

COMPREHENSIVE PLAN

Amended October 2, 2006



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DUPAGE COUNTY RECORDER

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CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-38-06

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE CITY OF DARIEN,
DUPAGE COUNTY, ILLINOIS**

(PZC 2006-12: Comprehensive Plan Amendment)

ADOPTED BY THE

MAYOR AND CITY COUNCIL

OF THE

CITY OF DARIEN

THIS 2nd DAY OF OCTOBER, 2006

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
4th day of October, 2006.**

ORDINANCE NO. 0-38-06

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE CITY OF DARIEN,
DUPAGE COUNTY, ILLINOIS**

(PZC 2006-12: Comprehensive Plan Amendment)

WHEREAS, the City of Darien, pursuant to Ordinance No. O-03-89, adopted a comprehensive plan on January 16, 1989, for the City of Darien (the "1989 Comprehensive Plan"); and

WHEREAS, the 1989 Comprehensive Plan was amended by Ordinance No. O-09-92; and

WHEREAS, the 1989 Comprehensive Plan was further amended by Ordinance No. O-39-02, entitled "Comprehensive Plan Update, City of Darien, November 2002"; and

WHEREAS, the Planning and Zoning Commission of the City of Darien has proposed an amendment to the Comprehensive Plan, and as amended by Ordinance Nos. O-09-92 and O-39-02; and

WHEREAS, a copy of the proposed amendments are attached to this Ordinance as Exhibits A, B and C; and

WHEREAS, on September 6, 2006, the Planning and Zoning Commission of the City of Darien held a public hearing in accordance with the requirements of Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7), for the purpose of providing members of the public an opportunity to comment on the proposed amendment to the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission, following the conclusion of the public hearing, recommended that the Corporate Authorities of the City of Darien adopt the proposed amendments to the Comprehensive Plan; and

WHEREAS, on September 25, 2006, the Planning and Development Committee of the City Council reviewed the petition, recommending that the Corporate Authorities of the City Council adopt the proposed amendments; and

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

SECTION 1: The Corporate Authorities do hereby amend the Comprehensive Plan, as amended by Ordinance No. 0-09-02 and Ordinance No. 0-39-02, to incorporate the text attached as Exhibits A, B and C. The 1989 Comprehensive Plan, as amended by Ordinance No. 0-09-92 and as further amended by Ordinance No. 0-39-02, shall constitute the Comprehensive Plan of the City of Darien, effective as provided in Section 2 of this Ordinance. If any of the provisions of the Comprehensive Plan, as amended by this Ordinance, are in conflict with the provisions in the 1989 Comprehensive Plan, as amended by Ordinance No. 0-09-92, the provisions of the Comprehensive Plan, as amended by this Ordinance, shall govern and control.

SECTION 2: The City Clerk of the City of Darien shall be and is hereby directed to file notice of the adoption of this amendment to the Comprehensive Plan, as amended by Ordinance No. 0-09-92 and Ordinance No. 0-39-02, as provided for in Section 1 of this Ordinance, with the DuPage County Recorder of Deeds in accordance with Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7). In accordance with Section 11-12-7 of the Illinois Municipal Code, this amendment shall be come effective ten (10) days after the City Clerk files notice of the adoption of this amendment with the DuPage County Recorder of Deeds.

ORDINANCE NO. 0-38-06

SECTION 3: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN,
DU PAGE COUNTY, ILLINOIS, this 2nd day of October, 2006.**

AYES: 7-Bieh1, Durkin, Gattuso, Marchese, McIvor, Poteraske, Weaver

NAYS: 0-NONE

ABSENT: 0-NONE

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 2nd day of October, 2006.**

ATTEST





JOANNE F. COLEMAN, CITY CLERK



KATHLEEN MOESLE WEAVER, MAYOR

APPROVED AS TO FORM:



JUDITH N. KOLMAN
CITY ATTORNEY 

ORIGINAL

Comprehensive Plan Update City of Darien

November 18, 2002

Amended: October 4, 2006

Prepared by:

**Planning Resources Inc.
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Purpose of the Comprehensive Plan

Darien's last plan was prepared in 1989. Since that time, the City's population has increased by nearly 25 percent. The North/South Tollway (I-355) was completed, which improves access to nearby employment centers in northern DuPage and northwestern Cook Counties for Darien's residents. New single-family and multiple-family housing and retail commercial centers have been developed to serve the needs of the City's growing population. A new Police Station was constructed next to the City Hall, and the DuPage County Forest Preserve acquired substantial land holdings for open space. A new library, sports complex and elementary school were constructed to serve the educational and recreational needs of the growing population.

Despite all this new growth, Darien has maintained its residential character and image projected by its motto "A nice place to live". This is consistent with the purpose and objectives of the City's 1989 plan. The continued pressures for growth and development in Darien have caused the City to re-evaluate recommendations of the 1989 plan to ensure that the right balance of housing, employment, and revenue generating uses continue to exist to enhance the City's tax base and maintain quality public services for its residents.

Therefore, this 2002 update of the City of Darien's Comprehensive Land Use Plan has been prepared to:

- Identify the type, intensity and pattern of land uses envisioned for the City of Darien over the next five to ten years;
- Guide development decisions for the few remaining vacant or underutilized parcels located within the City's planning jurisdiction;
- Establish a framework within which development decisions can be made;

- Identify and recommend actions on key planning issues; and
- Identify strategies for plan implementation.

Components of the Plan

This Comprehensive Plan is intended to set the context for policy decisions by the City of Darien that relate to a specific site or area of concern. The concepts and programs of this plan are arranged around:

Goals and Objectives — These statements are the most fundamental elements of the plan. Goals are long-term, qualitative statements of desirable conditions at ultimate development. Objectives consist of more specific steps that can be scheduled, budgeted and accomplished as a means of trying to achieve the long-term goals.

Key Development Area Plans — Concepts and recommendations were prepared for seven areas in the City of Darien that have a unique potential for new development or redevelopment. Collectively, recommendations for land use are aimed at achieving the community's vision for development. Also, they address particular concerns for developing within each area, and address the pattern, intensity, type, and quality of development, as well as ways to ensure that new development is compatible with adjacent uses.

Implementation Programs — The implementation programs that are included in this plan identify actions Darien can take to achieve the plan's goals and objectives. They include changes to ordinances and codes, intergovernmental coordination and cooperation, and methods for funding proposed recommendations.

Organization of the Plan

The document has been divided into seven chapters:

Chapter I, Community Assessment – This introductory chapter provides a background for understanding Darien's planning objectives, and relating them to other components of the plan.

Chapter II, Planning Issues – Chapter II identifies the key planning issues facing the community at the time of this update, and sets the framework for decisions reached (see **Appendix "A"** for the Planning Advisory Committee's evaluation of assets, problems, needs and opportunities that was used to define key planning issues).

Chapter III, Land Use and Development Policies – Darien's future land use and development policies are presented as goals and objectives in Chapter III.

Chapter IV, Key Development Areas – The concepts and recommendations for seven key areas in Darien are included in this chapter.

Chapter V, Future Land Use – Chapter V focuses on future land use and includes a future land use map as well as specific recommendations for all vacant or underutilized properties in Darien.

Chapter VI, Corridor Enhancement – Recommendations for building identity and enhancing key arterial streets (75th Street, Lemont Road, Illinois Route 83, Cass Avenue and Plainfield Road) that pass through Darien are presented in this chapter.

Chapter VII, Implementation – This final chapter identifies strategies for implementing

the plan so that goals, objectives and recommendations for key development areas can be carried out to achieve the community's vision for land use, development, and community identity.

The Planning Process

In 1999, the Darien City Council approved a recommendation to update the City's 1989 Comprehensive Plan. At that time, a 10-member Planning Advisory Committee was appointed to work directly with the land use consultant, Planning Resources Inc., to prepare a comprehensive revision to the existing plan. This Committee included representatives from the City Council, chamber of commerce, historical society, citizen advisory committees, city staff, and residents of the community. All meetings were open to the public, and citizens attending each meeting were encouraged to provide input and respond to proposals that were presented to the Committee. Representation from municipal officials, city staff, and the general public ensured that policies and guidelines developed as part of the plan update responded to key issues and concerns facing the City of Darien.

In addition to the 14 Planning Advisory Committee meetings that were held over the course of the planning process, the City elicited public comment by:

- Approximately 65 people attended a public open house in September 2000 to present key components of the plan update, and to receive public comment regarding its focus and content. A second open house was held in April 2001 to present revisions to some of the original components of the plan. Changes to the document were made as required to respond to this input; and
 - A public hearing was held to formally adopt the updated plan on August 16, 2001.
- Information obtained during each of these exercises was integrated into the final plan document to reflect the ideas and input received from City officials, staff and the general public. It was formerly adopted by the City Council on November 19, 2002.
- Conducting six interviews of key persons having a vested interest, or "stake" in the growth and the development of Darien. The points of view and recommendations of each of these individuals were presented to the Planning Advisory Committee, and integrated into the recommendations of this plan. Interview sheets are included in **Appendix "B"**;

Chapter I, Community Assessment

The following describes the history, demographics, and physical characteristics of the City of Darien. This information provides the background that is essential toward understanding the goals and objectives, policies, and recommendations for future land use presented in Chapter III. Tables that present information on population, housing, employment and existing land use provide backup documentation for the conclusions reached in the community assessment.

Darien's History

The City of Darien evolved from two early settlements dating back to the 1800's:

1. The Cass community was settled by Europeans from the New England states in 1835 along an old stage coach line which is now Interstate 55.
2. In 1859, a group of German Lutherans from Europe settled near what is now Plainfield Road and Cass Avenue. This area became known as the Lace community.

Today, several landmarks in Darien serve as a legacy to the original settlers of the area, including the Smart farm house; Castle Eden; Cass Cemetery; St. John's Cemetery; and Old Lace School (see **Figure 1, Open Space and Recreation Opportunities**). During the 1860's, the Burlington Northern Railroad was constructed north of Darien, which today runs through the communities of Downer's Grove, Westmont, and Clarendon Hills. The arrival of the railroad slowed growth in the Lace and Cass communities, as people located further north in order to live closer to the rail line. Through World War II, the area remained a quiet farming community.

