converted into an office. In 2019, the property was purchased by Nerijus Cepronas, who moved the office for his construction business, Chapo Construction, to the property. The property is currently improved with parking stalls, a small detached garage, and the former residence converted into an office.

The petitioner now requests a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property, proposing to replace the existing two-car garage (see Attachment B) with an 1,800 square foot garage.

ANALYSIS

A) Zoning and Land Use

Existing Zoning and Land Use: The property currently lies within the Office (O) District. The site is bordered to the north and west by the Carriage Greens golf course and single family homes within Multi Family Residence District (R-3) District; to the east by a single family home within the Single Family Residence (R-1) District; and lastly, by the I-55 Expressway to the south. The current use of the property as a business office is permitted, and no land use changes are proposed.

B) Proposed Accessory Structure (Variation)

Site and Building Characteristics: The site plan (see Attachment C) shows that the larger 1,900 square foot garage is in the same general area the previous garage, on the east side of the office. The proposed structure is a 30-foot by 60-foot, single-story garage with traditional wood-frame construction. The gable roof is asymmetrical with a 5:12 pitch, clad in asphalt composition shingles, and features standard eave overhangs. Exterior walls utilize horizontal wooden siding. Two overhead garage doors are located on the front façade—one measuring 16 feet wide by 8 feet tall, and the other 10 feet wide by 12 feet tall. A 10-foot by 10-foot covered porch extends from the taller section of the building, supported by built-up cedar columns and beams, providing sheltered access and architectural emphasis. The design is consistent with typical residential detached garages (see Attachment D).

Engineering and Site Plan Review: Staff reviewed the petitioner submitted plans. The project complies with all required development standards, except with regard to the maximum size of accessory structures, as outlined below. The submitted plans were reviewed and accepted by Christopher B. Burke Engineering's Dan Lynch on September 18, 2025, who noted that the new garage will replace an existing structure with less than 2,500 square feet of net new impervious area (no PCBMP required), is located outside the floodplain, and could require a grading plan due to approximately three feet of elevation change across the proposed footprint. (see Attachment E).

Variation Request: Based on the site layout and submitted documents, the petitioner is requesting variations from Section 5A-5-9-5 of the City Code, which states in part that "an individual accessory building or structure which is not attached to the principal building or structure shall not exceed an area of eight hundred (800) square feet."

Findings of Fact: The petitioner provided a Justification Narrative (see Attachment F) that

supports the variation request. For reference, the criteria for City Variation requests are included below.

Variation Criteria:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.
- b) The plight of the owner is due to unique circumstances.
- c) The variation if granted will not alter the essential character of the locality.
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.
- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.
- h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.
- i) Net Benefit: The positive impacts to the community outweigh the negative impacts.
- j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.

DECISION MODE

The Planning, Zoning and Economic Development Commission will consider this item at is meeting on October 15, 2025.

MEETING SCHEDULE

Planning, Zoning and Economic Development Commission

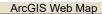
Municipal Services Committee

City Council

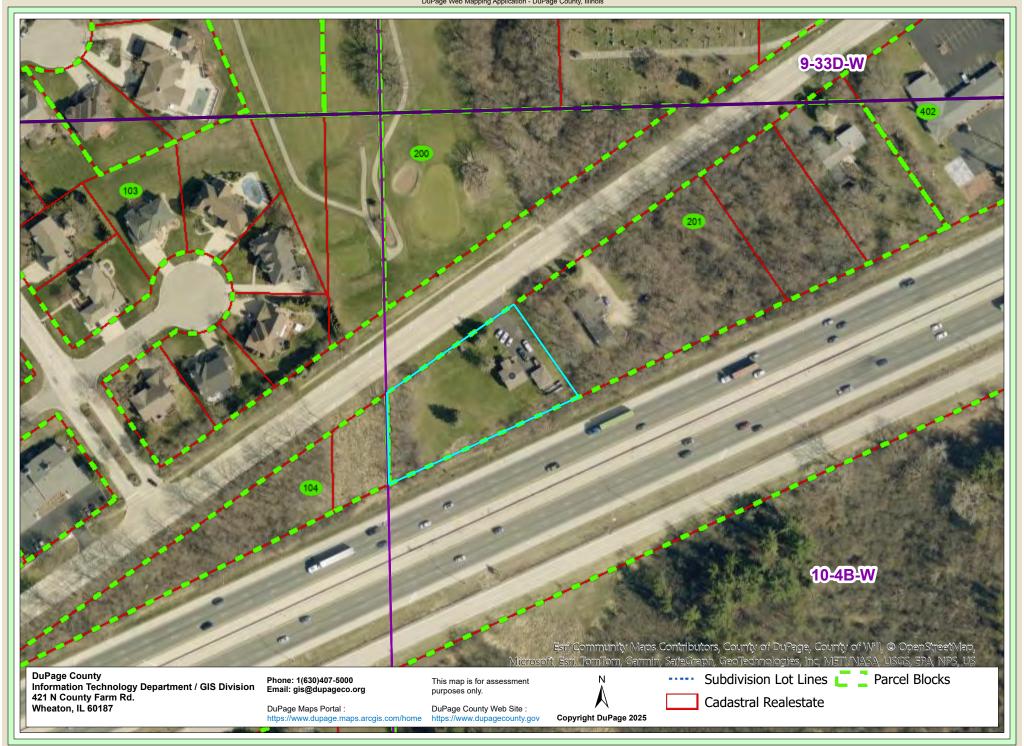
October 15, 2025

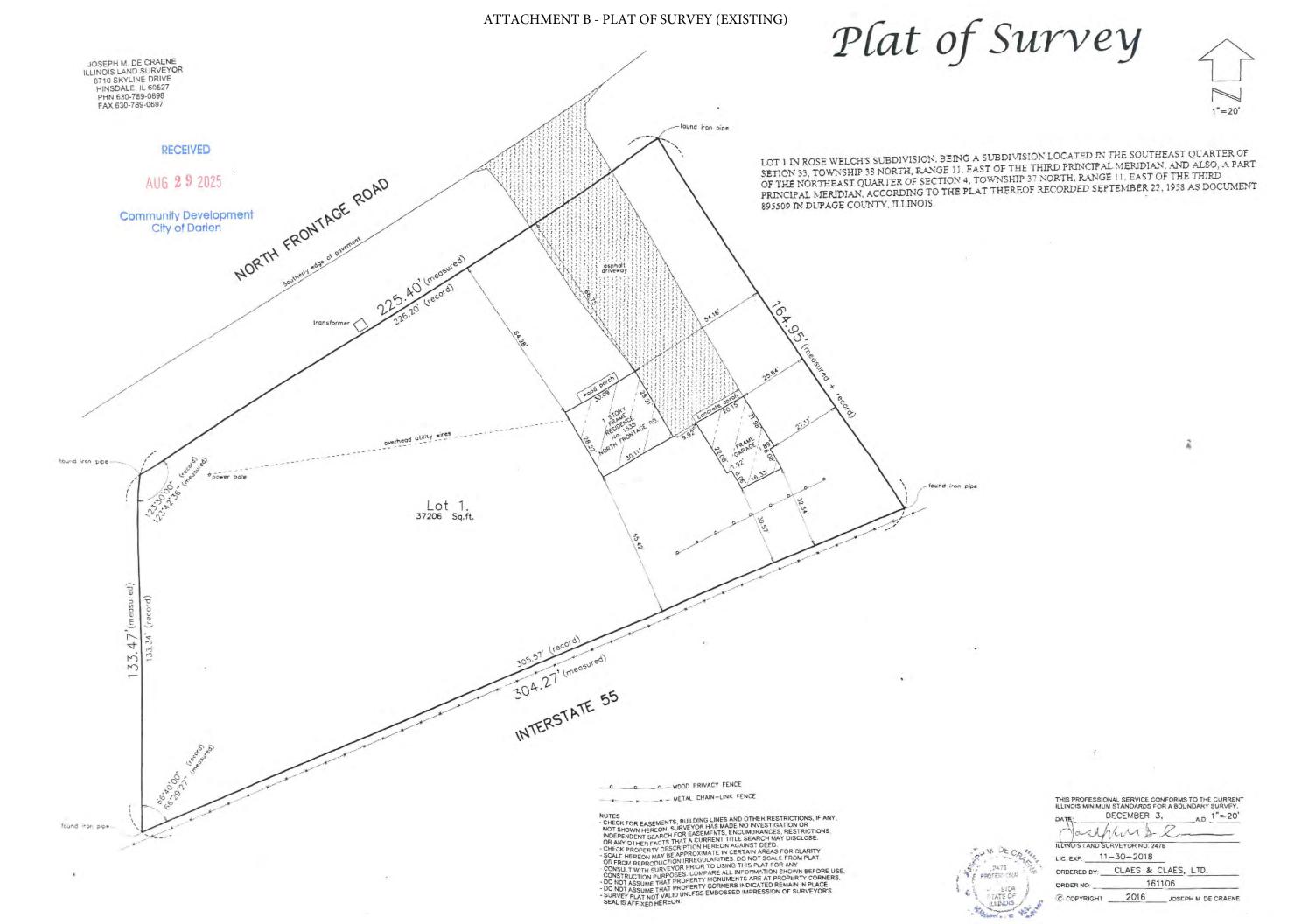
October 27, 2025

November 3, 2025



DuPage Web Mapping Application - DuPage County, Illinois





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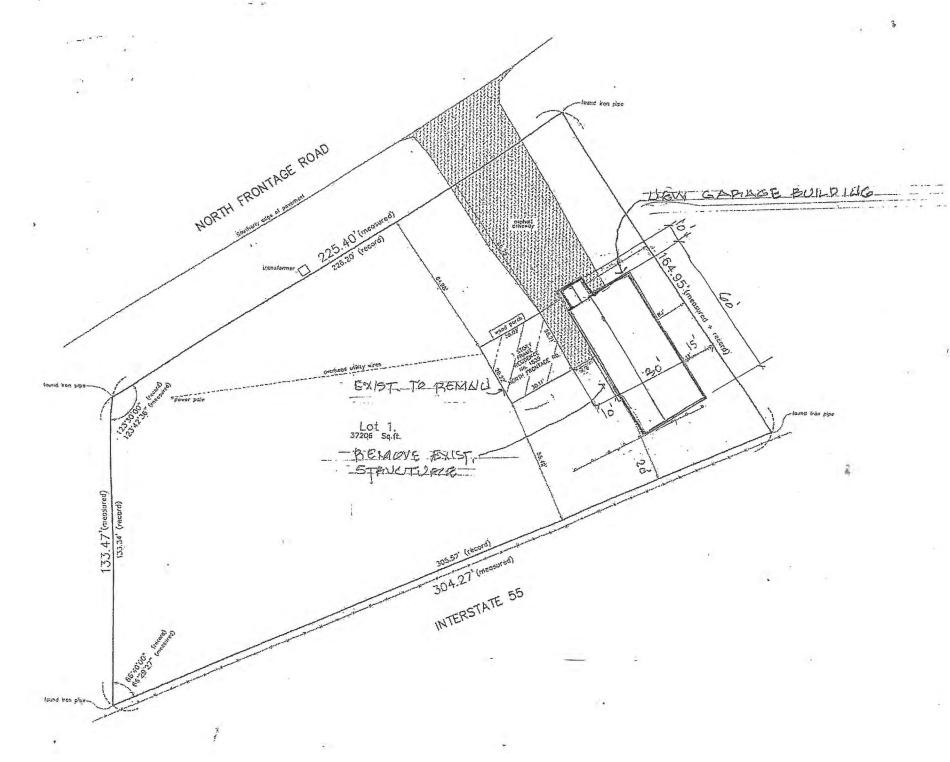
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Community Development City of Darien



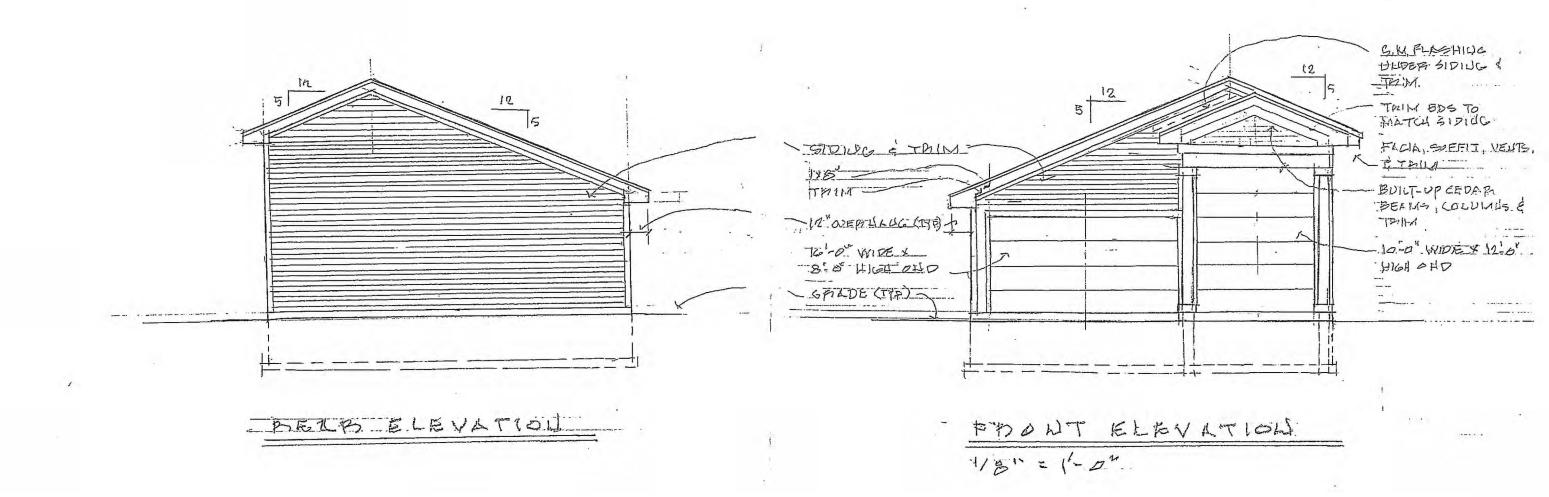
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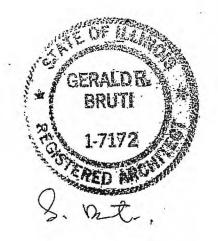
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEETS ALL LOCAL CODES.