In the 1940's, with the advent of the automobile and the construction of new highways, the Darien area experienced the first wave of suburbanization as people moved out of the City of Chicago. In the 1960's, residents of four large unincorporated subdivisions, Marion Hills, Brookhaven, Clairfield, and Hinsbrook, decided to come together and incorporate as the City of Darien. The City was officially incorporated in December 1969.

The original settlement patterns of the City of Darien are still evident today. For example, the center of the Lace community, which included the Lace School, Lace Hall and creamery, was a triangle of land bordered by Cass Avenue, Plainfield Road, and 75th Street. Today, this quadrant of the community is still considered the center of town, and serves as the City's primary retail and activity hub. Likewise, the original location of the Cass community now provides Darien with visibility and access to Interstate 55. Lastly, the post World War II subdivisions, such as Marion Hills and Brookhaven, influenced the type and pattern of residential development that currently defines the community today as one that includes quality homes with mature trees on spacious lots.

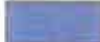








City of Darien

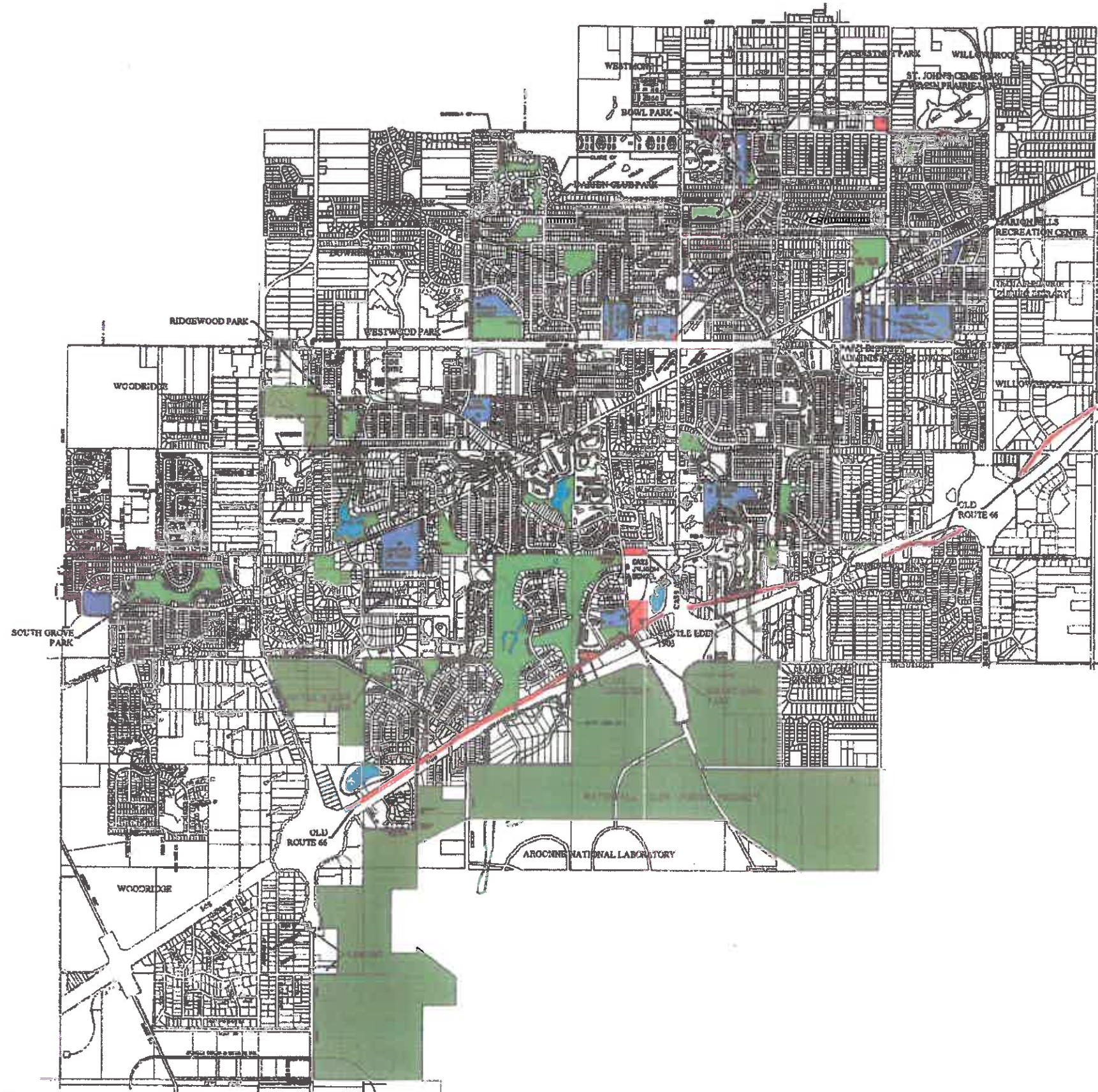
Open Space/Recreation Opportunities

Figure 1



Legend

-  Park District Facilities
-  Schools
-  Parks/Open Space
-  Forest Preserve
-  Floodplain
-  Historic Resources
-  Water
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries



Existing Land Use

The City is approximately six square miles in size, and is adjacent to the communities of Downers Grove, Westmont, Willowbrook, Woodridge, and Burr Ridge.

Darien's boundaries with these communities are loosely structured, making the exact border somewhat difficult to define. Even the City Hall and Police Station are surrounded on three sides by Downers Grove.

Darien's pattern of land use is illustrated on **Figure 2, Existing Land Use** and quantified on **Table 1, Existing Land Use - 1999**, which provides a percentage breakdown of land uses within the City. The predominant land use in the City is low-density, single family residential, which accounts for about 43% of total land uses. Medium and high-density housing total almost 10% of all land uses. This is consistent with Darien's well-established residential character.

Concentrations of regional-scale commercial development exist along 75th Street. The City's central commercial core is located at the intersection of 75th Street and Cass Avenue. Community-scale shopping centers along Plainfield Road and Cass Avenue provide more localized shopping opportunities that serve the day-to-day needs of Darien's residents. In total, commercial land uses comprise approximately 4% of the City's total land uses. Although this is typical of a community this size, opportunities exist to increase retail development to serve the growing needs of Darien's population and maintain the tax base necessary to provide services for residents.

Office uses total less than 1% of the Darien's total land uses, which is rather low for a community of this size, located near major transportation corridors. A primary focus of

this plan update is the expansion of office uses in the City in order to meet market demands. In addition, 1.4% of total land uses in the City are industrial uses. This, too, was determined to be low with respect to current markets and accessibility to interstate highways. Therefore, areas for additional development with light industrial or warehouse distribution uses were identified south of I-55, near the City's public works facility.

Approximately 6% of total land uses in the City are parks and open space. Although this is consistent with the recommendations of the National Association of Parks & Recreation (6 to 10 acres of parkland for each 1,000 residents), the community lacks sufficient land area to serve organized sports activities, particularly for Darien's youth. Therefore, the Comprehensive Plan Update focuses on increasing the total acreage of parks in the community to meet the needs of Darien's existing and future populations.

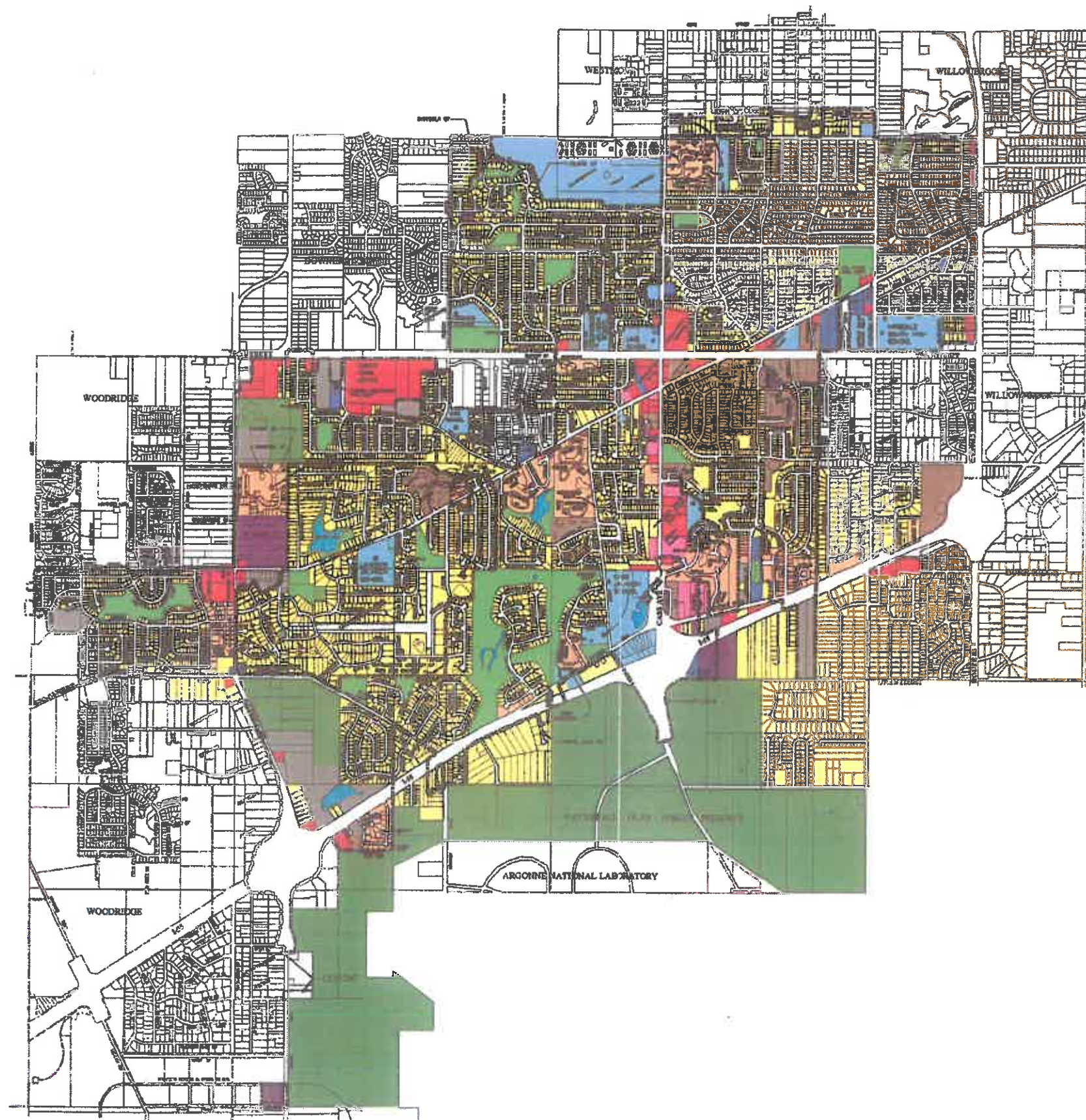
City of Darien

Existing Land Use Figure 2



Legend

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Office
-  Municipal/Government
-  Institutional
-  Industrial
-  Parks/Open Space
-  Forest Preserve
-  Vacant
-  Water
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries



Community Profile

Population

According to **Table 2, Estimated Population and Percent Change**, the City of Darien's population experienced significant increases during the 1980's and the 1990's, of 26% and 38%, respectively. The 2000 Census shows Darien's population at 22,860 persons, a slight decrease from the 1998 special census that placed the City's population at 25,314. Future growth projections to 2020 indicate that the City's population has stabilized. The decrease in rapid growth that was experienced in the 1980's and 1990's can be contributed to the lack of vacant land currently available for new housing developments. Future population trends in Darien are, however, consistent with those of DuPage County.