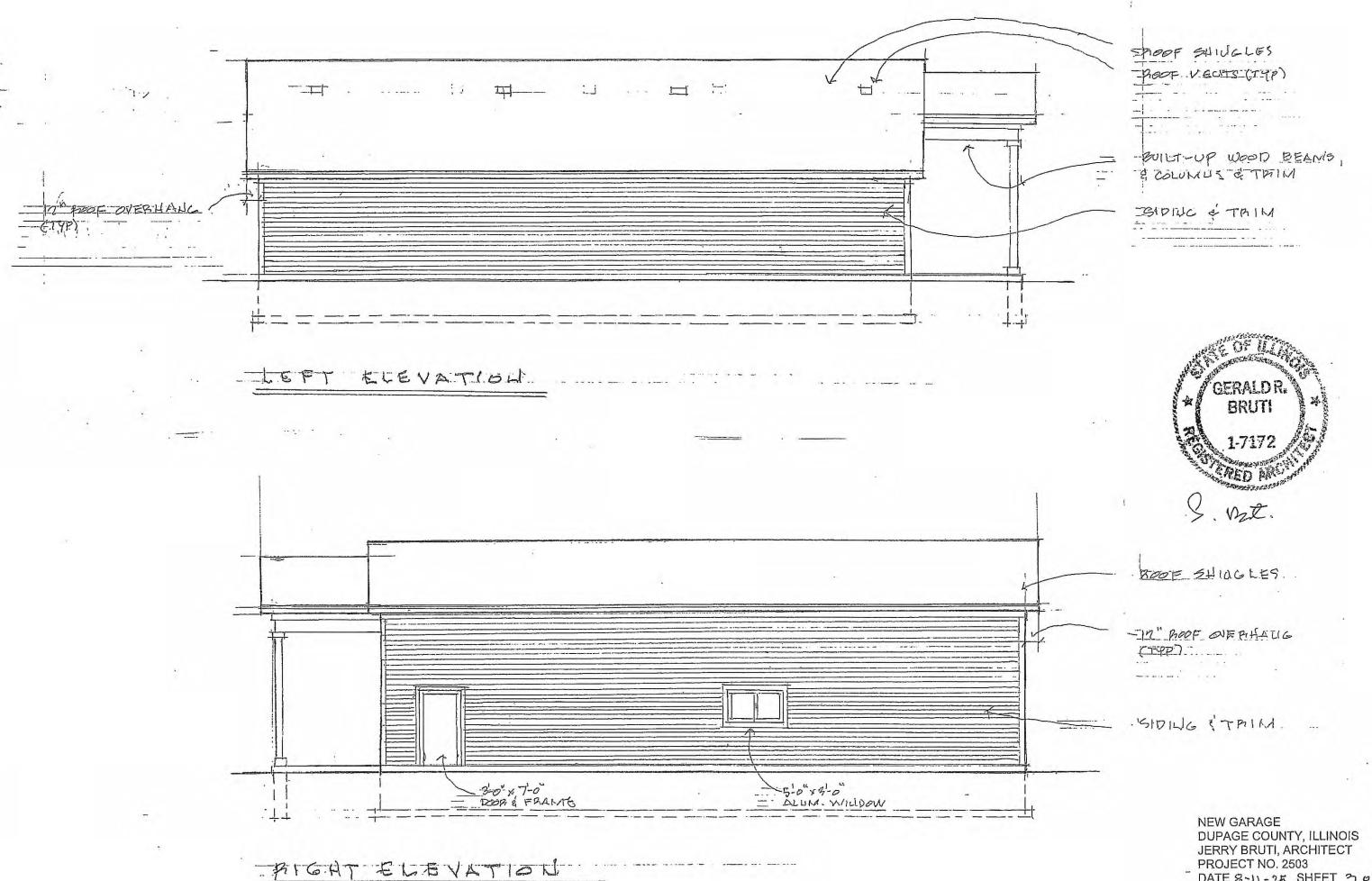
SITE PLAN

NEW GARAGE DUPAGE COUNTY, ILLINOIS JERRY BRUTI, ARCHITECT PROJECT NO. 2503 DATE &- 11-25 SHEET 1-05 7

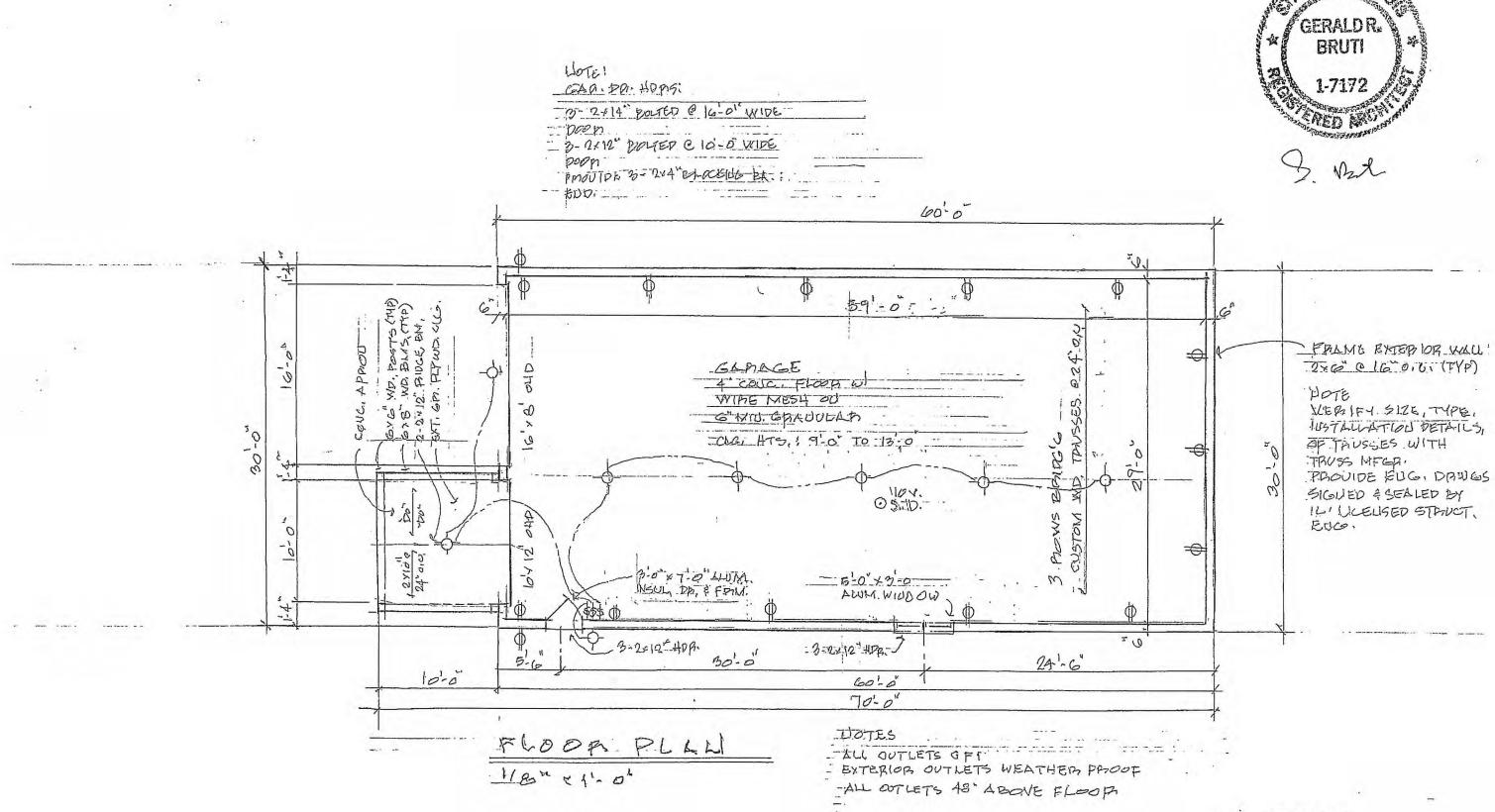




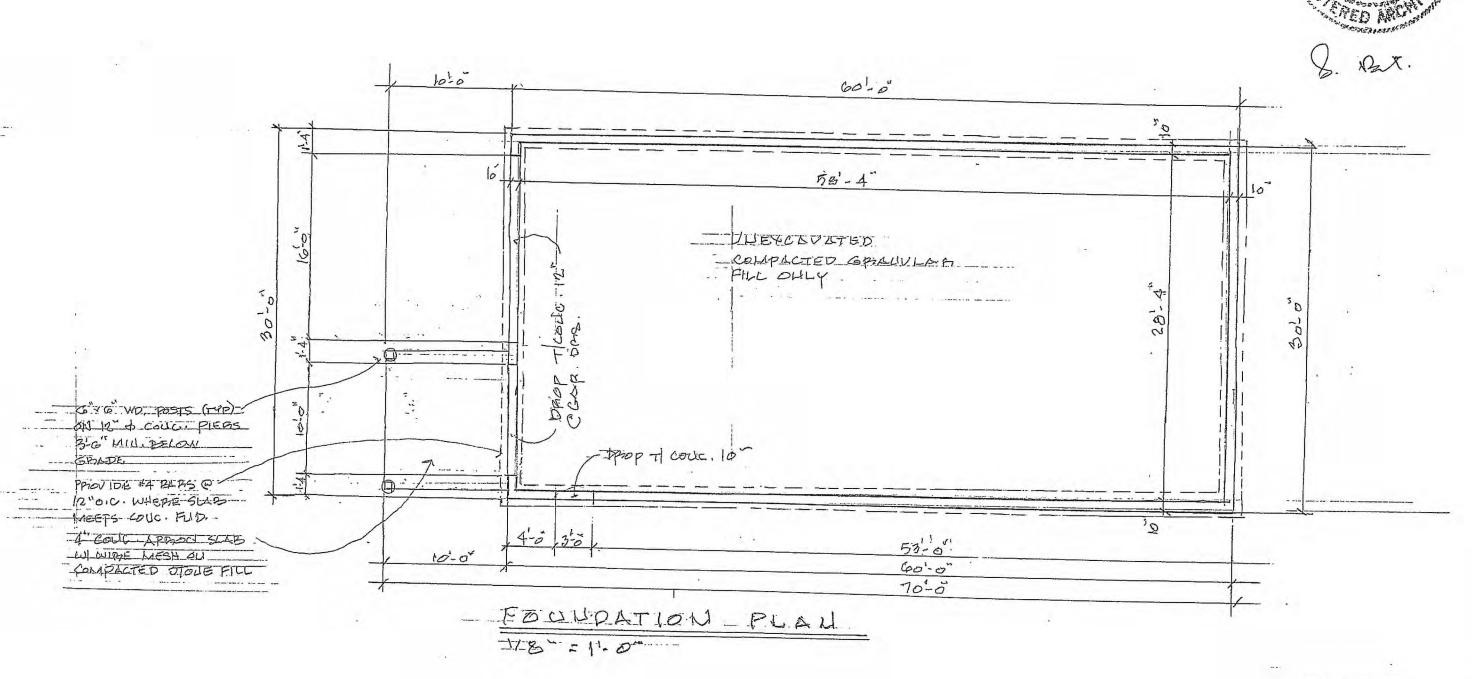
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DUPAGE COUNTY, ILLINOIS
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PROJECT NO. 2503
DATE 8-11-25 SHEET 2 057



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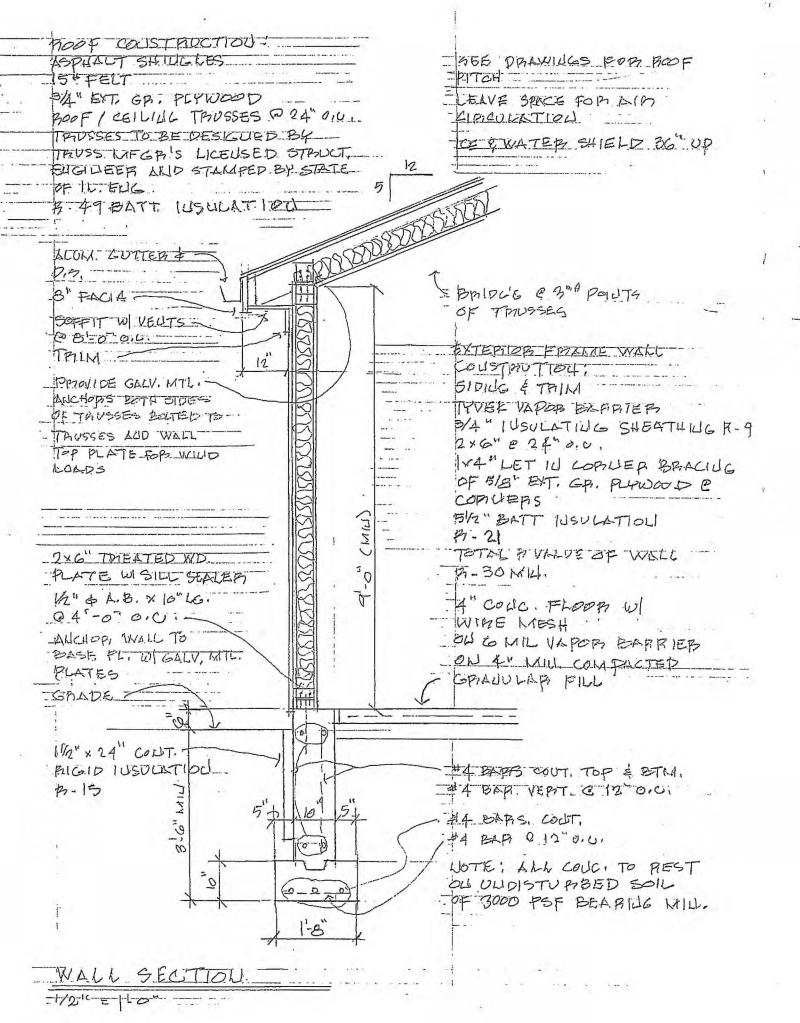