According to **Table 3, Age Distribution 1980-2000**, the 25 to 44 age cohort in 2000 accounted for nearly 28% of Darien's total population, as compared to 34% in 1980 and 1990. Also, the number of persons that are between 45 and 65 is growing. This age bracket increased from 19% in 1980 to 30% by 2000. This increase is consistent with local and national trends, which reflect the fact that the "baby boomers" of the late 40's and early 50's are growing older.

Also, the age cohort of 10-19 years represented 13% of the population in 2000. The size of this group supports the need for a youth center and youth-oriented activities in the City, identified by the Planning Advisory Committee during the planning process.

Lastly, the 65 and over population has experienced steady increases over the past two decades. This segment of the population has increased from 5% in 1980, to 12% of the population in 2000. This increase represents

not only the fact that the population is aging, but also senior citizens are staying in Darien.

Historically, the makeup of the population in Darien has been Caucasian. The largest minority population is Asian/Pacific Islander (see **Table 4, Population Characteristics 1990-2000**), which represented 9% of the total population in Darien in 1990 and 11.6% by 2000. The 2000 median family income of \$87,412 in Darien is higher than the median for DuPage County.

Housing

Ninety-two percent (92%) of total housing units were constructed after 1960, with the majority being constructed during the 1970's (see **Table 5, Housing Characteristics 1990-2000**). Therefore, some of the oldest homes in Darien are only 30 years old, which indicates most homes are in good condition, and not in need of major repairs.

Since 1990, the City of Darien has experienced new residential construction, the majority of which consists of subdivisions with larger, more expensive homes. The demand for larger homes in Darien suggests that pressures for redevelopment of residential homes that were built on large lots in the 1960's will increase, as vacant land for new home construction becomes less available.

Approximately 86% of housing units in Darien are owner occupied, while 14% are renter occupied. The majority of renter occupied units are multiple-family dwelling units. The percentage of rental units is significant, indicating an overabundance of this type housing stock. The median home value increased by 35% between 1990 and 2000. The value is higher than the median home value in DuPage County, due to the type of housing that is currently being constructed in Darien.

Table 2
Estimated Population and Percent Change

Community	% Change			% Change			% Change		
	1980	1990	1980-1990	1998	1990-1998	2000	1998-2000	2020	2000-2020
Darien	14,536	18,341	26.18%	25,314	38.02%	22,860	-9.69%	25,485	11.48%
DuPage Co.	658,835	781,666	18.64%	843,200	7.87%	904,161	7.23%	985,701	9.02%

Source:

1980/1990 Census of Population

1998 Special Census, City of Darien

NIPC 2020 Population Forecasts, ORD ALT

Census 2000

Prepared by Planning Resources Inc.: 9/5/02

Table 3
Age Distribution 1980-2000

Age Distribution	City of Darien						DuPage County	
	1980		1990		2000		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Persons	14,536	100%	18,341	100%	22,860	100%	904,161	100%
Total under 5 years	1,097	8%	1,211	7%	1,239	5%	65,849	7%
Total 5 to 9 years	1,303	9%	1,231	7%	1,445	6%	69,061	8%
Total 10 to 14 years	1,478	10%	1,264	7%	1,617	7%	67,632	7%
Total 15 to 19 years	1,290	9%	1,286	7%	1,434	6%	61,139	7%
Total 20 to 24 years	890	6%	1,131	6%	1,026	4%	52,522	6%
Total 25 to 34 years	2,407	17%	2,876	16%	2,601	11%	131,985	15%
Total 35 to 44 years	2,490	17%	3,245	18%	3,814	17%	161,179	18%
Total 45 to 54 years	1,652	11%	2,641	14%	4,028	18%	131,418	15%
Total 55 to 59 years	690	5%	956	5%	1,667	7%	44,103	5%
Total 60 to 64 years	473	3%	745	4%	1,173	5%	30,479	3%
Total 65 and over	766	5%	1,755	10%	2,816	12%	88,794	10%

Source: 1980/1990 Census of Population and Housing, Census 2000

Prepared by Planning Resources Inc.: 9/5/02

Table 4
Population Characteristics 1990-2000

Population Characteristics	Darien				DuPage County	
	1990		2000		2000	
	Number	Percent	Number	Percent	Number	Percent
Total Persons	18,341	100.0%	22,860	100.0%	904,161	100.0%
Male	8,886	48.4%	11,215	49.1%	445,731	49.3%
Female	9,455	51.6%	11,645	50.9%	458,430	50.7%
White	16,378	89.3%	19,225	84.1%	759,924	84.0%
Black or African American	204	1.1%	451	2.0%	27,600	3.1%
American Indian/Eskimo	16	0.1%	26	0.1%	1,520	0.2%
Asian/Pacific Islander	1,657	9.0%	2,641	11.6%	71,469	7.9%
Other	86	0.5%	517	2.3%	43,648	4.8%
Hispanic Origin	380	2.1%	831	3.6%	81,366	9.0%
Median Age	36	---	41	---	35	---
Persons per Household	2.79	---	2.61	---	2.73	---
Median Family Income	\$58,453	---	\$87,412	---	\$79,314	---
Persons Below Poverty	402	---	510	---	32,163	---

Source: 1980/1990 Census of Population and Housing, Census 2000

Prepared by Planning Resources Inc.: 9/5/02

Table 5
Housing Characteristics 1990-2000

Housing Characteristics	City of Darien				DuPage County	
	1990		2000		2000	
	Units	Percent	Units	Percent	Units	Percent
Total Units	6,787	100%	8,866	100%	335,621	100%
Built 1990 - March 2000	---	---	1,861	21%	60,230	18%
Built 1980 - 1989*	1,826	27%	1,900	21%	65,304	19%
Built 1970 - 1979	2,980	43%	3,033	34%	86,697	26%
Built 1960 - 1969	1,393	21%	1,392	16%	50,015	15%
Built 1940 - 1959	639	9%	641	7%	51,795	15%
Built 1939 or Earlier	39	1%	39	0%	21,580	6%
Occupied Dwellings	6,520	96%	8,735	98%	325,601	97%
Vacancies	267	4%	194	2%	10,020	3%
Owner Occupied	5,196	80%	7,490	86%	248,762	76%
Renter Occupied	1,324	20%	1,245	14%	76,839	24%
Median Home Value	\$159,000	---	\$214,500	---	\$195,000	---

Source: 1980/1990 Census of Population and Housing, Census 2000

* Data under 1990 column based off structures built between 1980 and March of 1990

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Employment

Table 6, Employment by Industry, shows the majority of Darien's residents are employed in a professional service industry. The large proportion of high school graduates coupled with 44% of the population having completed four or more years of college education, supports the high number of residents employed in the professional service sector (see **Table 7, Social Characteristics of Residents - 2000**).

Currently, employment opportunities within the City of Darien are highest in the educational, health and social services, and professional, scientific and management industries. In order to increase opportunities for residents working in these sectors, to work close to home, the plan promotes office development at several key locations, including the old fire station property along 75th Street, the Oldfield Triangle, and vacant property south of I-55 near the public works facility.

Public Facilities

In 1993, Lake Michigan water became a primary source for City water, except for residents on DuPage County systems. The seven wells that formerly served the City still exist, as a back-up supply of drinking water.

DuPage County and the Hinsdale Sanitary District provide sanitary sewer service for the City of Darien. Darien's household wastes are treated at the Knollwood Plant, southeast of the City. The area served by the Knollwood Plant is approximately 30 square miles in size, and has a service capacity that is expected to serve future population in Darien, as well as Darien's potential growth areas identified on the **Future Land Use Map, Figure 11**.

Institutional and Cultural Resources

Figure 1 shows the location of elementary, junior high, and high schools located throughout the City of Darien. Eight school districts serve the residents of Darien and the majority of school district boundaries overlap with adjacent communities. These districts, which are highly rated academically, are an asset to Darien and its residents. In addition to schools, the Indian Prairie Public Library is located on Plainfield Road in northeast Darien. This library offers a variety of services and programs for residents of Darien, Willowbrook, and unincorporated portions of Clarendon Hills, Hinsdale, and Burr Ridge.

The Old Lace School, located at the corner of 75th Street and Cass Avenue, is a museum of the original one room schoolhouse that served the early Lace community. The museum is also the home of the Darien Historical Society, which provides educational programming and works to promote historic sites in the community. In addition to the Lace School, the Aylesford Carmelite Center is located in southeast Darien, north of Interstate 55. This center is operated by the Catholic order of brothers and priests and provides the Chicago region with opportunities for religious retreat and education. The historic Castle Eden, circa 1903, is located on the Carmelite property and serves as the home for the Cleric of the Carmelite Order of Aylesford.