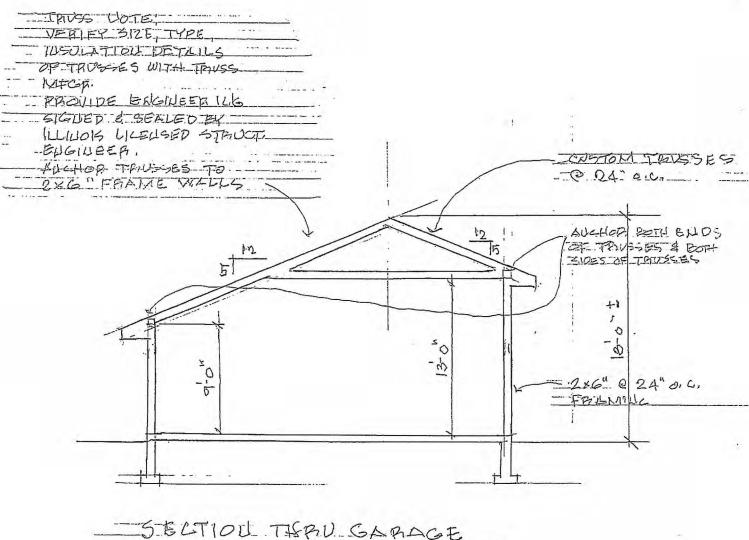
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DUPAGE COUNTY, ILLINOIS
JERRY BRUTI, ARCHITECT
PROJECT NO. 2503
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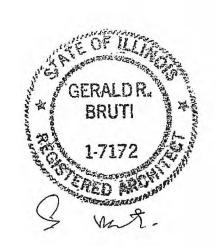


NEW GARAGE DUPAGE COUNTY, ILLINOIS JERRY BRUTI, ARCHITECT PROJECT NO. 2503 DATE 8-11-75 SHEET 5 0F7

BRUTI







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NEW GARAGE
DUPAGE COUNTY, ILLINOIS
JERRY BRUTI, ARCHITECT
PROJECT NO. 2503
DATE 8-11-25 SHEET 647

Notes (DuPage Garage)

All work per applicable local codes: 2024 IRC (International Residential Code) 2014 Illinois Plumbing Code. 2014 National Electric Code. 2021 IECC (International Energy Conservation Code) All with all applicable local amendments.

Contractor to perform his work according to all applicable local codes. Contractor and tradesmen to be experienced, licensed and insured in their respective trades.

Do not scale drawings.

Contractor to verify all existing dimensions and conditions in the field prior to beginning the work.

Demolish existing structure in entirety as shown or required for the new work including existing concrete foundation and concrete slabs. Remove all debris and dispose of properly.

Provide bracing for supporting new and existing construction during the work.

All new concrete to rest on undisturbed Soil of 3000 psf bearing minimum.
All concrete to have a compressive Strength at 28 days of 3500 psi minimum.

All structural steel A 36. Provide All required bearing plates, base plates, anchor bolts, etc.

All structural lumber Structural Grade No. 2 Fb 1200 Southern Pine or Doug. Fir. All openings to have headers 2-2X12" unless noted otherwise.

Provide 1.5" of bearing at all joist ends or provide approved joist hangers.
Provide solid blocking under Headers and beams, 2-2X4" min. Provide double framing at all openings

For engineered lumber, verify size, spacing and series with actual manufacturer for actual span and loading conditions. Include dead loads, live loads and wind loads.

Provide shop drawings for trusses and other engineered framing with truss diagrams and calculations signed and sealed by a structural engineer licensed in Illinois. Shop drawings and calculations to include all applied loads and attachments.

Provide secure metal plates and anchorage where roof and/or ceiling framing meet each other and meets the wall framing to structurally unify the structure and withstand all dead and live loads including inward and outward wind pressure and uplift. Provide engineering drawings and calculations when noted or required, sealed by a licensed engineer licensed in the state of Illinois. Secure and bolt down the structure to the concrete foundation

Provide firestopping at all openings and soffits.

Provide 5/8" fire code drywall inside garage.

Insulation minimum R values:
R-9.8: 1 ½" foundation insulation
R-20 (total) exterior walls,
R-45 attics,
R-45 volume ceilings.

Provide attic air circulation with air permeable baffles at eaves.

Provide insulated attic access panel.

All insulation to be labeled with R value and installed according to manufacturer's instructions.

All window frames to be thermally broken with insulating glass.

Exterior doors to have weatherstrip all around and have accessible thresholds.. All doors to have lever handles.

Provide minimum 6 mil vapor barrier under all slabs.

Mechanical:

Provide high efficiency forced air gas heaters. System to maintain space at 68 degrees F. min. when -10 degrees F. outside. Provide and install programmable thermostat. Provide 5/8" firecode drywall above furnaces, min. 10 feet all sides. Provide continuous combustion air for heaters.

All ductwork to be sheet metal.
All supply ducts to be insulated:
R-8 at attics, R-6 other locations.
All joints and seams of ducts to be sealed.

Electrical:

Wire all electrical in rigid conduit to circuit breaker panel. Verify size and location of panel and service.

Wire all fixtures, lights, fans, outlets, motors, heaters, garage door openers and other equipment.

All fixtures to be supplied with high efficiency lamps.

Smoke and Carbon Monoxide Detectors to be provided.
All detectors to be 110V. hard wired, inter-connected, with battery back-up.

All garage outlets interior and exterior to be GFI protected.



NEW GARAGE DUPAGE COUNTY, ILLINOIS JERRY BRUTI, ARCHITECT PROJECT NO. 2503 DATE 8-11-25 SHEET 7 OF



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

September 18, 2025

City of Darian 1702 Plainfield Road Darien, Illinois

Attention: Ryan Murphy

Subject: 1535 North Frontage Rd

Proposed Garage – Zoning Variation (CBBEL Project No. 950323.H0275)

Dear Ryan:

As requested, we have reviewed the proposed site plan for a new garage at the above property. We understand the applicant is requesting a zoning variation to construct a detached garage on the subject property. The existing detached garage would be removed. We note the following for your consideration:

- 1. The proposed garage will replace an existing garage, and the net new impervious area will be less than 2500 SF, therefore no PCBMP stormwater requirements will apply.
- 2. We note that there is floodplain on the property, and that the proposed garage will be situated well outside of the floodplain.
- 3. Based on the Du Page County GIS topography, grading to create a level pad will likely be required to construct the garage as there are approximately three feet of fall across the footprint of the garage. A grading plan should be submitted.

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

Sincerely,

Daniel L. Lynch, PE, CFM

Vice President, Head Municipal Engineering Department

Cc Dan Gombac, City of Darien

Nerijus Cepronas Key Property Solutions LLC 1535 N Frontage Rd Darien, IL 60561 708.267.4589

Date: August 28, 2025
Zoning Board of Appeals
City of Darien
1702 Plainfield Road
Darien, IL 60561

RECEIVED

AUG 2 9 2025

Community Development City of Darien

Subject: Request for Zoning Variation - Garage Expansion at 1535 N Frontage Rd

Dear Members of the Zoning Board,

I am writing to respectfully request a zoning variation for my property located at 1535 N Frontage Rd, where I plan to construct a new garage with increased square footage beyond the limits currently permitted under the zoning ordinance.

The proposed garage expansion is necessary to accommodate multiple employee vehicles and provide secure protection from severe weather conditions, including snow, ice, and hail. The current garage footprint is insufficient for operational needs, and the property lacks adequate covered parking, leaving vehicles exposed to the elements and subject to increased wear and maintenance costs. The expanded design will improve functionality, enhance employee satisfaction, increase property value, and support daily business activities without disrupting the character of the surrounding neighborhood.

I believe the proposed variation is reasonable and consistent with the intent of the zoning code. The design will maintain aesthetic harmony, preserve privacy for adjacent properties, and will not negatively impact drainage, traffic, or public safety.

Enclosed with this letter are the site plans, elevation drawings, and any additional documentation required for your review. I welcome the opportunity to present this proposal at your next scheduled hearing and address any questions or concerns the Board may have.

Thank you for your time and consideration.

Wiper Gree

Sincerely,

Nerijus Cepronas

AGENDA MEMO PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION OCTOBER 15, 2025

CASE

PZC2025-15 Petition for Annexation, Annexation Agreement, Plat of Subdivision (Patrick Sullivan – 6881 Fairview Avenue)

ISSUE STATEMENT

Petition from Patrick Sullivan for annexation and a plat of subdivision to divide the existing 1.4-ac (61,000 sf) parcel into three lots, for the property at 6811 Fairview Avenue, Downers Grove, IL 60516.

GENERAL INFORMATION

Petitioner: Patrick M. Sullivan
Property Owner: Patrick M. Sullivan
Property Location: 6811 Fairview Avenue
PIN Number: 09-21-300-005-0000

Existing Zoning: Single Family Residence (R-4) District [DuPage County]

Proposed Zoning: Single Family Residence (R-2) [City of Darien]

Existing Land Use: Single Family Residential

Comprehensive Plan: Low Density Residential (Existing)

Surrounding Zoning & Uses

North: Single Family Residence District (R-2); SFR East: Single Family Residence District (R-2); SFR

South: Single Family Residence (R-4) District [DuPage County]

SFR

West: Residential Detached House 3 (R-3) [Downers Grove];

SFR

Size of Property: 1.4 acres (61,000 sf)

Floodplain: N/A

Natural Features: Site slopes gently from north to south (5%)

Transportation/Access: The petition site has existing access from one driveway on

Fairview Avenue, and two proposed driveways along the

temporary cul-de-sac at DiCosola Court.

ATTACHMENTS

- A) LOCATION MAP AND AERIAL PHOTO
- **B) PROPOSED PLAT OF SUBDIVISION**
- C) SANITARY DISTRICT CONCEPT APPROVAL LETTER
- D) ENGINEERING REVIEW LETTER
- E) JUSTIFICATION LETTER
- F) NEIGHBOR ACKNOWLEDGEMENT PETITION (BY PETITIONER)
- **G) PUBLIC COMMENTS**

BACKGROUND

The 1.4-acre subject property is located generally south of Sweetbriar Lane and east of Fairview Avenue, just south of DiCosola Court Subdivision, which was approved in around the year 2000 (see Attachment A). The proposed subdivision would be an extension of the DiCosola Court

Subdivision cul-de-sac.

The property is currently unincorporated – the petitioner has also submitted a petition for annexation and an annexation agreement that would bring the property into the City under the Single Family Residence (R-2) District, consistent with the neighboring Darien Club and DiCosola Court subdivisions, and the City's Comprehensive Plan. At this time, the petitioner is seeking the Planning, Zoning and Economic Development Commission's review and recommendation regarding the proposed Plat of Subdivision and the layout and configuration of the associated public improvements. Consideration of the full project, including zoning matters related to the annexation and other terms of the project will occur as part of a future annexation agreement, and will be subject to one or more separately noticed public hearings in accordance with state law and the City Code. The current action is therefore limited to the subdivision and preliminary site layout, with no zoning or annexation approvals being requested at this stage.

ANALYSIS

A) Plat of Subdivision

Lot Summary: As shown in the plat provided by the petitioner (see Attachment B) and detailed in the table below, the existing 61,000 square foot lot is proposed to be divided into a total of three lots, with the two vacant lots taking access from the existing temporary cul-de-sac at the end of DiCosola Court. The proposed lots meet the minimum dimensions and size requirements for the proposed R-2 zoning district.

 Lot Number
 Lot Dimensions (W) x (D)
 Lot Size
 Compliance with R-2 District

 1
 100 ft x 191 ft
 19,100 SF
 ✓

 2
 100 ft x 181 ft
 18,100 SF
 ✓

 3
 100 ft x 172 ft
 17,200 SF
 ✓

Table 1: Lot Summary Table

Access and Public Improvements: Under the proposed plat, Lot 1 is accessed via the existing residential driveway on Fairview Avenue. The two new lots would have driveways extending to the existing cul-de-sac. The aprons and a portion of the new driveways would be located within a 66-foot-wide right-of-way dedication, which could be removed and reconstructed as a future street if properties to the south were to be developed. Under this plan, public utility lines, including water and sanitary sewer, would not be extended; instead, lateral or angled service connections are proposed as an alternative. The sanitary district has granted concept approval (see Attachment C).

Existing Accessory Structure: The subject property includes a legally constructed existing garage (built under County jurisdiction) situated on a future vacant lot. The structure's current placement conforms to the City's R-2 District setback requirements upon annexation. The annexation agreement will capture any zoning matters related to the structure, including potential solutions like an easement for continued access, relocation, or removal within a set timeframe.

Engineering Review / Drainage: The plat was reviewed by Dan Lynch of Christopher B. Burke Engineering, Ltd., with comments summarized in the attached letter (see Attachment D). The City's engineering consultant noted that the temporary cul-de-sac at DiCosola Court was intended for future extension to the south, as reflected in prior approvals, and recommended that the street, watermain, and sanitary sewer be extended to the property boundary to support future connectivity and comply with City Code. The consultant also advised that an evaluation of net new impervious area be provided to determine any required stormwater improvements; however, the petitioner has deferred this analysis pending the Commission's discussion of the proposed street configuration.

The petitioner's plan represents an alternative design that departs from the City's standard requirements for street and utility extensions. While the Code generally requires layouts that support logical extensions of existing streets and future connections to vacant properties, the Commission and City Council may find recommend variations, when in their opinion, it is in harmony with the intent and purpose of the subdivision regulations. Any alternative street designs would be captured within a future annexation agreement, and if finding the intent and purpose of these subdivision regulations not violated, approved by the City Council.

Exiting Homeowner's Association: DiCosola Court has an existing HOA with covenants regulating many things, including architectural design. Staff note that the City cannot legally compel a new development or its owners to join an adjacent Homeowners Association (HOA).

B) Project Review Criteria / Justification Narrative

Select review criteria within the City Code and Comprehensive Plan related to street and subdivision design the are included below:

City Code Section 5B-1-7: GENERAL DESIGN AND DEVELOPMENT STANDARDS:

- (B) Street Design Standards:
- 3. Street Layout: The street layout shall be devised for the most advantageous development of the entire neighborhood area. Where necessary to the neighborhood street pattern, existing streets in adjoining subdivisions shall be continued and shall be at least as wide as such existing streets and in alignment with them. In addition, the street layout shall provide for the future projection of principal streets into unsubdivided lands adjoining the subject plat.
- 5. Provision For Future Subdivision: If a tract of land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged to allow the opening of future streets and logical further subdivision in accordance with the design requirements for lots and streets as set forth in the zoning and subdivision ordinances.

City Code Section 5B-1-13: VARIATIONS AND AMENDMENTS:

AGENDA MEMO PZC2025-15

(A) Variations: The Plan Commission may recommend variations from these requirements in specific cases which, in its opinion, are in harmony with the intent and purpose of the Comprehensive Plan and Official Map of the City of Darien and in harmony with the intent of these Subdivision Regulations. Such recommendations shall be communicated to the corporate authorities and, where the land affected lies outside the corporate limits, to the DuPage County Board of Supervisors, the Zoning and Plat Committee of the DuPage County Board of Supervisors and the Plat Officer of DuPage County. The City Council may approve variations from these requirements for subdivisions within the City limits or for those where the land affected lies within the area of planning jurisdiction as established by State statutes, when, in its opinion, such variations will not be contrary to the purpose or intent of the comprehensive plan and official map or the spirit of these subdivision regulations.

<u>Comprehensive Plan Amendment 2006 – Transportation Objective No. 3</u>

3. Ensure that new roads are a logical extension of the existing road pattern, and the new subdivisions next to vacant properties allow for future street extensions.

The petitioner submitted a *Justification Narrative* that would support the application request (see Attachment E).

C) Outreach and Public Comment

Outreach: Prior to submitting the application, the petitioner circulated what can be described as a non-binding petition to nearby property owners to acknowledge interest in the proposed annexation, which several residents signed (see Attachment F).

Public Comments: In accordance with legal requirements, public notice was published in the DuPage Chronicle and mail notices were sent to all property owners within 250 feet of the project boundary (extended to include DiCosola Court as a whole). The City shared project plans with several residents prior to and after notification. As of the date of publication, three comments have been received (see Attachment G). In general, the comments oppose the alternative street configuration and public improvement layout, for reasons such as conformance with the neighborhood development pattern, access, snow plow serviceability and others. Please note large exhibits referenced in submitted comments will be available at the meeting.

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on October 15, 2025.

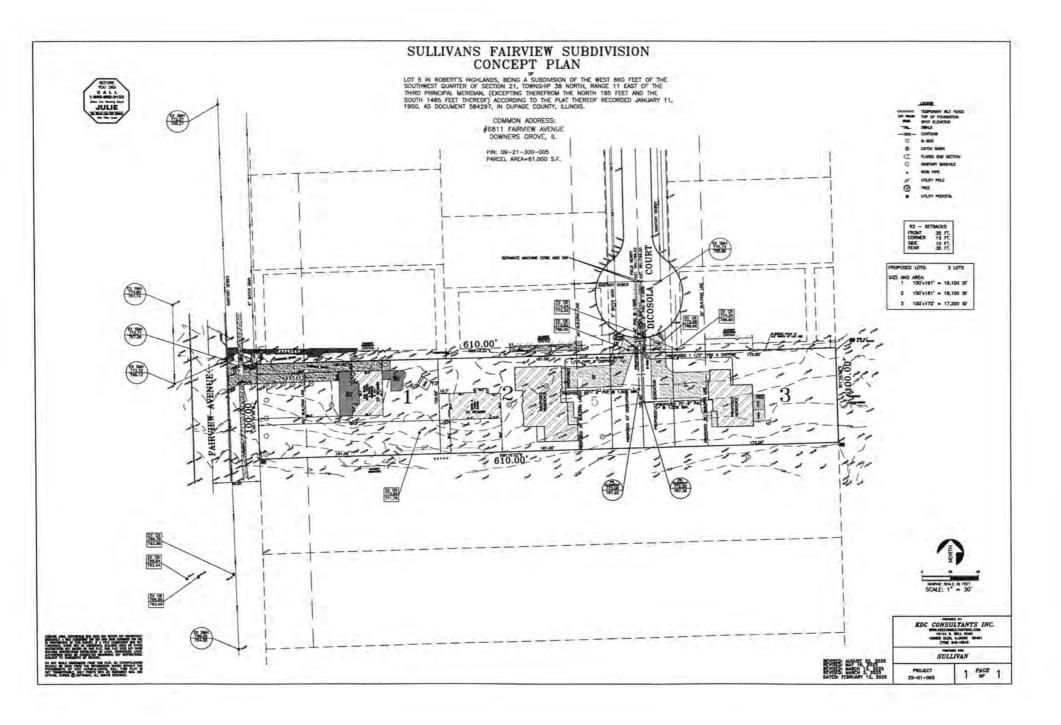
MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission	October 15, 2025
Municipal Services Committee	TBD
City Council	TBD

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois

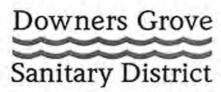




ATTACHMENT C - SANITARY DISTRICT CONCEPT APPROVAL

Board of Trustees

Amy E. Sejnost
President
Jeremy M. Wang
Vice President
Mark Eddington
Clerk



2710 Curtiss Street Downers Grove, IL 60516 Phone: 630-969-0664 www.dgsd.org

Providing a Better Environment for South Central DuPage County

March 13, 2025

Via Email

General Manager

Amy R. Underwood

Daniel McCormick

Legal Counsel

Dawn Spataro KDC Consultants Inc. 16144 S. Bell Road Homer Glen, IL 60491

Re: 6811 Fairview Avenue - Sullivans Fairview Subdivision Two Homes

Dear Dawn:

The Downers Grove Sanitary District hereby grants concept approval for the proposed project. The Sanitary District's sanitary sewers have adequate downstream capacity to serve this project.

The proposed project must be processed through the Sanitary District's standard plan review and permit process. Please note that you should submit your permit application to the Sanitary District in accordance with your submittal to the Village of Downers Grove to avoid delays in receiving your building permit. See our website for construction details and permit applications www.dgsd.org.

Please let me know if you have any questions.

Sincerely.

DOWNERS GROVE SANITARY DISTRICT

Keith Shaffner

Sewer Construction Supervisor



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

August 11, 2025

City of Darian 1702 Plainfield Road Darien. Illinois

Attention: Ryan Murphy

Subject: Sullivans Fairview Subdivision

First Concept Review

(CBBEL Project No. 950323.H0273)

Dear Ryan:

As requested on July 23, 2025, we have reviewed the Sullivans Fairview Subdivision Concept Plan prepared by KDC Consultants, Inc., and dated March 16, 2025. The proposed subdivision is adjacent to Darien Club and would be an extension of the 2001 Dicosola Court Subdivision cul de sac. The following comments are submitted for your use:

- 1. The proposed concept plan shows that the two new lots would have driveways extending to the existing cul de sac. When the Dicosola subdivision was approved, it was intended that the cul de sac would be temporary and set up for future extension to the south. That is evidenced by the temporary road easements and is stated in the approving ordinance (copy attached for reference). As such, the proposed subdivision should be required to extend the street and remove the existing cul de sac. City Code provides that the maximum cul de sac length shall be 500 feet, which would be achieved with the extension. Alternatively, consideration should be given to the potential for the street eventually being extended south then west to connect to Fairview Avenue.
- 2. The watermain that is stubbed to the south end of Dicosola Court should be extended south, and potentially west to Fairview to create a looped system.
- 3. The sanitary sewer should be extended to the south end of the proposed subdivision for future extension.
- 4. It appears there are labels for Lots 1, 2, 3, and 5, and no let line is shown between lots 2 and 5. This should be clarified.
- 5. The existing garage serving the existing house is show to remain, but on the new lot which will front Dicosola Court. This should be clarified.
- 6. An evaluation of net new impervious area should be included to determine what stormwater improvements will be required. This should include the street extension, and the new lots presuming maximum lot coverage.
- 7. Other items required by the subdivision code such as street trees, streetlights, easements, and cash donations will be evaluated at the time of final plat submittal.

8. Note that we have not conducted a zoning review

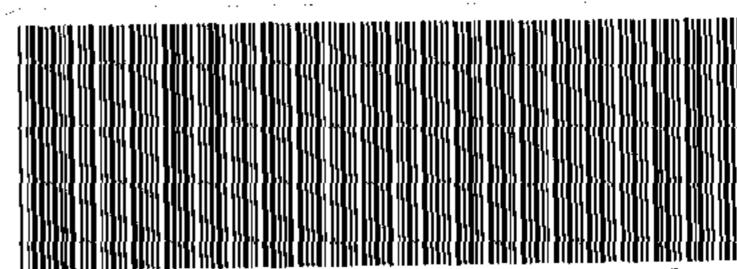
If you have any questions, please do not hesitate to contact me.

Sincerely,

Daniel L. Lynch, PE, CFM

Vice President, Head Municipal Engineering Department

Cc Dan Gombac, City of Darien



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
3:42 PM

PLAT DØ6 PAGES

09-21-300-040 R2001-106142

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-26-99

AN ORDINÂNCE REZONING CERTAIN PROPERTY
APPROVÎNG A PLAT OF RESUBDIVISION
GRÂNTING A VARIATION AND IMPOSING
CERTAIN CONDITIONS ("DI COSOLA COURTS OF DARIEN")

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

THIS 18th DAY OF October , 1999.

Published in pamphlet form by authority of the Mayor and City Council of the City of Darien, DuPage County, Illinois, this

20th day of October , 1999.

09-21-300-040 1999 Sweetbriar Lane

09-21-300-042 Vacant

99-21-300-043 6735 Fairview Avenue

09-21-300-044 6800 Fairview Avenue

09-21-300-044 6800 Fairview Avenue 09-21-300-045 6800 Fairview Avenue 09-21-300-046 6745 Fairview Avenue

09-21-300-047 6745 Fairview Avenue

Darien, IL 60561

SUBMITTED BY AND RETURN TO:

Joanne F. Coleman, City Clerk CITY OF DARIEN 1702 Plainfield Road Darien, IL 60561-5044

 $\sqrt{\sqrt{}}$

ORDINANCE NO. 0-26-99

AN ORDINANCE REZONING CERTAIN PROPERTY APPROVING A PLAT OF RESUBDIVISION GRANTING A VARIATION AND IMPOSING CERTAIN CONDITIONS ("DICOSOLA COURTS OF DARIEN")

WHEREAS, the property described on Exhibit A attached hereto and made a part hereof (the "Subject Property") has been annexed to the City of Darien and has been zoned to the R-1 Zoning District by operation of law; and

WHEREAS, the owner of the Subject Property has petitioned the City to rezone the Subject Property from the R-1 single-family residence district to the R-2 single-family residence district, to approve a Final Plat of Resubdivision and to grant a variation; and

WHEREAS, pursuant to notice published as provided for by law, the Darien Plan Commission conducted a public hearing on the proposal and forwarded its recommendation to the City Council; and

WHEREAS, the proposal was reviewed by the City's Planning and Development Committee; and

WHEREAS, the City Council has reviewed these reports and recommendations, and has determined that granting the proposed relief subject to the terms and conditions set forth hereinbelow is reasonable and in the best interests of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Rezoning. The Subject Property is hereby rezoned to the R-2 Zoning District pursuant to the Darien Zoning Ordinance.

ORDINANCE NO. 0-26-99

SECTION 2: Final Subdivision Plat Approved. Final Plat Approval is hereby granted to the "DiCosola Courts of Darien," being part of the southwest quarter of Section 21, Township 38, North Range 11, east of the third principal meridian in DuPage County, Illinois. The Mayor and Clerk are hereby authorized and directed to execute and attest respectfully the final plat of subdivision prepared by Intech Consultants, Inc. and dated as of September 22, 1999.

SECTION 3: Variation Granted. A variation from Section 5A-5-8 of the Darien Zoning Ordinance is hereby granted on Lot 9 to allow for a six-foot fence in a corner sideyard adjacent to a front yard.

SECTION 4: Approved Site Plan. The Approved Site Plan for the subject property is identified, as follows:

Engineering Plans, prepared by Intech Consultants, Inc., dated 7/31/98, most recently revised 7/13/99, consisting of five sheets on file in the office of the City Director of Community Development.

SECTION 5: Temporary Access Easement; Vacation. As set forth on the Final Resubdivision Plat, the Owner has reserved a 13-foot "Temporary Access Easement for Roadway" to the City adjacent to Lots 3 and 4 and adjacent to Lots 2 and 5. The purpose of this easement is to allow for the construction of a temporary cul-de-sac and access at the southern terminus of DiCosola Court. At such time as DiCosola Court is extended to the south of its existing southern terminus, the City will vacate the City's easement in favor of the owners of Lots 2, 3, 4 and 5 respectively.

SECTION 6: Zoning Map. The City Clerk is hereby authorized and directed to note the zoning granted by this Ordinance on the City's official zoning map.

ORDINANCE NO. 0-26-99

SECTION 7: Other Ordinances. Except as provided herein, the development of the Subject Property shall proceed in accordance with the Codes and Ordinances of the City of Darien.