The Clarendon Hills Cemetery, Cass Cemetery, and the St. John's Cemetery are all located within or adjacent to the City of Darien. These cemeteries date back to the 19th century settlement of Darien. Also, the legendary "Old Route 66", the highway that dates from the 1920's that ran from Chicago to Los Angeles, is still visible. Although much

Table 6
Employment by Industry - 2000

Employment by Industry	Darien		DuPage County	
	Number	Percent	Number	Percent
Agriculture, forestry, hunting and fishing	32	0.3%	800	0.2%
Construction	648	5.3%	25,308	5.3%
Manufacturing	1,475	12.0%	71,402	15.0%
Wholesale trade	586	4.8%	25,410	5.3%
Retail trade	1,454	11.8%	55,298	11.6%
Transportation and warehousing	616	5.0%	26,374	5.5%
Information	443	3.6%	19,161	4.0%
Finance, insurance and real estate	1,189	9.7%	46,314	9.7%
Professional, scientific, management	1,696	13.8%	63,254	13.3%
Educational, health and social services	2,662	21.6%	81,608	17.1%
Arts, entertainment and recreation	831	6.7%	29,678	6.2%
Other services	486	3.9%	20,541	4.3%
Public administration	203	1.6%	11,024	2.3%
TOTALS	12,321	100.0%	476,172	100.0%

Source: Census 2000

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Table 7
Social Characteristics of Residents - 2000

Social Characteristics	City of Darien		DuPage County	
	Persons	Percent	Persons	Percent
Total persons	22,966	100%	904,161	100%
Native	19,480	85%	765,505	85%
Foreign Born	3,486	15%	138,656	15%
School Enrollment (persons 3 years and over enrolled in school)				
Nursery school, preschool	485	8%	21,174	8%
Kindergarten	253	4%	13,723	5%
Elementary school	2,687	44%	110,094	43%
High School	1,201	20%	51,552	20%
College or graduate school	1,432	24%	57,695	23%
Educational Attainment (persons 25 years and over)				
Less than 9th grade	382	2%	22,993	4%
9th to 12th grade, no diploma	657	4%	35,698	6%
High School Graduate (incl. GED)	3,604	22%	121,375	21%
Some College, no degree	3,303	21%	126,548	21%
Associate degree	1,139	7%	37,054	6%
Bachelor's degree	4,344	27%	158,151	27%
Graduate of professional degree	2,659	17%	87,301	15%
Percent high school graduates or higher	---	94%	---	90%

Source: Census 2000

Prepared by Planning Resources Inc.: 9/5/02

of the original right-of-way for this highway is presently I-55, some of it still exists as a frontage road to this interstate. Several uses related to the old highway remain, including a gas station, motel and residential structures.

Environmental Features

A number of environmental features exist in Darien that makes it attractive. This includes the forested floodplains and wetlands illustrated on **Figure 1, Open Space and Recreation Opportunities**. The primary 100-year floodplains in and around Darien follow Wards Creek and the Sawmill Creek and its tributaries. Primary drainage ways in Darien also follow these waterways. The 100-year floodplain is primarily located within the Marion Hills neighborhood, east of Community Park; in and around Bruce Lake; and south of Interstate 55, within the forest preserve and unincorporated property.

Wooded areas that are not designated forest preserves include portions of the Oldfield Triangle, bounded by I-55, Lemont Road and Oldfield Road, and the area south of I-55, east of the Cass Avenue interchange. Proposals for development within areas that include floodplain and wetlands that are part of this plan promote preservation of these resources, consistent with policies adopted by DuPage County. Although wetlands and floodplains often pose a constraint to development, their protection will reduce flooding, enhance water quality, and provide valuable wildlife habitat, particularly in those areas where corridors connect larger open space areas.

Parks, Recreation and Open Space

Figure 1, Open Space and Recreation Opportunities, shows the location of 16 parks located within the City of Darien that are under the jurisdiction of the Darien Park District. Community Park, located on Plainfield Road, is 20 acres in size and serves as a focal point of the community where "Darien Fest" has been held every year since its inception. The Park District also operates two facilities: Sportsplex and the Marion Hills Recreation Center. The Sportsplex is a two-story, indoor recreation facility located on the south side of Plainfield Road, between Cass Avenue and Clarendon Hills Road. The Marion Hills Recreation Center is located at the corner of Plainfield Road and Eleanor Place, and provides activity space for senior, youth, and community programs.

Also, the Waterfall Glen Forest Preserve is located directly south of Darien, providing residents with a variety of outdoor recreational opportunities close to home. In addition, the DuPage County Forest Preserve District owns property at the Oldfield Triangle, known as Oldfield Oaks, and property east of Lemont Road, south of 75th Street.

Transportation Systems

Most of the regional roadways that bisect and serve Darien are under County jurisdiction, and are heavily traveled. One focus of the plan update includes planning for future uses along 75th Street that will not increase peak hour traffic, as well as landscape enhancements of these roadways where they pass through Darien. Major highway arterial streets that surround and provide access to Darien include Interstate 55 to the south; Route 83 to the east; and Interstate 355 to the west.

Also, DuPage County controls access to individual properties along these arterial streets. New points of access, as well as corridor enhancements such as landscaping, lighting and gateway signage that are recommended as part of this plan, will need to be coordinated with DuPage County. Limited PACE bus service provides the only form of public transportation in the community. The limited number of stops, frequency of service, and hours of operation currently pose constraints to ridership by Darien's youth and senior population.

Chapter II, Planning Issues

Introduction

One of the initial steps toward the preparation of this Comprehensive Plan update was to conduct an inventory of Darien's needs, opportunities, assets and constraints. This was accomplished by:

- Carrying out a windshield survey of Darien with City staff to identify and evaluate existing land uses, trends of development, and physical factors that affect the growth and development of Darien;
- Interviewing the 10-member Planning Advisory Committee. Primary planning issues, redevelopment opportunities, and visions for Darien were ranked for consideration as part of the plan update; and
- Conducting interviews of six persons identified by the Planning Advisory Committee as having a stake in ensuring the continued success of the community.

All three processes were key toward identifying the planning issues currently facing Darien. The **Development and Annexation Opportunities** map and **Existing Land Use** map were created from the windshield survey (see **Figures 3 and 2**). **Appendix "A"** provides a summary of the participatory exercise conducted with the Planning Advisory Committee that documents the top areas of interest identified by the Committee into three categories:

- Needs, opportunities and constraints;
- Redevelopment opportunities; and
- Future visions.

The key person interviews were structured to obtain information on these same three topics, so that opinions from those not participating in the full planning process could be compared and contrasted with members of the Planning Advisory Committee. The results of the key person interviews can be found in **Appendix "B"**.

The key issues considered as part of this plan update are presented below.

Community Identity

Darien lacks a downtown district or other feature that makes it different from adjacent communities. Also, many residents do not identify themselves as living in Darien, but instead consider themselves as a resident of a particular subdivision in the City. Therefore, one of the key objectives of this plan was to create an identity that would accomplish the following:

- Create a center of activity for all residents that provides opportunities for shopping, community meetings and activities, events, festivals, and recreation;
- Design the intersection of 75th Street and Cass Avenue to define this area as the City's primary shopping district through coordinated architecture, landscaping, lighting, and signage;
- Identify the area in the northeast corner of the City that includes the high school, library, the community park and new Sportsplex as a unified "hub" that hosts events and activities that are important to community life, through landscaping, signage, lighting and banners;

- Enhance Darien's arterial streets through landscaping and other improvements, including sidewalks, lighting and controlled signs;
- Create landscaped and signed gateways into the community that identify Darien and set it apart from adjacent communities; and
- Highlight and promote the community's historic resources, such as the Old Lace School, which link Darien to its past and set it apart from neighboring towns.

Senior Housing

Darien's resident population has experienced a substantial increase in the number of persons 65 years and older (from 5% to 12% since 1980). Many are seeking affordable, single-story housing that can serve their needs as they grow older. The majority of apartment, townhome and condominium units in Darien are multi-storied. Therefore, there are not enough alternatives to ensure that those who currently live in Darien can continue to live in the City near friends and family as they age.

This need was recognized by the Planning Committee, and reaffirmed by identifying an area for senior housing. A variety of housing choices that range from independent living to assisted care, are being promoted as a part of this plan.

Neighborhood Character

Preserving the City's single-family residential character was identified as one of the more important elements of the plan update. Darien's residential neighborhoods with mature trees and spacious lots were the

impetus behind the City's motto, which is "A nice place to live".

In reviewing the **Existing Land Use** table, the Planning Advisory Committee reaffirmed that, with 10% of its land uses in medium and high density uses, additional multiple-family development should be avoided, and the focus of new home construction instead should be placed on single-family residences.

Also, the trend for teardowns on the north end of town creates concerns over the potential loss of neighborhood character, unless new homes are constructed that are compatible in style and in scale with those that exist in a particular neighborhood. Also, the loss of trees that could result from redevelopment of an existing single-family lot could change the character of the neighborhood.

To help preserve and protect Darien's neighborhoods and image as a single-family residential community, the plan:

- Promotes single-family home construction in favor of multiple-family dwellings, except where it can be shown that multiple-family units would be developed for seniors;
- Identifies changes to the Zoning and Subdivision Control Ordinances that ensure homes constructed on lots in established neighborhoods fit the size of the lot, and are designed to be compatible with surrounding homes (i.e., height, materials, rooflines, design, etc.);
- Provides methods for preserving and/or replacing mature trees that are removed for construction of a new home on a lot that is located in an established neighborhood.

Annexation Potential/ Boundary Agreements

Boundary agreements with neighboring Woodridge, Willowbrook and Downers Grove limit the expansion of Darien to the north, east, and west. The Waterfall Glen Forest Preserve, located south of the City, restricts expansion in that direction. This significantly limits the amount of vacant or underutilized land available for annexation and development to parcels south of Interstate 55, north of Waterfall Glen (see **Figure 3, Development and Annexation Opportunities**).

Directly east of the City limits, north and south of Interstate 55, there are a few unincorporated, low-density residential areas that fall within Darien's planning jurisdiction. Also, there are two, large unincorporated residential neighborhoods that are completely surrounded by the City. These subdivisions are not considered either opportunities or constraints to development. At this time, the benefits of incorporating these areas into the City are outweighed by the costs of services that would need to be provided. Annexation of these areas may be possible at such time water and sewer is provided to serve residents of these areas.