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage and approval as provided by law.

CARMEN D. SOLDATO, MAYOR

ATTEST:

QANNE-F. COLEMAN, CITY CLERK

TTORNEY

APPROVED AS TO FORM:

Darien_server\dcd\pc99\dicosola\rezsubvarord

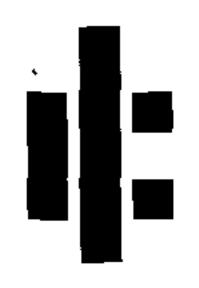
ÖRDINANCE NO. <u>0-26-99</u>

EXHIBIT A

LOTS 2, 3 AND 4 IN ROBERT'S HIGHLANDS, BEING A SUBDIVISION OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE NORTH 165 FEET AND THE SOUTH 1485 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1950 AS DOCUMENT NO. 584297, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

LOT 1 IN DARIEN CLUB UNIT 6, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R96-6336, IN DU PAGE COUNTY, ILLINOIS.



INTECH CONSULTANTS, INC.

CONSULTING ENGINEERS/SURVEYORS

May 23, 2001

RECORDER OF DEEDS COUNTY OF DU PAGE WHEATON, ILLINOIS

DEAR RECORDER,

PURSUANT TO P.A. 87-0705, EFFECTIVE DATE OF JANUARY 1, 1992, RESPONSIBILITY OF RECORDATION OF PLATS FALLS UPON THE LAND SURVEYOR PREPARING THE PLAT OR THE DESIGNEE OF THE SURVEYOR.

PLEASE BE INFORMED THAT A REPRESENTATIVE OF THE CITY OF DARIEN IS HEREBY NAMED AS "DESIGNEE", FOR THE PURPOSE OF RECORDING "DARIEN CLUB UNIT 6A", IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

BY: THOMAS E. FAHRENBACH, IPLS #35-2126

THIS 23RD DAY OF MAY, A.D. 2001

THOMAS E. FAHRENBACH, PLS



5413 WALNUT AVENUE • DOWNERS GROVE, ILLINOIS 60515-4106 PHONE: (630) 964-5656 • FAX: (630) 964-5052 • WEB: intechconsultants.com

PLAT

J. P. "RICK" CARNEY
DU PAGE COUNTY RECORDER
P. O. BOX 936
WHEATON, ILLINOIS 60189

DATE OF 10-20-9	☐ CASH ☐ CHARGE ☐ CHECK ☐ CREDIT CARD
DOCUMENT TYPE: SUBDIVISION	TITLE: Di Cosola Courts of Darier
☐ ANNEXATION	
☐ VACATION	IST PARTY:
☐ DEDICATION	
□ ORDINANCE	
☐ EASEMENT	2NID DA 1973/
□ DECLARATION□ RESOLUTION	2ND PARTY:
LEGAL DESCRIPTION: S	Jub Unit Lo
PIN NO. 09-21-300-040 09-21-300-042 thrub	UNIT NO
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SUBMITTED BY:	ACCOMPANYING PAPERS: Ord
Journ _	MAIL TO: NO
BOOK PAGE	1702 Planfield Rd
NUMBER OF PAGES	1000les II la 05la

FINAL RESUBDIVISION PLAT

AND ASSIGNS.

DiCOSOLA COURTS OF DARIEN

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH,

RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY,

IRON PIPES ARE AT ALL LOT CORNERS. ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE INDICATED. (PURPE) DASHED LINES----INDICATE PUBLIC UTILITIES AND DRAINAGE EASEMENTS HEREBY GRANTED.

SITE CONTAINS 4.6150 ACRES 4.1604 ACRES

0.4546 ACRES

CUTLOT 1 0 4740 ACRES 0.3554 ACRES 0.3554 ACRES 0.2962 ACRES 0.2962 ACRES 0.2962 ACRES 0.2962 ACRES 0.8724 ACRES 0.4592 ACRES

0.4592 ACRES

OWNERS WILL BE SOLELY RESPONSIBLE FOR MAINTENANCE AS INDICATED UPON THE STORM WATER DRAINAGE, DETENTION AND RETENTION RESTRICTIONS AND EASEMENT APPENDED HEREON. CLUB UNIT 5, PER DOC. 194-12567 SWEETBRIAR THERETOFORE DEDICATED DOC. R96-63364-DRAINAGE AND -STORMWATER LOT- 3 MANAGEMENT N.89:54'34"W 410.00 P.U. & D.E. 5' EASEMENT 66

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, THIS 207 DAY OF January 192000.

IN ACCORDANCE WITH ILL. REV. STAT. 1991, CH.

CITY OF DARIEN

1702 PLAINFIELD ROAD

DARIEN, ILLINOIS 60561

RECORDING BY:

NAME:

109, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR

SUBMITTED BY AND RETURN TO:

HEREBY DEDICATED TO

THE CITY OF DARIEN

JOANNE COLEMAN, CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

DATED AT DARIEN, DU PAGE COUNTY, ILLINOIS, THIS /7th DAY OF JANUARY A.D., 2000. P. Donne

SURFACE WATER STATEMENT

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS. OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

DATED THIS 8 DAY OF OCTOBER

062-044855 STATE REGISTRATION NUMBERPROFESSIONA OWNER OR ATTORNEY FOR OWNER

STATE OF ILLINOIS) COUNTY OF DU PAGE)

13' TEMPORARY ACCESS

EASEMENT FOR ROADWAY

HEREBY DEDICATED

CITY ENGINEER'S CERTIFICATE

SCALE: 1"= 100'

UPON RECORDATION OF THIS PLAT, OUTLOT 1 WILL BE UNDER EQUAL AND COMMON

OWNERSHIP OF THE OWNER'S OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND SAID

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

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS, THIS__DAY OF_

CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

I. bannet. Coleman CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON OCTOBER 18, 1999, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS, THIS 5 DAY OF 1/A/1, 19 200/

danien

Lauron

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE

ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

UNDER MY HAND AND SEAL OF THIS COUNTY CLERK AT WHEATON, ILLINOIS, THIS 3rd DAY OF December

TEMPORARY ACCESS EASEMENT GRANTED TO THE CITY OF DARIEN FOR ROADWAY

PURPOSES ARE VACATED UPON THE FUTURE SOUTHERLY EXTENSION OF DI COSOLA

STORM WATER DRAINAGE, DETENTION AND

RETENTION RESTRICTIONS AND EASEMENTS

FOR THE PURPOSE OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE

BENEFIT OF THE SUBDIVISION AND PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND

RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE

OWNER OF THE SUBDIVISION AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS

A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION

PURPOSES IS HEREBY GRANTED TO THE CITY OF DARIEN, AND THE PUBLIC

GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS

BOUNDED BY THE LOT LINES AND DOTTED LINES SHOWN ON THIS PLAT AND INDICATED

AS DRAINAGE EASEMENT AND/OR PUBLIC UTILITY AND DRAINAGE EASEMENT. SAID

GRANT OF EASEMENT SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM

TIME TO TIME, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE;, INSPECT,

MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR

INCREASE THE SIZE, NUMBER, AND/OR TYPE OF DRAINAGE FACILITIES AND

APPURTENANCES THERETO IN, OVER, UNDER, THROUGH AND UPON SAID EASEMENT

NOTWITHSTANDING THE FORGOING, THE OWNER (S) OF EACH LOT UPON WHICH SAID

ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS, AND ANY

AND ALL DRAINAGE FACILITIES AND APPURTENANCES THERETO, LOCATED IN, OVER,

UNDER, THROUGH AND/OR UPON SUCH LOT, INCLUDING, BUT NOT LIMITED TO, TREE

ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILING, STORM

SEWER CLEANING, BLOCKAGE REMOVAL, AND REPLACEMENT OF STORM SEWER GRATES.

NO OBSTRUCTIONS SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER

UNDER. THROUGH OR UPON SAID EASEMENT AREAS, AS A MATTER OF RIGHT, BUT NOT

OBLIGATION, THE CITY OF DARIEN IS HEREBY GRANTED THE RIGHT TO ENTER UPON

SAID EASEMENT AREAS, PERFORM ANY MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS

AND/OR CORRECT ANY SUCH ALTERATIONS ON SAID EASEMENT AREAS, AND ANY

EXPENSES INCURRED BY THE CITY IN THE EXERCISE OF SAID RIGHT SHALL BE A

LIEN UPON THE PROPERTY WHEREON SUCH MAINTENANCE IS PERFORMED, SUCH

CITY ENGINEER'S CERTIFICATE

ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM

REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS, THIS 16 DAY OF August

COUNTY RECORDER'S CERTIFICATE

THIS INSTRUMENT RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE

HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE

OBSTRUCTIONS ARE REMOVED AND/OR SUCH ALTERATIONS ARE CORRECTED.

IMPEDE OR DIMINISH STORM WATER DRAINAGE, DETENTION OR RETENTION IN, OVER,

EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS,

AREAS AND TO ENTER UPON SAID EASEMENT AREAS FOR THOSE PURPOSES.

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

AUTHORITIES HAVING JURISDICTION THEREIN.

DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT. REV. 9-22-99 ESMT. PRO.

DATED THIS 13/14 DAY OF JANUARY

PLAT R2001-106142 JUN.01,2001 3:42 PM

TAX PARCEL NUMBER: 09-21-300-040 09-21-300-042 09-21-300-043 09.21.300.044

SUBMITTED BY AND RETURN TO: 09-21-300-045 Joanne F. Coleman, City Clerk 09-21-300-046 City of Darien 1702 Plainfield Road Darien, IL 60561-5044

TO: RECORDER OF DEEDS, COUNTY OF DU PAGE 421 COUNTY FARM ROAD WHEATON, IL. 60187

1. THOMAS E. FAHRENBACH, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126 HEREBY AUTHORIZE THE REPRESENTATIVE OF THE CITY OF THE CI DARIEN TO RECORD THIS DOCUMENT KNOWN AS "DICOSOLA COURS!" OF DARIEN" SHEETS 6 AND 7

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, THIS 176 DAY OF JANUARY

CONSERVATION AND DRAINAGE BASEMENT PROVISIONS

NO OWNER OF A RECORD LOT SHALL REMOVE LIVING TREES OR SHRUBS, GRADE, GRUB, EXCAVATE, FILL OR CONSTRUCT ANY STRUCTURE OF ANY KIND ON OR WITHIN THE AREA DESIGNATED ON THE ATTACHED PLAT AS "CONSERVATION & DRAINAGE EASEMENT" EXCEPT AS MAY BE APPROVED IN WRITING BY THE CITY OF DARIEN.

BACH OWNER OF A RECORD LOT SHALL RESTORE, OR CAUSE TO RESTORED, ANY NATURAL AREA WITHIN SUCH "CONSERVATION & DRAINAGE EASEMENT" DISTURBED BY SUCH LOT OWNERS DEVELOPMENT OF THE LOT, ALL IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF DARIEN.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SUCH RECORD LOTS TO ENFORCE THE PROVISIONS AND SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENJOIN IN A COURT OF LAW ANY ACTIVITY ON, OR USE OF, THE LAND WITHIN THE "CONSERVATION & DRAINAGE EASEMENT" WHICH IS INCONSISTENT HEREWITH.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

REV. 5-21-99 MOYED LOTS 1-3

REY. 5-6-99 REMOVED ONE LOT

REV. 3-4-99 ESIMT. LOTS 5-8

PREPARED ON: 7-30-98

THIS IS TO STATE THAT I, THOMAS E. FAHRENBACH, ILLINOIS, PROFESSIONAL LAND SURVEYOR #35-2126 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2, 3 AND 4 IN ROBERT'S HIGHLANDS, BEING A SUBDIVISION OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 165 FEET AND THE SOUTH 1485 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1950 AS DOCUMENT NO. 584297, IN DU PAGE COUNTY, ILLINOIS.

LOT 1 IN DARIEN CLUB UNIT 6, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 BAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R96-63364, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER STATE THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITHIN THE PREPARATION OF THIS PLAT. I FURTHER STATE THAT THE LAND IS WITHIN THE CITY OF DARIEN WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

, FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "C" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, COMMUNITY PANEL NUMBER 150195 0060 B, EFFECTIVE DATE APRIL 15, 1982. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126

_ INTECH CONSULTANTS, INC.

CONSULTING ENGINEERS / SURVEYORS

SHEET Wor Z

SUBMITTED BY AND RETURN TO:

JOANNE COLEMAN, CITY CLERK

CITY OF DARIEN

1702 PLAINFIELD ROAD

DARIEN, ILLINOIS 60561

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND OR AS STATED IN THE UTILITY BASEMENT PROVISIONS STATED HEREON. (ORD. 0-21-71, 11-15-71; AMD. 1-25-75).

ALL BASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS IN THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, DOWNERS GROVE SANITARY DISTRICT, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERPERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE BASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN. (ORD. 0-21-71, 11-15-71 AMD. 1-25-75, ORD, 0-5-82, 2-15-82).