Economic Development

Strengthening the City's tax base through economic development is a focus of the 2002 plan update. Darien needs property and sales tax benefits to continue to provide the level of services expected and enjoyed by its residents.

The Planning Advisory Committee recognized that there is little land area that remains available for new economic development. New retail facilities, business parks, low-rise offices, and a hotel/conference center were

considered to be important components of this plan, and proposals were developed for these uses on key parcels identified by the Committee (see **Chapter III, Land Use Plan and Development Policies**).

An emphasis was placed on revitalizing existing commercial centers, particularly at the potentially deteriorating retail center at the intersection of 75th Street and Cass Avenue, to ensure the continued success of Darien's existing economic base. Proposals for revitalization of developed properties are included in the goals and objectives of this plan and key development area proposals, also found in **Chapter III** of this document.

Also, a concept plan was prepared for the northwest corner of 75th Street and Cass Avenue (Lace Elementary School site), based on School District # 61's willingness to consider selling the property. The concept plan promotes the redevelopment of the site as a town center with a mix of uses, including "lifestyle" retail commercial, restaurants, community center, and public open space and plazas.

Parks, Recreation and Open Space

The City's parks and open space lands are not adequate to serve Darien's residents at this time. Active play areas for organized sports that are not next to existing homes were identified as a need that should be addressed as part of the 2002 Comprehensive Plan update.

Also, the Park District currently leases the Marion Hills School from School District # 61, which is interested in selling the property. The 30,000 square feet of space for community programs available at Marion

Hills is not adequate to meet local needs. In addition, the school was built over 30 years ago and is in need of extensive repairs.

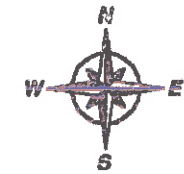
Recommendations for parks, recreation and open space identified by the Committee include:

- Building a new, larger community center that serves all age groups; and
- Working with the Darien Park District to secure parcels of land within the City of Darien for active sports.








City of Darien

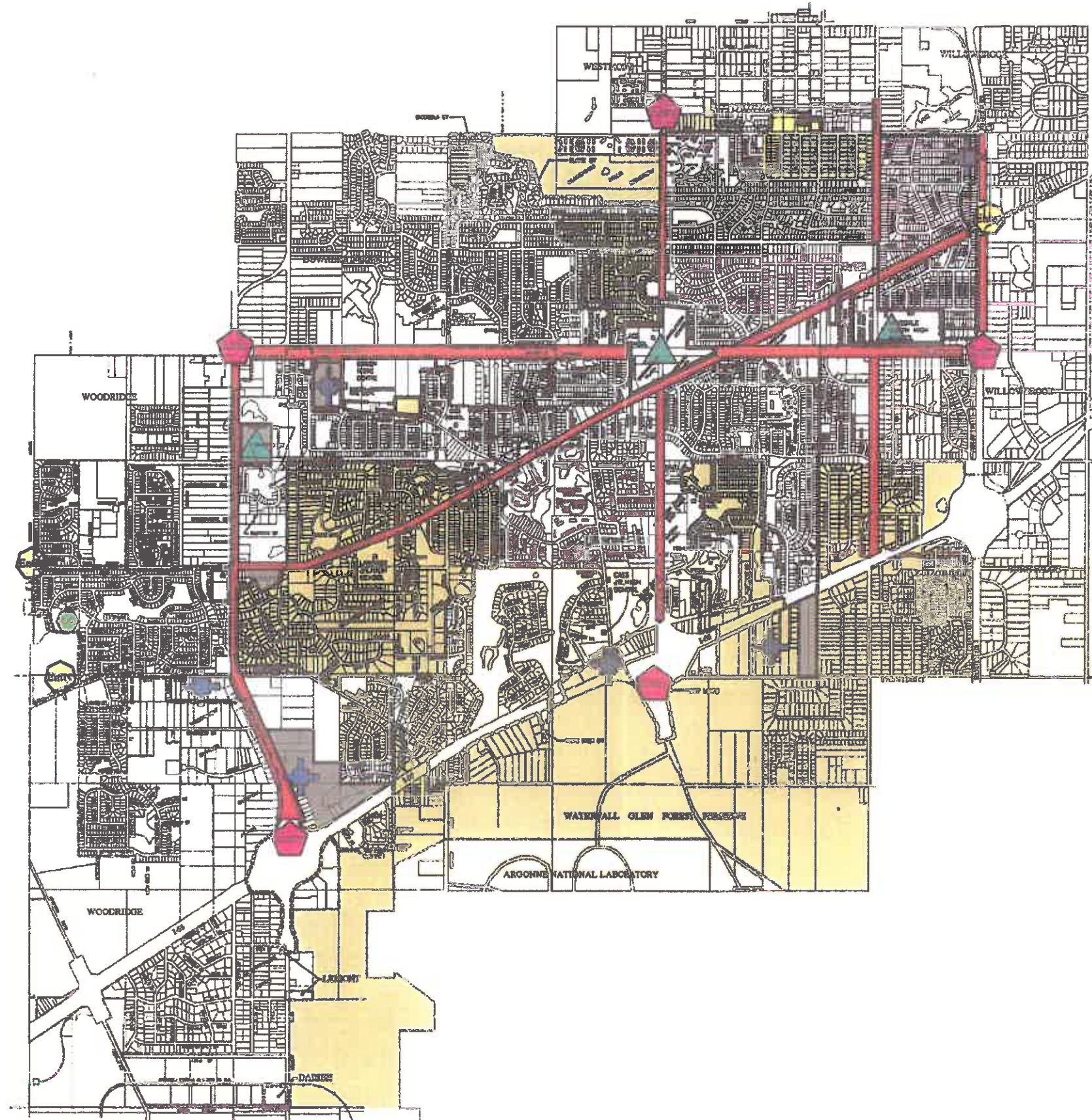
Development and Annexation Opportunities

Figure 3



Legend

-  Primary Gateway
-  Secondary Gateway
-  Streetscape Enhancement
-  Redevelopment Opportunity
-  Potential Park
-  Possible Town Center
-  Residential Redevelopment
-  Vacant
-  Annexation Opportunities
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries



Chapter III, Land Use and Development Policies

This comprehensive plan is intended to provide guidance for local decision making and action. The goals, objectives, and policies and plans for key development areas are the fundamental elements of this plan. These statements establish the purpose for their related implementation steps and the plan as a whole. They were derived from input received from the Planning Advisory Committee, City staff, and from comments received from the general public during the planning process.

Goals and Objectives

Together, goals and objectives are indicative of what a community wants to accomplish with the comprehensive plan and with other development tools and ordinances. For the purpose of this plan, goals and objectives are defined as follows:

- Goals are long term, qualitative statements of desirable conditions at ultimate development. They represent ideal situations; and
- Objectives are more specific steps that can be scheduled, budgeted and accomplished as a means of trying to achieve the long-term goals.

The goals and objectives presented below represent priority topics discussed during the preparation of Darien's land use plan, and comprehensively address the areas of land use; residential neighborhoods; commercial development; industrial parks; parks and recreation; transportation; open space and natural resources; and community identity and administration.

Land Use

Goal — Create and maintain a variety of land uses in the City of Darien that meets the needs of all residents, while enhancing the existing tax base; protecting residents from potentially incompatible land uses; and expanding recreational opportunities for all age groups.

Objectives:

1. Annex those areas within the City's planning jurisdiction that are illustrated on the updated land use map, and which respect boundary agreements with adjacent communities, to ensure:
 - Darien has the land necessary to develop with the land uses that are recommended as part of this plan update; and
 - Sewer and water can be logically extended to serve new development.
2. Make land use planning decisions on the basis of:
 - How new development or redevelopment proposals meet community needs;
 - The effect a new development or redevelopment project has on surrounding residential properties, including the ability to provide adequate buffering, where required;
 - The capacity of the adjacent street system and utilities to support such development or redevelopment; and

- Proposed methods of financing public and private improvements.
3. Develop a program of business retention and recruitment so that the City can encourage desirable business activity, expansion and enhancement of existing businesses, and investment in the development or redevelopment of vacant or underutilized properties.
 4. Meet the recreational needs of the residents of Darien by increasing the land area available for neighborhood parks, and constructing facilities that address current needs for seniors, young adults, and families according to goals and objectives included under **Parks, Recreation and Open Space**, below.
 5. Provide or maintain a transition in the intensity of land uses, where possible, in order to avoid locating potentially incompatible uses next to one another.
 6. Where a non-residential land use exists, or is proposed next to a residential land use, install a landscape buffer that screens views of activities and traffic. Such a buffer should include earth berms, fences or walls, deciduous overstory trees, evergreen trees, and shrubs.

Residential

Goal — To provide a housing inventory within the City limits that is diversified in dwelling unit type, size and design that supports the local population, attracts new residents, and creates a high-quality residential environment.

Objectives:

1. Maintain the predominantly single-family residential character of the community, but provide opportunities for constructing senior housing that is within walking distance of public transportation and shopping to provide an alternative for Darien's senior citizens who are no longer able to live in their single-family dwellings.
2. Limit the construction of new townhome and condominium development to locations illustrated on the **Future Land Use Map**, including, but not limited to, Key Development Areas #6 and #7. Where proposed, follow the design standards created for such development included in the policies created for these two key areas.
3. Maintain the existing diversity in housing stock while identifying that which is unnecessarily abundant. Provide upscale housing while still accommodating Darien's senior citizens needs.
4. Require sidewalks to be installed along both sides of the street in new subdivisions so that pedestrians can be safely separated from vehicular traffic, and children have a place to play with wheeled toys.
5. Develop design guidelines and a design review process to address concerns over teardowns, and ensure that a new home proposed to be constructed on a lot where an existing home has been razed will either be compatible in scale and design with the:

- Character of the established neighborhood; or
 - Trend of development in the neighborhood.
6. Protect existing and planned residential areas from dissimilar land uses that might be located adjacent to, or across the street from residential properties through transitional land uses, spatial buffers and landscaped buffer yards.