TED	THIS	DAY OF	MAN	<u> 1899 – </u>	A.D.,
					•
					······································
	Jonn	a Ct	Kinie		

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE) heren depun Dilmin A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND	NOTARIAL SEAL	THIS DAY OF Mach
A.D., 200/, AT	D.G.	ILLINOIS.
MY COMMISSION EXPIRES_	7-6-2003	Thresad you Delasol
	······································	· NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

STATES AS FOLLOWS: 1. THAT:

OF LOT 2 OF ROBERT'S HIGHLANDS Worne Chance THE OWNER OF THE WESTERLY 200 FEET OF LOT 3 IN ROBERT'S HIGHLANDS

THE OWNER OF THE WESTERLY 200 FEET OF LOT 4 IN ROBERT'S HIGHLANDS THE OWNER OF THE EASTERLY 410 FEET OF LOT 2, 3 AND 4 IN ROBERT'S ARE THE OWNERS OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF DARIEN FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE

. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

SCHOOL DISTRICT 58 1860 63RD STREET DOWNERS GROVE, ILLINOIS 60516 COMMUNITY SCHOOL DISTRICT 99

6301 SPRINGSIDE AVENUE DOWNERS GROVE, ILLINOIS 60516

								TOGETHER	WITH	THE	WESTERLY	200	FEET
OF E	072	N	OBEI	?! "	S	HIGHLANI	S.	/	A		1		

of Lot 2 in Robert's Highland	S.
Dona Chiarie Co	Theresa Lym
OWNER SIGNATURE	NOTARY

THE OWNER OF THE WESTERLY 200 FEET OF LOT 3 IN ROBERT'S HIGHLANDS

Afferra Jaloure	Theresa Lynn Di Cesola
OWNER SIGNATURE	NOTARY
	MY COMMISSION EXPIRES 7-6-200

THE OWNER OF THE WESTERI	LY 200 FEET OF LOT 4 IN	ROBERT'S HIGHLANDS
1/a Mac	Theresa Ly	m Di Cosle
OWNER SIGNATURE	NOTARY	

MY COMMISSION EXPIRES /-6-2005THE OWNER OF THE EASTERLY 410 FEET OF LOTS 2, 3 AND 4 IN ROBERT'S

Nicol		Son	9/10-1
OWNER	SIGNATI	URE	

FINAL RESUBDIVISION PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 11 BAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY,

OWNER OF THE WESTERLY 200 FEET OF LOT 3 IN ROBERT'S HIGHLANDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON. (ORD. 0-21-71, 11-15-71; AMD. 1-25-75).

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DATED	THIS /67h DAY O	OF		A.D.,	0/
	XI mance	John	0		

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

THE USES AND PURPOSES THEREIN SET FORTH.

, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HERRBY CERTIFY THAT ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR

A.D., 2001, AT Lower Drove_ILLINOIS. MY COMMISSION EXPIRES 7-6-2003

OWNER OF THE WESTERLY 200 FEET OF LOT 4 IN ROBERT'S HIGHLANDS

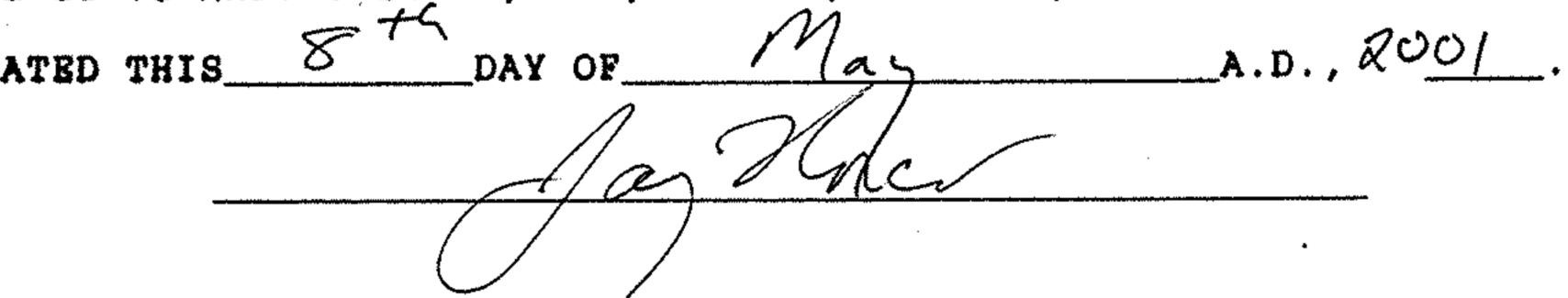
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GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS D'DAY OF MAY

2001, AT Dewn More MY COMMISSION EXPIRES 7-6-2003

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A.D., 2001, AT Downathor ILLINOIS.

CONSULTING ENGINEERS / SURVEYORS

87010-6A

REV. 5-6-99 NO CHANGE. REV. 10-16-98 NO CHANGE. REV. 10-15-98 SUB. NAME & ESMT.

PREPARED ON: 9-28-98

REVISED September 12, 2025

JUSTIFICATION NARRATIVE

Explanation of Application:

I, Patrick M. Sullivan, hereinafter "Owner", hereby submit my Zoning Application for the subdivision and rezoning of 6811 Fairview Ave., Downers Grove, IL 60516 for the purposes of developing a 3 Lot R-2 Single Family subdivision as depicted in the Plat contained herein.

Owner Hardship:

The Property in question cannot yield a reasonable return; Much of the Property is occupied by an accessory structure that the Seller cannot effectively use or occupy. Further, The Owner will suffer hardship if the property is not rezoned, as the current water and sewer service is privately owned and managed and the Owner wishes to avail themselves of City utilities and services to avoid ongoing/problematic well and septic maintenance. The size of the Property supports the Owner's intended use for both investment and personal residency, which the Property's single residence and accessory structure currently do not support. The accessory structure is unique and does not meet with the character and use of the surrounding area.

Community Impact:

Owner believes that their application is the simplest solution for bringing the subject Property consistent with the character and use of the surrounding area while also connecting to public utilities and eliminating the accessory structure. Owner does not anticipate negative impact on the neighboring ownership nor the community at large, as the proposed development would add only two single family homes compliant with R-2 zoning, consistent with the character and use of the surrounding area. The community will benefit from the added housing, given the current lack of inventory of homes for sale in the area. Finally, Owner believes that their application would further the purposes and intent of the Zoning Code and Comprehensive Plan of the City, including the enhancement of the aesthetics of the neighborhood and protection from incompatible uses, without sacrificing any basic protections of the public.

Public Commentary - Drainage, Emergency Access & Road Design

The proposed plat demonstrates a grade draining southerly and without the need for on-site water detention or retention. Owner will demonstrate that, with the use of best management practices as necessary, the on-site drainage will satisfy County requirements. Based on the above and the natural watershed, there is no evidence that the proposed subdivision will impact the detention basin servicing Dicosola Ct., which is located a significant distance northerly of the subject tract.

Emergency and delivery vehicles will maintain the same access to the existing homes on Dicosola Ct. The addition of the two proposed lots with frontage on Dicosola Ct. will not unnecessarily burden residents nor emergency responders, as access to the proposed lots will be consistent with

the character and use for those pre-existing homes on Dicosola Ct without the addition of significant and cumbersome amounts of traffic.

Owner asserts that the southerly extension and improvement of Dicosola Ct. and the water and sewer utilities are unnecessary for Owner's proposed use and would unreasonably burden Owner. Owner has consented, in good faith and absent renumeration, to the dedication of a right of way across the subject property, to comport with the Comprehensive Plan of the City and to allow for the future development of the parcel to the South of the subject parcel.

Respectfully,

Patrick M. Sullivan, Owner & Applicant

Exhibit 2

Signatures of Neighboring Owners

The City of Darien is requesting the signature of neighboring ownership to confirm support of the annexation of the subject, unincorporated Property into the City of Darien. The owner, Patrick Sullivan, intends to subdivide the property into a toral of three residential lots. By signing this document, you are not waiving your right to object to the annexation and/or subdivision in the future. Your signature below simply confirms that you have no present objection to the annexation and subdivision.

Name	Address
LINDA CANINO	6714 DILOSOLD CT
Gende Harens	7-9-2025
Signature	Date

NAME ADDRESS 10. Timothy S. Cash & Polly M. Cash 6706 Discola Ct., Darien, IL 60561 Signature: Date: 11. Carmelo A. Scarpace & Angela C. Scarpace. 6710 Discola Ct., Darien, IL 60561 Signature: Date: 6714 Discola Ct., Darien, IL 60561 Linda L. Canino Signature: Date: Leonard V. Canino 6718 Discola Ct., Darien, IL 60561 Signature: Date:

Ron T. Mitra

Signature:

6717 Discola Ct., Darien, IL 60561

Date:

ADDRESS

5. Robert D. Bottger & Donna L. Bottger	406 W. 68th St., Downers Grove, IL 60516
Signature:	Date:
6. Loretta Johnson	400 W. 68th St., Downers Grove, IL 60516
Signature:	Date:
7. Donna Ann Chiariello	1999 Sweetbriar Ln., Darien, IL 60561
Signature:	Date:
8. Jeremiah Bizer & Alicia Bizer	6745 S. Fairview Ave., Downers Grove, IL 60516
Signature:	7-2-25 Date:
9. Adam Pynenburg & Taylor Brenia	6800 S. Fairview Ave., Downers Grove, IL 60516
Signature:	Date:

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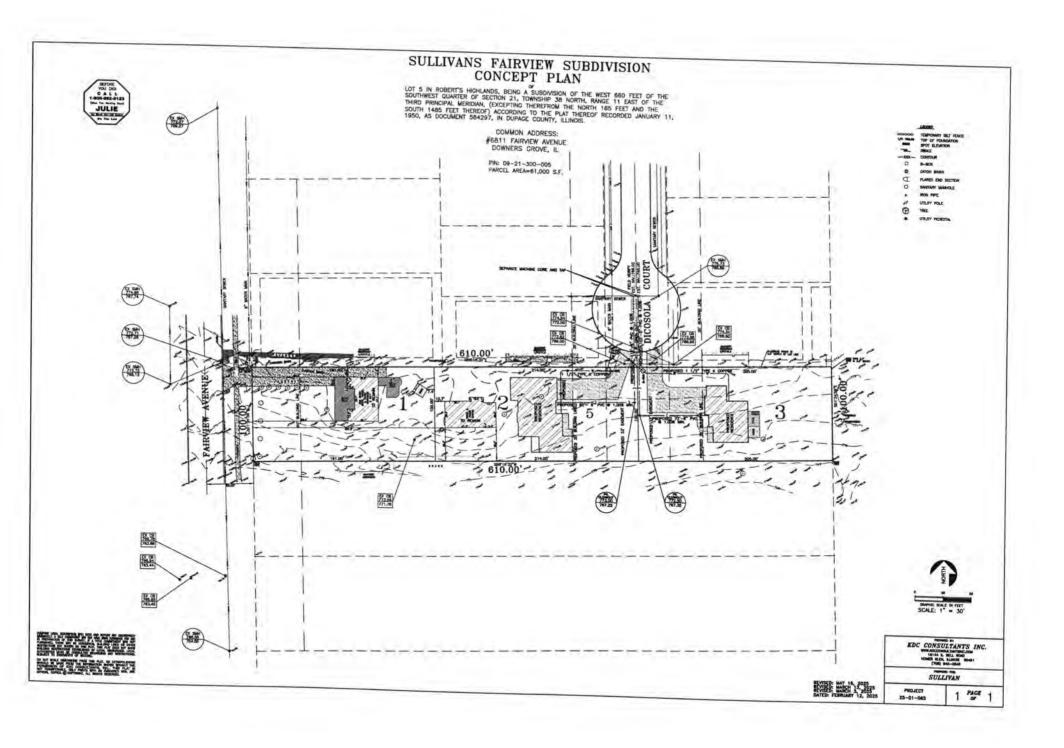
Name		Address .
ASUINDER	CHAWLA	1930 Sweetbriar Lane, Danen, 12 6056
In	c	2/8/25
Signature		Date

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Name	Address
Brian Higgins	1910 Sweetbriar Ln Darien IL 60561
E-16	07/15/2025
Signature	Date



To: Darien's Planning, Zoning and Economic Development Committee

Re: Sullivan's Fairview Subdivision Plan for the Rezoning of 6811 Fairview Ave.

Date: October 8, 2025

I am one of six existing homeowners residing on a cul-de-sac in the subdivision of Dicosola Courts of Darien where there is adjacent property recently purchased by Pat Sullivan which is currently under review for rezoning to develop a 3 Lot R-2 Single Family Subdivision and eventually be considered for annexation from Downers Grove into Darien. I initially agreed to consider Mr. Sullivans request to annex into Darien; however, I have several concerns on how he is proposing to develop the land; therefore, I would like to rescind my signature until such time my concerns are resolved.

Dicosola Courts of Darien is a small HOA, residing adjacent to a larger HOA, the Darien Club. Both subdivisions consist of larger single-family homes constructed of mainly all brick construction.

It is my understanding that Mr. Sullivan is proposing to divide his lot into three parcels with two of the parcels positioned off Dicosola Court and the third parcel remaining on Fairview Ave., however the two new homes planned for Dicosola Ct. will not face the court, like a typical culde-sac, but instead there will be two extended, L shape driveways built from the existing cul-de-sac leading to the two new homes positioned in line with the other homes on the court. I am not aware of any cul-de-sac in Darien designed in this manner. See **Exhibit A** for Mr. Sullivan's proposed layout. Typically, homes on cul-de-sacs face the court, so you see the home and not just a massive sea of concrete driveways. See **Exhibit B** – example of a typical cul-de-sac.

My concerns and comments regarding the Justification Narrative dated September 12, 2025, and the Plat of Survey are as follows:

Comments to Justification Narrative, September 12, 2025

Owner Hardship:

- Mr. Sullivan refers to the property being occupied by an "accessory structure" that the
 "Seller" cannot use. The Plat of Survey indicates all existing structures "to remain". If
 they are remaining, they must be able to be used in some form. Further clarification on
 this issue is needed.
- Mr. Sullivan also states that "the accessory structure is unique and does not meet with
 the character and use of the surrounding area". If that is so, will it be removed, since Mr.
 Sullivan states he is "bringing the subject Property consistent with the character and use
 of the surrounding area"?

• It is stated that the Owner is intending to use the property as an "investment" as well as a "personal residency". I was informed that Mr. Sullivan's purchased the property as an investment, and he would not be living there. Has that changed? An Investor and Homeowner have different priorities. An investor's main priorities are cost and schedule, while a Homeowner is also concerned about how the plan will affect them directly, such as safety, efficiency, aesthetics, maintaining property value, etc. As an existing Homeowner on the court the proposed plan is far from ideal due to concerns outlined below. Therefore Mr. Sullivan's investment hardship should not be the main consideration.