Commercial/Office

Goal — To expand the City's tax base by maintaining the viability of the City's quality shopping centers, revitalizing potentially deteriorating retail shopping centers, enhancing the identity of the intersection of 75th Street and Cass Avenue as a primary shopping district, and providing Darien's residents with new, easily accessible neighborhood commercial facilities.

Objectives:

1. Promote the revitalization of all four quadrants of the intersection of 75th Street and Cass Avenue (Key Development Area #1) and publicize this area as Darien's "Marketplace District". Coordinate the upgrade and revitalization of properties in this area according to standards developed for this key development area in order to achieve:

- Signs that define this area as Darien's central shopping district;
- Thematic architecture, according to design guidelines that creates identity for all four quadrants;
- Coordinated landscaping along 75th Street and Cass Avenue;

- Right-of-way improvements that include:
 - Relocating overhead utilities underground; and
 - Installing new light standards;
- Colorful banners, installed on light standards;
- Public spaces and pedestrian linkages between such spaces;
- Paved crosswalks across 75th Street and Cass Avenue, with pushbutton activated signals;
- Design standards to unify business signs;
- Unified parking lot lighting and parking lot landscaping;
- Screening of trash and service areas; and
- Improved buffering between commercial and adjacent residential land uses.

2. Promote the redevelopment of the northwest corner of 75th Street and Cass Avenue as a town center with a mix of uses, including "lifestyle" retail commercial, restaurants, community center, and public open space and plazas (Key Development Area #1a), if the property becomes available for redevelopment.
3. Require new commercial development to occur in unified centers according to the planning and design guidelines of this plan.

4. Plan for new neighborhood convenience centers on sites that are three acres or more in area, and which are near existing and planned residential development.
5. Encourage the development of upscale restaurants and a hotel conference center as part of the mixed use planned development proposed as part of Key Development Area #6 (Oldfield Triangle, Lemont Road and I-55).
6. Amend the Zoning Ordinance, where necessary, to require new, or redeveloped properties to:
 - Use brick, stone, marble or other decorative masonry material to reduce maintenance needs and costs, and promote high quality structures that are permanent in appearance;
 - Avoid strongly contrasting or harsh colors that draw attention to a building in the same manner as a sign;
 - Screen off-street parking from public streets, parks, recreation and open space, and residences;
 - Install roof screens to eliminate views of roof-top mechanical equipment; and
 - Adopt regulations that reduce noise pollution that is caused by:
 - Refrigerator trucks that are left on after trucks are unloaded;
 - Loading activities that occur earlier than 7:00 a.m. or later than 10:00 p.m.; and
 - Air condensing units that are placed on the resident side of the property.
7. Enforce property maintenance and zoning codes that require:
 - Trash bins or dumpsters to be screened with masonry enclosures;
 - Outdoor storage areas to be screened with fences, walls and/or landscaping;
 - Five-foot wide unobstructed walks in outdoor sales or display areas;
 - Window signs to be temporary, and limited to 5% or less of the display area; and
 - Landscaping to be kept free of debris and weeds.
8. Encourage the establishment of professional office buildings according to design standards included in plans for Key Development Areas #2, #5, and #6, in order to increase the range of employment opportunities and strengthen and expand the City's economic base. Potential sites include:
 - Property at the southwest corner of Lyman Avenue and 75th Street;
 - 82 acres between 87th Street and I-55, east of Darien's public works building; and
 - Northeast quadrant of Lemont Road and the frontage road along I-55.
9. Require developers to provide sidewalks along both sides of major arterial streets for pedestrian access to shopping and employment centers, and promote internal pedestrian linkages within developments.

10. Require owners and proprietors of business and professional properties to provide adequate off-street parking and loading for their respective operations, in accordance with City codes and ordinances.
11. Promote site planning that addresses the needs of the disabled according to good planning practice, in addition to state and federal requirements.

Business and Industrial Parks

Goal — To maintain a light industrial base that ensures a diversified economy; complements other types of local development; strengthens the tax base; and provides employment for Darien's residents.

Objectives:

1. Encourage the creation of a business park south of I-55 and east of the public works building in Key Development Area #5, and develop according to standards created for this key development area.
2. Maintain the character of the existing landscape, and preserve sensitive resources, including flood plains and wetlands, when developing new business parks.
3. Require new buildings constructed in Darien's industrial and business parks to be compatible in form, textures and colors, in order to unify development within these employment centers.
4. Encourage the infill of vacant properties in the City's existing industrial parks.
5. Revitalize existing industrial areas, so that they continue to contribute to the City's tax and employment base, and comply

with more current design standards established for Darien. Encourage:

- Facade improvements;
- Landscape screening between industrial and adjacent residential land uses;
- Perimeter landscaping; and
- Screening of off-street loading, parking and outdoor storage areas.

Parks, Recreation and Open Space

Goal — To promote adequate, well-designed park and recreational opportunities to serve the needs of all segments of the City's population, and preserve sensitive environmental features that contribute to the City's identity, and provide habitat for birds and small mammals.

Objectives:

1. Continue to promote community and regional scale events that create identity for Darien, such as:
 - Darien Fest;
 - Fourth of July Parade;
 - Ice cream social; and
 - Christmas tree lighting ceremony.
2. Increase the number of acres for parks and recreation to at least 10 acres per 1,000 residents in order to meet the diversity of needs of Darien now and at ultimate development. Promote the development of the following:
 - A neighborhood park and open play field as identified in Key Development Area #2, with pedestrian access from Abbey Drive;

- Three soccer fields, perimeter trail, playground and parking lot on the ten acre parcel located west of South Grove Park owned by School District #66;
 - The community center identified as Key Development Area #3, which also includes an outdoor amphitheater, bandshell, and park; and/or
 - The community center identified as part of Key Development Area #1a.
3. Continue to cooperate with the Park District in projecting needs, carrying out the District's 1999 Master Park Plan, and coordinating projects.
 4. Encourage continued park/school joint use agreements, such as the Park District's use of Marion Hills School, for Park District programs.
 5. Adopt a recreational pathway plan that identifies pedestrian and bicycle linkages from residential areas to parks, forest preserves, schools, shopping and employment areas within Darien and adjacent communities, and identify grants and other sources of funding to implement the plan. This includes constructing a pedestrian bridge over I-55 to provide a safe link between Darien and Waterfall Glen.
 6. Encourage the DuPage County Forest Preserve District to develop existing forest preserves with trails, picnic areas, shelters, etc. that expand the public use areas planned for Key Development Areas #3 and #6, so that recreational opportunities are enhanced.
 7. Preserve, expand and connect flood plains, wetlands, and stands of mature trees for

the purpose of creating a system of open space that accommodates a diversity of wildlife habitats and provides recreation opportunities for the use by, and enjoyment of Darien's residents.

Transportation

Goal — To enhance the movement of people and goods through the City of Darien and to adjacent communities through new street connections, roadway and intersection improvements, landscape design, and by improving public transportation in Darien.

Objectives:

1. Implement the design guidelines included in this plan for major arterial streets, including:
 - 75th Street;
 - Cass Avenue;
 - Lemont Road;
 - Clarendon Hills Road;
 - Plainfield Road; and
 - Illinois Route 83.

Coordinate these guidelines with the DuPage County and Illinois Departments of Transportation to ensure compatibility with plans and requirements of these agencies.

2. Maintain the safety and operational efficiency of Darien's arterial streets by:
 - Minimize the number of curb cuts. This will:
 - Reduce the potential for accidents that can occur from continuous and frequently undefined access to and from an arterial street, and by

providing safe distances between points of access; and

- Maintain traffic flow that would otherwise be interrupted by vehicles stopping to wait for cars turning into and out of multiple curb cuts; and
 - Encourage cross-access and shared driveways between non-residential properties.
3. Ensure that new roads are a logical extension of the existing road pattern, and that new subdivisions next to vacant properties allow for future street extensions.
 4. Improve the continuity of non-arterial roads to facilitate their use for community-wide travel.
 5. Prevent the adverse impacts of short-cutting through residential subdivisions and non-residential development through site design.
 6. Utilize a trolley for special functions and events, such as the annual Holiday Lights Tour and Darien Fest.
 7. Promote the construction of sidewalks, bicycle trails, and the installation of bicycle racks at logical destination points to provide residents an alternative to driving their cars to schools, shopping, parks and employment centers.
 8. Work with PACE to increase the frequency and number of bus routes, so that Darien's youth, seniors and commuters can take advantage of the public transportation system.

Community Identity

Goal – To differentiate Darien from adjacent suburbs through land use and design by developing several “centers” that serve the recreational, shopping, and public gathering space needs for all residents of the community.

Objectives:

1. Work with the Park District to develop the community center described in proposals for Key Development Areas #1a and #3, to meet the growing demand for recreation and meeting space and create an identifiable center of activity for Darien residents. Promote the following mix of uses:
 - A community building with possible uses including:
 - Visitor's center;
 - Offices for the chamber of commerce and other civic organizations;
 - Learning center with computer labs;
 - Meeting rooms for all age groups;
 - Concessions area, including cafeteria and coffee house;
 - Fitness facility;
 - Gymnasium;
 - Outdoor plaza and picnic area;

- Community bandshell;
 - Outdoor amphitheater for music and drama events;
 - Arts and craft fairs;
 - Festivals and special events; and
 - Trail connections to the adjacent forest preserve.
2. Promote the redevelopment of the northwest corner of 75th Street and Cass Avenue as a town center with a mix of uses, including “lifestyle” retail commercial, restaurants, community center, and public open space and plazas (Key Development Area #1a).
 3. Promote the area in the vicinity of the intersection of Plainfield and Clarendon Hills Road, which includes the new Park District Sportsplex, the Indian Prairie Public Library, Darien Community Park, and Hinsdale South High School and athletic fields as a center of community activity. Unify and enhance this area through:
 - Integrated landscaping, signage, lighting and banners along its perimeters;
 - Entry monuments at major entrances to create identity;
 - Colorful perennials and additional trees and shrubs in the median along 75th Street; and
 - Brick paver crosswalks across the arterial streets that are pushbutton activated.
 4. Preserve, rehabilitate and promote buildings that have local historic and/or architectural merit. Capitalize on the historic Old Lace School at the north-west corner of 75th Street and Cass Avenue, and draw people into the area with:
 - Street Signs/Entry Signs;
 - Banners;
 - Enhanced landscaping;
 - Permanent exhibits that highlight Darien’s history; and
 - Changing exhibits (i.e., crafts, photographs, school projects, etc.).
 5. Establish a program for the preservation, interpretation, and enhancement of historic resources in Darien.
 6. Ensure that new commercial, office, and industrial areas present an attractive appearance by following the design guidelines included in this plan.
 7. Create an identity for Darien that distinguishes the City from surrounding communities by installing signage and landscaping at the following locations, which serve as primary gateways into Darien:
 - 75th Street and Lemont Road;
 - 75th Street and Illinois Route 83;
 - I-55 and Lemont Road;
 - I-55 and Cass Avenue; and
 - 67th Street and Cass Avenue.
 8. Encourage local groups to participate in the beautification of entrances into the City and other public spaces through plantings of flowers, trees and shrubs that adhere to guidelines established by

DuPage County or the Illinois Department of Transportation. Recognize these groups by installing plaques or other small signs in these areas.