Community Impact:

- Mr. Sullivan states that his application is the "simplest solution for bringing the property consistent with the character and use of the surrounding area". In my opinion, the simplest solution is not always the best solution. My reasons why this simple solution is not ideal will be explained below.
- Mr. Sullivan states that the community will benefit from the added housing. I don't believe
 adding more housing per his proposal is an actual benefit to our existing neighborhood,
 since it will create congestion within the court. Also, since Mr. Sullivan's intent is not to
 be a part of our HOA, the design and construction of the new homes will probably not be
 consistent with the existing homes in the area, therefore actually hindering the impact of
 our neighborhood.

Public Commentary - Drainage, Emergency Access & Road Design

- It is stated that the proposed Plat "will not cause any drainage issues and that there is no need for on-site water detention or retention". It should be noted that the existing ponds are at capacity in rainstorms, and the ponds currently flood onto adjacent streets in heavy storms. I am not an engineer, but common sense tells me that adding more drainage to these existing ponds from the runoff of additional roofs and massive driveways will cause additional flooding to the neighborhood. This issue needs to be explored further.
- It is stated that the two proposed lots with frontage on Dicosola Court will not burden residents. I disagree. The proposed design will:
 - Limit Parking on the court Adding two more driveways on the existing cul-de-sac so close to each other will lead to very limited parking spaces for visitors, delivery services, hired workers, such as lawn service, etc.
 - o Present Safety Concerns Having four driveways in such proximity poses safety concerns with vehicles entering/exiting driveways along with any traffic in the culde-sac. Also, is there actually enough clearance to build these two driveways to meet code requirements?
 - Effects of Snow Removal Unlike our neighbors in the Darien Club whose cul-desacs consists of a center landscaped island, our cul-de-sac accumulates much more snow due to the extra street surface. Currently, snow is plowed to the end of

the court onto the city's right-away where Mr. Sullivan is planning on constructing two driveway entrances. Where will that snow be moved to? Sufficient clearances need to be maintained for access to mailboxes, fire hydrants, emergency vehicle traffic, garbage pickups, parking and driveway access.

Additional Comments:

- 1. Proposed current plan is different from the original Recorded Intent.
 - a. It is my understanding that the original recorded intent for the future development of Dicosola Court would require an extension of the existing street and a new culde-sac to the south. The current Sullivan plans do not reflect this extension. See **Exhibit C** for an example of the street extension and new cul-de-sac plan.
 - b. Mr. Sullivan's plan shows two 33-foot-wide easements on his property which could allow for a future extension of the street further south. A cul-de-sac, however, cannot be extended past Mr. Sullivan's property since I believe it will exceed the 500-foot maximum length. With that said, doesn't it make sense to complete the extension and new cul-de-sac now, while the property is being developed, so the homeowners don't have to go through another round of construction and inconvenience.
 - c. Since the original intent for Dicosola Court was to always remain a cul-de-sac, will the City of Darien confirm and record at this time that there will be no further street extension of Dicosola Court south of Mr. Sullivan's property? I do not want to leave the door open for the owners of the property south of Mr. Sullivan's property to request a through street for their future development plans.

2. Property Value

- a. As mentioned above, the two existing subdivisions consist of upscale single-family homes with required similar construction styles. Mr. Sullivan does not plan on joining either HOA, which may result in homes being built that don't match the existing home construction in the area, resulting in a potential decrease in property value of our existing homes.
- b. The appearance of the unprecedented layout of the two new massive driveways in my opinion is not aesthetically pleasing, therefore not keeping "consistent with the character of the surrounding area".
- c. Lastly, without extending the cul-de-sac as part of Mr. Sullivan's development and just having the two 33-foot easements, I am greatly concerned that this could potentially lead to a through street in the future, which is not what the current homeowners bought into when they purchased their homes. It is known that homes on a cul-de-sac have higher property value than comparable homes on through streets due to reduced traffic, enhanced safety, and a stronger sense of community.

3. Proposal – Possible Solutions:

- a. To have Mr. Sullivan consider joining one of the two neighborhood HOA's (Dicosola Court, preferably, or Darien Club) which will guarantee to keep consistent with the character of the neighborhood. Also, it makes sense since the two homes will be located on Dicosola Court.
- b. To extend the street and add a new cu-de-sac as per the original recorded intent or a comparable extension/cul-de-dac layout, which will maintain the integrity of the original development, provide a safer neighborhood, and protect our property values.
- c. To consider adding only one home on Dicosola Court, facing the court which will alleviate congestion and be more in line with a typical cul-de-sac.

I appreciate the committee's time on this matter and hope that my concerns will be addressed, and we can come to a favorable conclusion for all.

Linda Canino

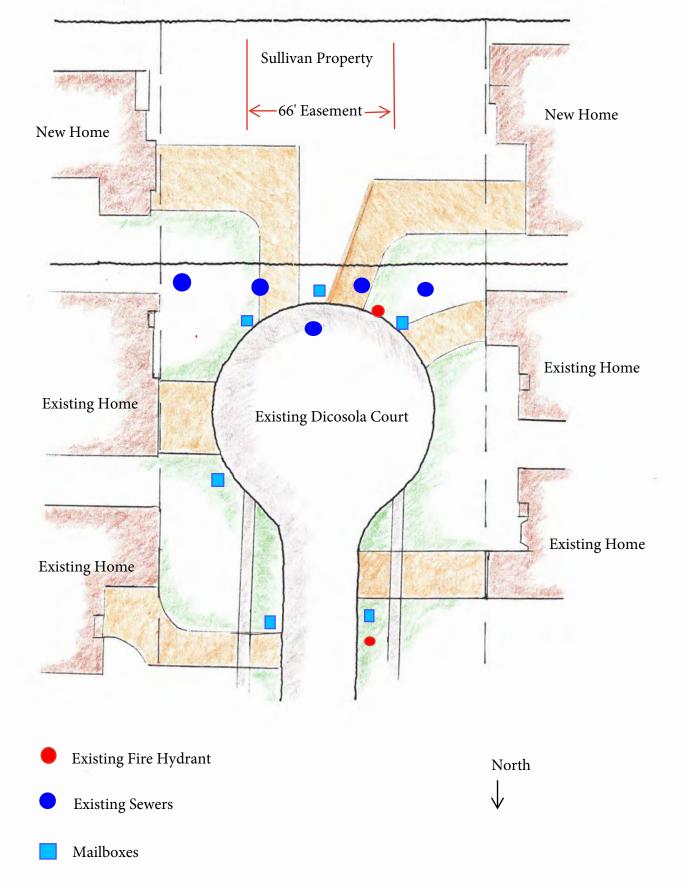
6714 Dicosola Court

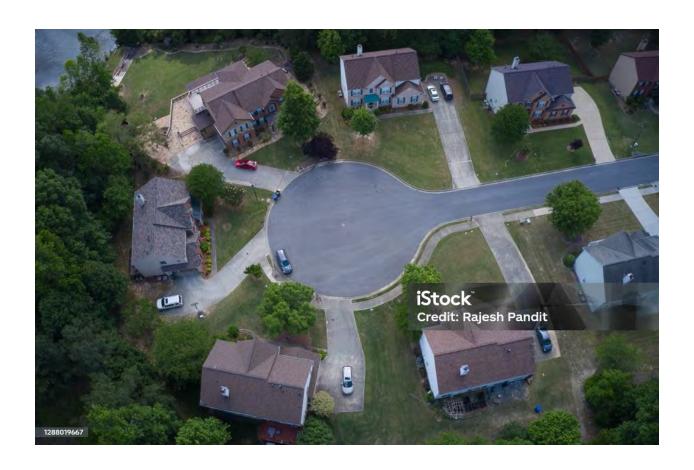
Darien, IL



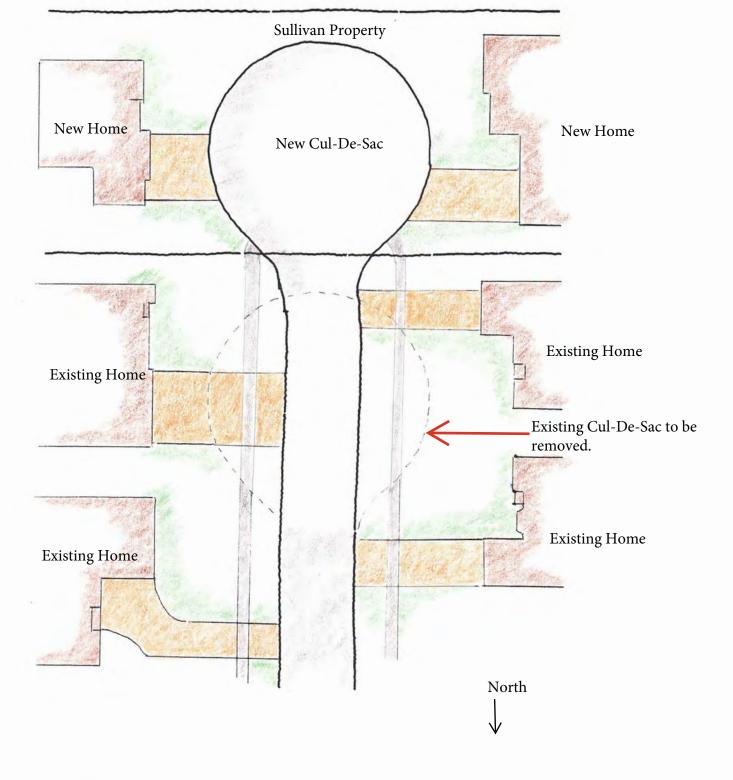
Existing Dicosola Court

Location of two new driveways





Typical Cul-de-Sac layout, where driveways lead directly to house facing cul-de-sac.



To The Zoning and Planning Board Members

Dated – October 9, 2025 & Delivered to Ryan Murphy via email

CC: Mayor Marchese

My name is Leonard Canino. I own the home at 6718 Dicosola Court, immediately adjacent to about a third of the property identified as 6811 Fairview, which Mr. Patrick Sullivan wishes to develop. Let me begin by stating that I have no objection to the annexation of this property by Darien, its subdivision into 3 lots, nor the development of two lots for single family residences. Because of this I signed Mr. Sullivan's petition. However, at present I wish to rescind my signature until such time that I have a better understanding of his development plans, and the plans of the City of Darien regarding his proposal.

I'd like to address several areas of the current Sullivan proposal that I believe are to the detriment of myself, my neighbors and the larger Darien Club Community. I will also outline some inconsistencies in Mr. Sullivan's "Justification Narrative", revised 9/12/2025, that have raised my apprehensions.

The Original Plan

Currently a cul-de-sac at the end of Dicosola Court accommodates ingress and egress for two homes, 6718 Dicosola Court (my home) and 6717 (The Mitra's home). Pat Sullivan is proposing two additional driveways be shoehorned into the existing cul-de-sac. I wish to note, to my knowledge, his design is inconsistent with the design of any other court in Darien Club or Darien itself.

In addition, it is my understanding that existing development plans for our court have long shown that further development would require the extension of Dicosola Court Street and the repositioning of the cul-de-sac, south onto an area of right-a-way for the 6711 Farview Property.

A review of the Plat of Survey for my home labels 13' by 75' of my lot as "temporary access easement for roadway." The term "temporary" implies that with further development the road would be extended and the 13' of frontage would revert to me.

Patrick Sullivan does not wish to follow this plan due to cost considerations. However, this is inconsistent with his own "Justification Narrative" which states that his application "would further the purpose and intent of the Zoning Code and Comprehensive Plan of the City of Darien."

By not extending the road and moving the cul-de-sac to his property he avoids development cost and requires both myself and the Mitras to permanently cede 13' of frontage to the city. So, in effect we bare some of the cost of his development.

I would argue that cost to the developer should not be the primary concern of the City.

Access to the Existing Cul-De-Sac

Matters such as safety, parking, fire department access, postal deliveries, service access, community aesthetics, as well as property values should be of primary concern.

In my opinion the current Sullivan plan is detrimental in all these areas. The congestion factor alone is most significant. The current cul-de-sac configuration accommodates street parking for 4 to 5 cars. The proposal would limit street parking to 2 to 3 cars for four residences. Delivery services such as Amazon, FedEx, UPS are very frequent and are likely to increase in the future. Even today these vehicles block access temporarily and the addition of two more driveways will exasperate the situation. Add to this the potential for multiple fire department vehicles or ambulance access and the need for lawn service vehicles which take up multiple parking spaces. This is all contrary to the statement in Mr. Sullivan's "Justification Narrative" where he says "Emergency and delivery services will maintain the same access to existing homes..."

In addition, the closeness of three of the driveways raises concerns for potential accidents from exiting vehicles and mailbox collisions.

Finally, the proposed driveway configuration, in my opinion, is aesthetically obtrusive, detracting from the overall appearance of the neighborhood. While aesthetics is a very subjective matter, I wish to note that Mr. Sullivan references several times in his narrative that he wants "to maintain the aesthetics of the community"

I believe the cul-de-sac should be moved south onto the proposed right-a-way. Alternatively, consideration could be given to an additional single driveway accessing the cul-de-sac. As a third suggestion, I offer an alternative cul-de-sac configuration that would accommodate four driveways, which I have placed at the end of this letter.

Drainage

While cul-de-sac access is a major concern, a second concern is drainage. Currently all homes on Dicosola Court access a retention area adjacent to 6713 for excess rainwater runoff. This area is owned and maintained by the six homes that comprise the Dicosola Court HOA. Mr. Sullivan has stated his homes will not have to make use of this area for runoff. Rather, we have been told that his property drains south, through natural

swales which would ultimately drain to one of the ponds in the Darien Club HOA. While currently, this may be accurate, it seems this doesn't adequately address the changes that will be made to the property. The current undeveloped land allows for water to permeate the ground. The addition of significant concrete areas (driveways) and other hard surfaces (roofs) covering as much as a third of the current property, as well as the removal of vegetation, will significantly reduce permeability. Where will the added runoff go? If to our retention area, these new homes will need to be part of our HOA. If runoff continues south, I draw the committee's attention to the fact that currently during heavy rains, the noted pond overflows onto the street. I believe this will be exasperated by the proposed plan. This needs further consideration.

Beyond runoff, I also question sewer adequacy but assume this has or will be addressed.

Snow Removal

Our court is the only court in the greater Darien Club community that does not have a central island, because the circumference and diameter of our court is smaller. Currently, snow is plowed to the end of the court and deposited onto the right-a-way adjacent to the 6811 Fairview property. In other courts, snow is plowed onto the island. I'm not sure what is being considered for the future, if the development goes forward as planned. The final section of this letter addresses this with an alternative design.

<u>Aesthetics</u>

Aesthetics is an ambiguous item, but I again note that Pat Sullivan throughout his "Justification Narrative" expresses his desire to maintain the "aesthetics of the Community." Currently all the homes in our HOA and most of the homes in Darien Club are brick (with a few stucco exceptions). Because Mr. Sullivan's plan is to avoid participation in either HOA, the outside of his homes will not resemble the aesthetics of the community despite his statements to the contrary. He has expressed to us that his homes will be similar to other new home construction in this area. This means exterior clapboard and siding. The addition of such one offs in our community will stand out, and I am afraid it will detract from current continuity and negatively impact property values on our court.

I'm not sure that there is anything the City can do to remedy this. I also fully appreciate that all brick construction is expensive. Would it be possible for the City to require that these two homes be set back slightly more from the street, to reduce direct sightlines or some other adjustment to the proposed exteriors?

"Accessory Structure"

Pat Sullivan's "Justification Narrative" makes several references to an "accessory structure." This is a free-standing brick and frame building housing a four-car garage with an unused second floor living space. The structure is currently on the proposed lot #2. Pat's narrative implies that this structure will be eliminated, though his "concept drawings" has the structure marked as "To Remain." In verbal conversations, Pat has stated that one of the main reasons for his purchase was the use of this structure to store automobiles. He also has indicated he might move the building or construct a new structure on lot #1. None of this is noted in his recent narrative. What is his intent, and will the City allow him to move or construct a new free standing car storage facility on lot #1?

As an aside, the "Narrative" also states that one of the homes will be a personal residence, but again verbally, on several occasions, prior to the date of his submitted narrative, he has said this is no longer his intent.

Alternative Cul-de-Sac Design

As I have stated, I believe the proper way to provide for this development of two additional single-family homes is to extend the street and reconstruct the cul-de-sac. Alternatively, looking at other cul-de-sac configurations in our general area, I discovered several in Hinsdale, which I believe might better suit our situation, if acceptable to Darien standards. The location of one of these is Thurlow Street which includes the addresses #940 and #941. Thurlow is one block west of Madison and north of 55th Street. It is an elongated rather than circular cul-de-sac, which allows for more street parking, less congestion, and easier snow removal. Attached is a drawing with rough dimensions, that shows how this could apply to our street. Note, at the end of the turn around the city would retain an area of right of way approximately 66' x 40'. This green space could resolve the issue of where to deposit plowed snow.

I apologize for the length of this letter but hope the committee will consider the concerns laid out.

Thank You

Leonard Canino 6718 Dicosola Lvcanino@gmail.com (312)933-0439

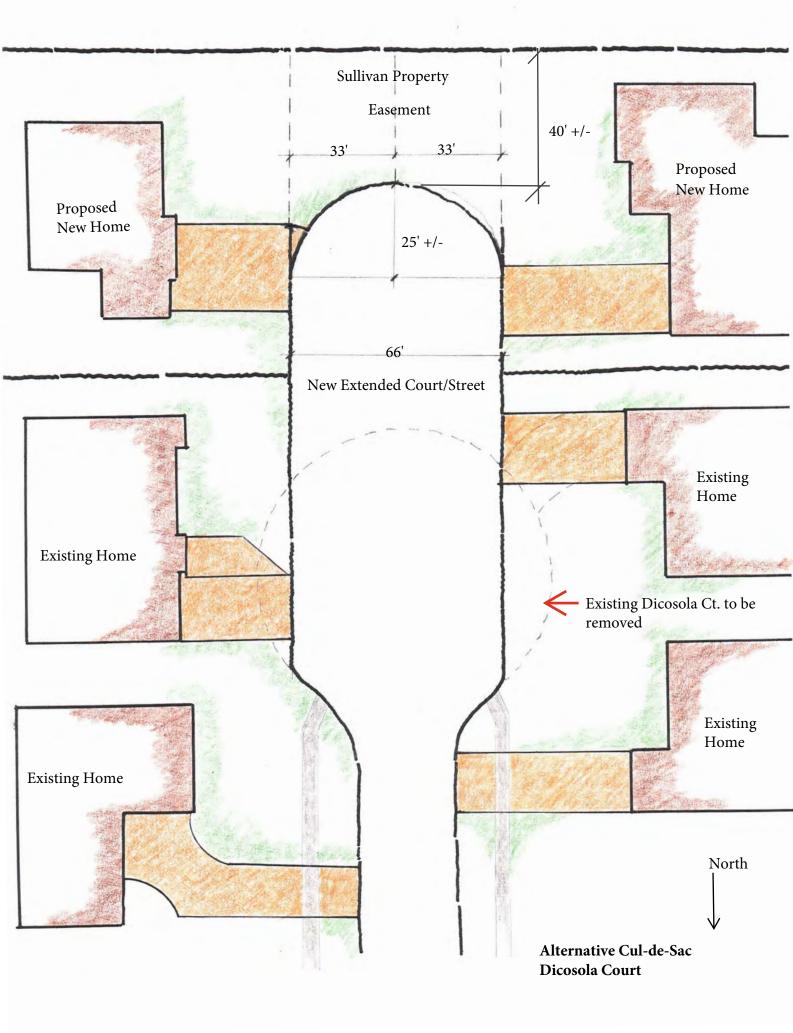


EXHIBIT A

This is a copy of the survey submitted by Patrick Sullivan (dated May 16, 2025) for the proposed Sullivan's Fairview subdivision.

The Sullivan proposal requests the following:

Patrick Sullivan to be granted permission to subdivide lot 5 (100 feet by 610 feet) into three separate lots.

Patrick Sullivan be granted permission to build two new construction homes: one on lot 1 (100 feet by 191 feet) facing west and one on lot 2 (100 feet by 214 feet) facing east. Note: lot 3 has an existing 75-year-old home with two bedrooms and one bath common address 6811 Fairview, Downers Grove. This home is serviced by an existing driveway off Fairview Avenue.

The two proposed new construction homes would be built at the south end of the Cul de sac off Dicosola Court.

Patrick Sullivan is to be granted two separate easements from the south end of the Cul de sac on Dicosola Court to his proposed two new homes on lot 1 and lot 2. The front footage of each proposed easement would be 33 feet, this width would serve to provide two driveways, one to lot 1 and a second to lot 2.

The customary width of the existing driveways on Dicosola Court as well as the neighboring subdivision Darien Club is 17 feet. The Sullivan proposal would call for each driveway to be 17 feet wide and a lot frontage of 33 feet, in other words, 52 percent of the front footage would be driveway material, either brick pavers or concrete. This proposed layout would be unprecedented and look very odd.

SEE EXHIBIT B

Exhibit B

Attached is a copy of the plat book pages (Downers Grove Township) showing the Sullivan proposed lot 5, Dicosola Court and the neighboring subdivision Darien Club.

The Sullivan proposal is depicted in yellow, Dicosola Court in green and the outline of the subdivision known as Darien Club in red. Dicosola Courts of Darien is not a part of Darien Club. However, the subdivision with the most similar neighborhood characteristics in terms of age, style, size of homes, R2 zoning and home values is the subdivision known as Darien Club.

When considering the lot layout of the two new homes proposed by Patrick Sullivan it is important to emphasize the concept of conformity and homogeneity.

Each of the 164 lots in Darien Club were reviewed and analyzed.

The Sullivan proposal is requesting two separate easements of 33 feet wide be granted to adjoin the two new construction homes at the south end of the Cul de sac on Dicosola Court.

As a comparison and reference, in Darien Club there is NO lot that has front footage of less than 51 feet. Also, it should be noted that the smallest lot on Dicosola Court has a front frontage of 75 feet, Patrick Sullivan is requesting two lots be permitted in a 66-foot span.

When properties are similar, it creates a sense of order and stability in the community, which fosters confidence in property values.

If this proposal is approved the appearance will be very unusual, not consistent with the neighborhood conformity and will be viewed as an oddity.

See Exhibit C

EXHIBIT C

In the subdivision known as Darien Club there are seven similar court style streets with Cul de sacs.

Attached are recent photos of each of the seven Cul de sacs in Darien Club.

Each photo reveals a well-planned, well designed, visually appealing neighborhood.

A property's value is maximized when its characteristics and features align with the typical design, construction and layout found in its surrounding neighborhood.

The Sullivan proposal does not align with the aesthetics nor layout of the surrounding neighborhood.

Respectfully submitted by:

John Woodson

6713 Dicosola Court

Darien, Illinois

MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, August 20, 2025

PRESENT: Lou Mallers - Chairperson, Jonathan Christ, Chris Jackson, Mark Kazich

ABSENT: Shari Gillespie, Chris Green, Jonathan Johnson

OTHERS: Ryan Murphy - City Planner

Chairperson Lou Mallers called the meeting to order at 7:02 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

Regular Meeting – New Business

a. <u>PZC2025-16</u> – Inspire Brands, Inc. – Petition from Inspire Brands, Inc. for a variation from Section 4-3-7(A)(3) and 4-3-7(B)(7) to allow a painted sign (mural) on the exterior of an existing drive-thru eating establishment, located in the B-1 Neighborhood Convenience Shopping District at 7100 Route 83, Darien IL 60561 (PINs: 09-23-315-001 and 09-23-315-002).

Chairperson Mallers swore in Ms. Samantha Hammonds, Dunkin representative.

Mr. Ryan Murphy, City Planner reported that the petition would be for a mural on the east side of the soon-to-be Dunkin on Route 83. He reported that there is no language in the Code regarding painted signs or murals. Mr. Murphy presented the site plan and conceptual sign rendering and reported that the intended installation would be to the right of the drive-thru window. He further reported that this location would be the 10,000th Dunkin in the U.S. and the mural would be painted by a local artist and evaluated each year for any maintenance.

Ms. Hammonds stated that this would be the 10,000th Dunkin in the U.S. and the 100th location for the franchise owners. She stated that there would be a grand opening celebration on October 2nd that would include giveaways and they would be presenting a \$150,000 check to the UIC children's hospital.

Commissioner Jackson questioned if the other Dunkin on Route 83 in Willowbrook would be moving.

Mr. Murphy reported that at that time they had no information regarding leaving the location.

Commissioner Jackson questioned if any other sign would be hand-painted.

Ms. Hammonds stated that there would not and that they had a formal agreement with the artist which would be executed upon approval. She confirmed that there would be no monetary contribution needed from Darien.

There was some discussion regarding brand standards.

Chairperson Mallers questioned if there had been murals at other Dunkin locations.

Ms. Hammonds stated that this would be the only mural in the Midwest, but that there are a couple murals around the East Coast.

Commissioner Kazich questioned if there had been an oversight with the Route 83 sign regulations.

Mr. Murphy stated that there had not been, but that there was a defunct section of the Code not used.

Commissioner Kazich suggested deleting this section in the Code.

Mr. Murphy stated that he could put in a request to Staff.

There was further discussion regarding updating this part of the Code.

Commissioner Kazich requested that they don't include the Chicago flag in the mural.

Ms. Hammonds stated that she could discuss it with the artist.

There was some discussion regarding the grand opening celebration and the specifics of the mural.

The Commissioners discussed how to make the motion to include cleaning up the sign Code.

Commissioner Kazich suggested including a condition to substitute the Chicago flag in the mural with something different.

Commissioner Jackson stated that they should leave that to the artist, to which the other Commissioners agreed.

Commissioner Christ made a motion, and it was seconded by Commissioner Kazich to approve PZC2025-16 – Inspire Brands, Inc. – Petition from Inspire Brands, Inc. for a variation from Section 4-3-7(A)(3) and 4-3-7(B)(7) to allow a painted sign (mural) on the exterior of an existing drive-thru eating establishment, located in the B-1 Neighborhood Convenience Shopping District at 7100 Route 83, Darien IL 60561 (PINs: 09-23-315-001 and 09-23-315-002).

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 4-0.

There was some discussion regarding a second motion to change the Code.

Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson to remove Section 4.3.12 of the City Code, titled Route 83 Corridor Sign Regulations.

Commissioner Jackson suggested modifying the motion to not delete from the Code altogether, which the Commission agreed with.

Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson for the City Council to investigate the viability of Section 4.3.12 of the City Code, titled Route 83 Corridor Sign Regulations.

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Mr. Murphy announced that the petition would move forward to Municipal Services in September.

Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that there had been a Joint Review Board meeting held on August 14 regarding the proposed TIF district, which was a well-attended informational session. He reported that they had made a unanimous decision that the site would be TIF eligible and that the next meeting would be a public hearing held on September 15th. He further reported that a condition had been made for the City Council to consider repealing the mixed-use zoning.

Mr. Murphy reported that there would be an application in the near-future for an annexation on Sweetbriar.

Approval of Minutes

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

Commissioner Jackson made a motion, and it was seconded by Commissioner Christ to approve the July 17, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Next Meeting

Chairperson Mallers announced that the next meeting would be scheduled for September 3, 2025. Mr. Murphy reported that the meeting would be cancelled due to a lack of agenda items.

Public Comments (On Any Topic Related to Planning and Zoning)

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

<u>Adjournment</u>

With no further business before the Commission, Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:52 p.m.

Respectfully Submitted:	Approved:
X	X
Jessica Plzak Secretary	Lou Mallers Chairperson