9. Upgrade lighting standards unique to Darien along major transportation corridors.

Municipal Facilities and Services

Goal — Maintain the high quality and level of services provided by Darien, so that the public service needs of the City's residents are met.

Objectives:

1. Expand and maintain the existing high level of municipal services, including police and fire protection; water and sewer services; and other governmental functions without significant costs to residents.
2. Ensure adequate water and sewer will be available to serve planned development.
3. Eliminate flooding in the northeast quadrant of the City, by cooperating with the County's plans for flood control.
4. Promote the relocation of existing overhead utilities along the City's arterial streets to: eliminate conflicts between utility lines and existing or proposed trees; enhance the appearance of City streets; and improve the reliability of power.

Chapter IV, Key Development Areas

Key Development Area Plans

This portion of the plan focuses on key land use decisions for specific areas. Seven key areas were identified as vacant or underutilized parcels large enough in size to be able to develop with the type, pattern and intensity of land uses required to promote a better balance of land uses in the City of Darien. These seven areas have been planned to promote community identity, increase amenities and attract revenue-producing uses. All of these factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan.

Planning for each key development area includes:

- Text that describes the property or parcels that make up the development area;
- An identification of proposed land uses;
- A policy statement; and
- A list of strategies for plan implementation and design guidelines that should be followed to achieve the objectives of this comprehensive plan for the key area.

A concept plan also was prepared for each key development area to illustrate the desired pattern of land uses, relationship between land use within and abutting the key area, and to identify key planning factors that should be considered when reviewing a specific development proposal. These concepts are intended to serve as a guide for evaluating planned development. They are not intended to limit the creativity and planning that will occur with a specific project. However, the concept plans graphically represent the ideas

and policies promoted for each area. Changes from recommendations presented for each key development area that might be proposed should be carefully considered within the context of the adopted policies and design guidelines.

Key Development Area #1 Darien Marketplace District

Location:

All four quadrants of the intersection of 75th Street and Cass Avenue

Existing Conditions:

This area is fully developed with a mix of uses (see Figure 4a), including:

- Institutional (Old Lace School, Lace School and Safety Village);
- Residential (Colonial Apartments);
- Retail (Brookhaven Plaza, Heritage Plaza, and Jewel Osco); and
- Commercial/Office (insurance, real estate, bank, restaurant, automobile service uses).

Proposed Land Use:

Create a shopping district that includes retail commercial, restaurants and a new town center on property at the northwest quadrant of 75th Street and Cass Avenue.

Policy Statement:

Many residents of Darien consider the intersection of 75th Street and Cass Avenue to

be the “town center” or central shopping district of the community. This is primarily because the area is located in the center of town. In addition, large retail centers in the area are located here, including Brookhaven Plaza and surrounding outlots; Heritage Plaza; and the Jewel/Osco complex, with outlots on 75th Street and Cass Avenue. These businesses not only serve Darien residents, but the entire 75th Street corridor provides regional shopping opportunities and services for residents of surrounding communities.

The four quadrants that comprise the intersection of 75th Street and Cass Avenue are fully developed. This is an older area which has the potential of becoming blighted without redevelopment intervention. Outdated retail strip-centers, surrounded by large parking lots, occupy three of the four quadrants. The large retail centers that comprise this intersection are unified with shared access points, avoiding numerous curb cuts along 75th Street. A residential apartment complex is located east of the Heritage Plaza shopping center and appears to be in livable condition. While this is solid housing, there is interest and a higher need in redeveloping this area as a traditional town center.

At the present time, the intersection does not have any elements that unify the area as a shopping district, nor does it have distinguishing characteristics that give identity specific to Darien. The retail centers are each under separate ownership and therefore do not include coordinated architecture, landscaping, or signage which would lend in consolidating the area. Large, paved parking lots surround each retail center with little to no landscaping to soften the large expanses of pavement. Driving from one center to the next is encouraged, rather than discouraged, as there are no linkages to connect pedestrians with adjacent land uses. An abundance of window signs, especially at the food and drug stores

are visible and create visual clutter. Vacant storefronts indicate the area’s potential for decline. Lastly, loading, utility and outdoor storage areas, as well as retail centers that abut residential neighborhoods, do not have adequate screening.

In order to stave off deterioration and build upon the potential vitality and economic strength of this major retail intersection, an identity for the area should be created and marketed. This includes the creation of a town center in the northwest or southeast quadrant of the intersection of 75th Street and Cass Avenue (see Strategies for Implementing KDA #1a, **Town Center at Darien Marketplace**, below). Recommendations that follow are aimed at upgrading and unifying existing properties and provide guidelines for new development. Specific plans were developed for the northwest quadrant.

Implementation/Design Guidelines:

1. Promote the area as the “Darien Marketplace” shopping district. Unify uses in Key Development Area #1 through design treatments along 75th Street and Cass Avenue that include:
 - Signs that define this area as Darien’s Marketplace District;
 - Coordinated landscaping along 75th Street and Cass Avenue;
 - Colorful banners, installed on existing light poles;
 - Paved cross-walks with push-button activated signals; and
 - Enhanced landscaping in medians (perennials, ornamental grasses, trees, etc).

City of Darien

Key Development Area #1 Planning Factors

Figure 4a

Location: All four quadrants of the intersection
of 75th Street and Cass Avenue

Zoning: B-2 (commercial); R-2 (School and Safety Village);
and R-3 (Apartments)

Adjacent Land Uses:

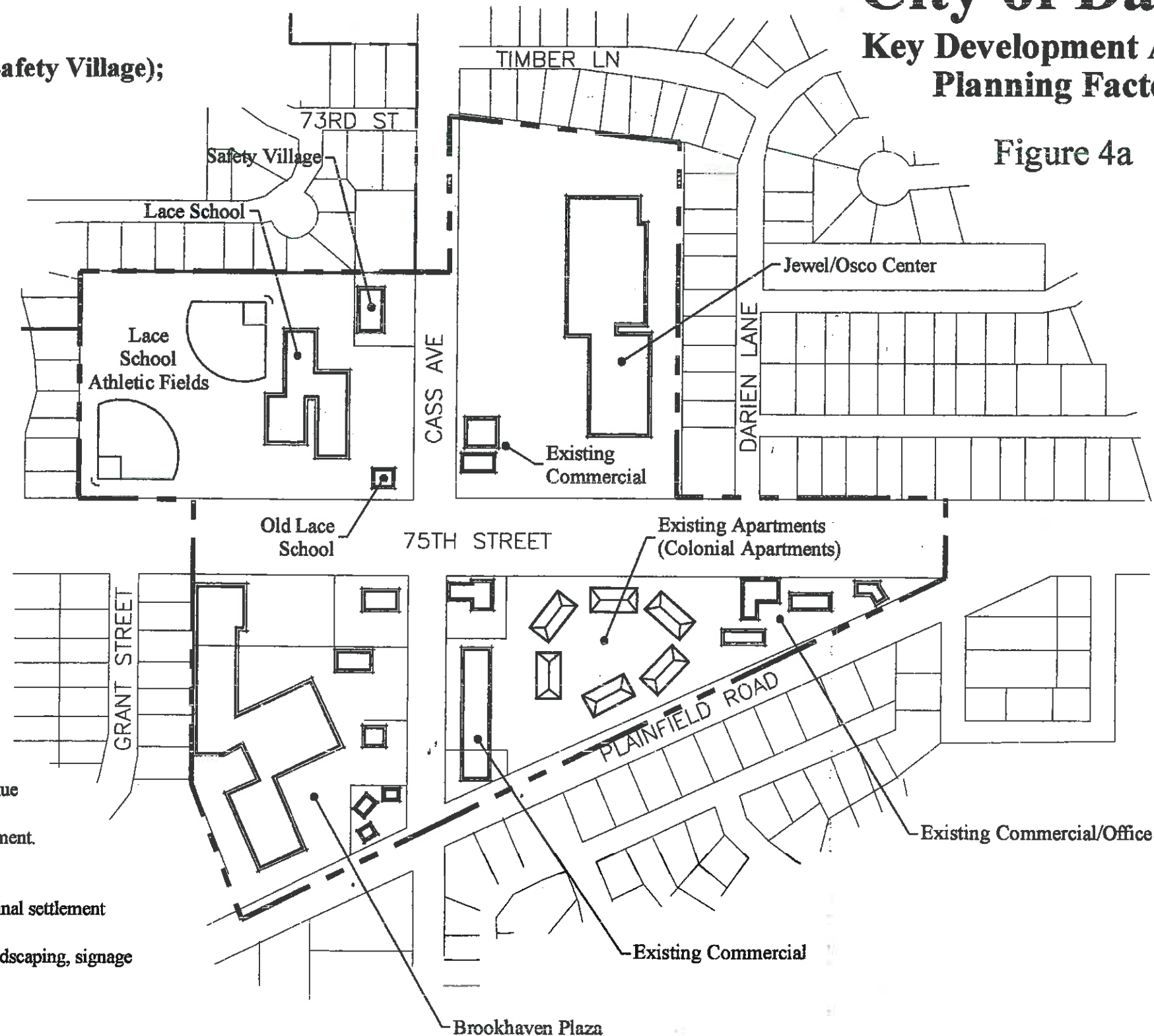
- North: Single-family residential
- South: Single-family residential
- East: Single-family residential
- West: Single-family residential

Characteristics:

- Considered the geographic center of the community
- Serves as a regional shopping center
- No vacant land is available
- Existing commercial:
 - In three of four quadrants
 - Has little to no vacancies
 - Consists of "strip" development
 - Surrounded by large parking lots with little or no landscaping
 - Has consolidated access along 75th Street that reduces curb cuts
 - Does not provide adequate screening of service areas
 - Does not include elements that unify the area or build identity
- NW quadrant includes Old Lace School, Lace School, Safety Village and athletic fields
- SE quadrant includes multi-family apartments in addition to commercial
- Landscaped median along 75th Street prevents cross-access between uses in each quadrant

Potentials:

- Promote this key area as the "Darien Marketplace Shopping District"
- Build identity through design treatments along 75th Street and Cass Avenue (i.e. architecture, landscaping and signs)
- Properties in NW and SE quadrant could become available for redevelopment.
 - Offers opportunity to:**
 - Redevelop, adding another commercial or mixed use
 - Design with thematic architecture that builds on character of the original settlement
 - Integrate plaza between historic school and new commercial
- Integrate residential component with nonresidential use areas through landscaping, signage and pedestrian linkages
- Improve buffering between residential and nonresidential land uses



2. Revitalize and upgrade commercial properties through:
 - Thematic façade improvements for retail centers that build from the architectural styling selected for the town center (see recommendations for KDA #1a, below) to visually tie together all four quadrants;
 - Sign control (business identification and window signs);
 - Creation of clearly defined traffic patterns between centers and adjacent outlots;
 - Separation of service vehicles, trucks and customer traffic;
 - Screening of loading areas and trash enclosures;
 - Unified parking lot lighting (all four quadrants);
 - Adding parking lot landscaping (i.e. islands and medians) to break up pavement and define traffic flow; and
 - Constructing sidewalks that lead pedestrians to the front of the center and provide connections between centers.
3. Enforce the City's regulations that relate to window signs and outdoor storage to control visual clutter and maintain unobstructed pedestrian access in front of the stores.
4. Integrate the residential component of this key development area with nonresidential land use areas through landscaping, signage, and pedestrian linkages that

provide direct access to retail commercial development.

5. Improve buffering between residential and nonresidential land uses (i.e. architectural walls and landscaping).
6. In the event that the apartment buildings on the south side of 75th Street, east of Cass Avenue become available, the property should be redeveloped as a town center and should incorporate significant public plaza space which would contribute to building an identity for Darien.

Key Development Area #1a, Town Center at Darien Marketplace

Location:

Northwest quadrant of the intersection of 75th Street and Cass Avenue, within the Darien Marketplace District. All of the policies prepared for this key area could be applied to the southeast quadrant as well. The concept plan for the northwest quadrant was prepared to illustrate proposed policies and recommendations.

Existing Conditions:

This area is currently developed with institutional uses that include Lace School and its associated athletic fields, historic Old Lace School and Safety Village (see Figure 4b):

- The historic Old Lace School and Safety Village occupy properties that front on Cass Avenue; and
- Lace School and its athletic fields are the predominant land use, and have frontage on both Cass Avenue and 75th Street.

Size: 12.50 Acres

Zoning: R-2 (School and Safety Village)

Objectives:

- Develop a town center with a community center, public green/outdoor plaza and retail/office space

Potential Uses

- Community Center:
 - Two-story, 50,000-60,000 square-foot facility
 - 200 Parking Spaces (1/300 sf)
 - Darien Visitor's Center
 - Learning center/computer labs
 - Satellite library
 - Meeting rooms
 - Offices (Chamber of Commerce)
 - Concessions/Cafeteria/Coffee house
 - Fitness facility
 - Gymnasium
 - Outdoor plazas
- One and two-story retail/office:
 - 45,000 gross square building feet
 - 202 parking spaces (4.5/1,000 sf)
- Entry Plaza/Public Green with sculptures, fountains and outdoor seating
- Restaurant:
 - 8,000 gross square building feet
 - 64 parking provided at ratio of (8/1,000 sf)
 - parking shared w/ Com. Center and Retail
- Streetscape enhancement features include:
 - Concrete pavers
 - Street trees and planters
 - Decorative benches with waste receptacles

Legend:

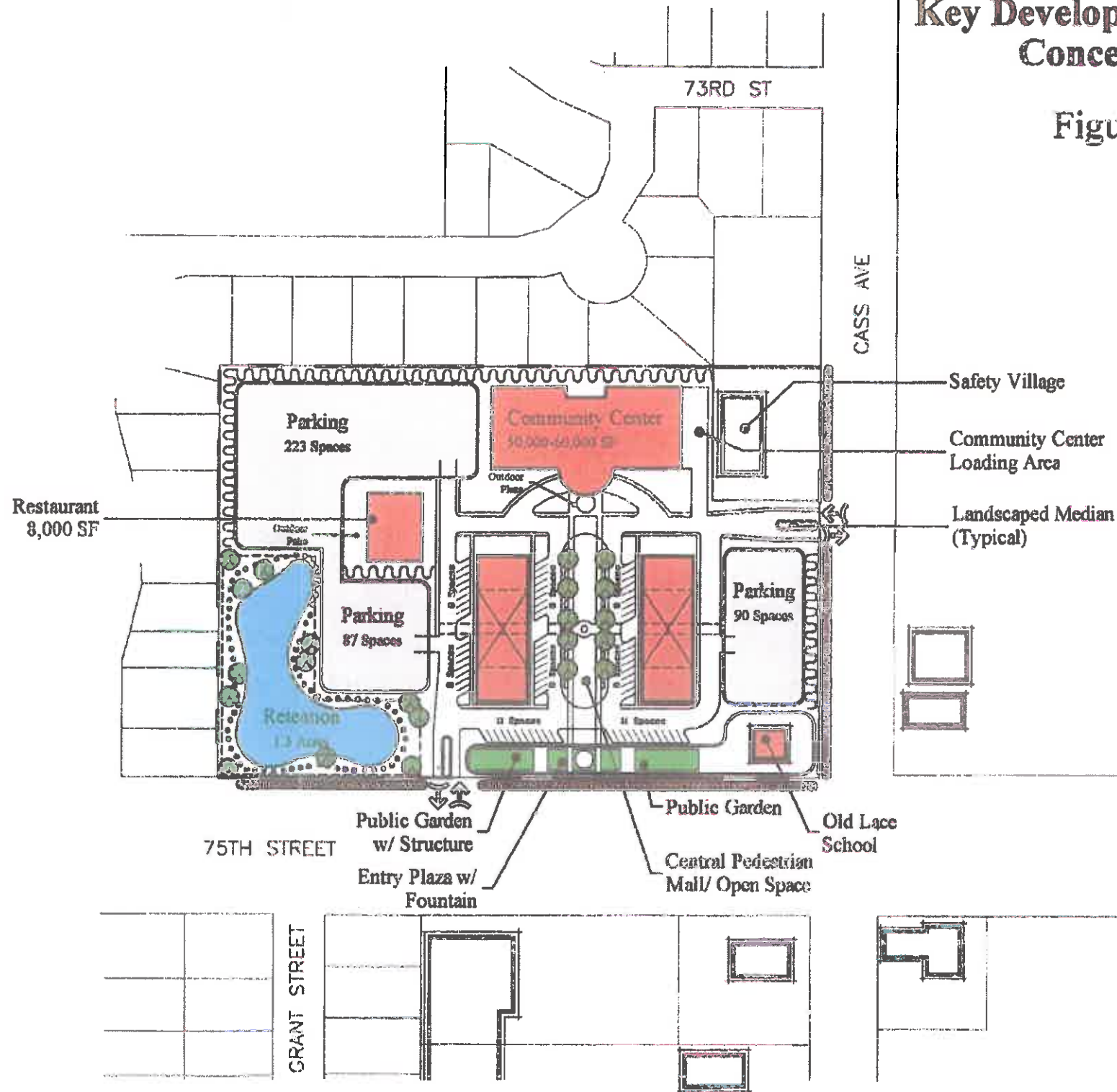
- Landscaped Buffer
- Streetscape Enhancement
- Potential Two-Way Access
- Proposed One-Story Retail/Office Building
- Proposed Two-Story Retail/Office Building
- Existing Commercial Building
- Proposed Trail

City of Darien

Key Development Area #1

Concept Plan

Figure 4b



Proposed Land Use:

A new town center that includes “lifestyle” retail commercial, restaurants, a community center and public open space and plazas.

Policy Statement:

As previously indicated in the policy statement prepared for Key Development Area #1, residents of Darien consider the intersection of 75th Street and Cass Avenue to be the “town center” or central shopping district of the community. If the 12.5-acre property were to be sold by the District, it could be redeveloped as a town center. This option provides Darien the opportunity to develop its center at a highly visible location that is both convenient and accessible to all residents, while building upon the identity of the 75th Street and Cass Avenue intersection as a major shopping area and the historic center of Darien.

The plan for Darien’s Town Center that is presented as **Figure 4b** has been crafted to meet a variety of community needs and to provide a mix of uses that promote resident interaction. It combines the retail, service, and restaurant uses that are typically associated with the ideal downtown along with the vitality of a community center, outdoor plazas, and a “main street”, approximately one block long, where:

- Residents can gather to shop, conduct business, dine and gather to share news and enjoy one another’s company;
- One and two-story buildings are located along a common green that is landscaped and available for community events (i.e., outdoor concerts, plays, children’s programs, craft fairs, art shows, etc.);

- Buildings are predominantly brick, and relate to one another through color, style, and detailing (i.e., window and door trim, cornices, awnings etc.);
- Buildings are sited at the front lot line and used to frame the street, creating a traditional downtown setting;
- Sidewalks in front of buildings are wide enough (10 feet or more) to allow pedestrians ample room to pass one another, while accommodating outdoor dining, seating areas, street trees, planters, and other street furniture (i.e., bicycle racks, kiosks, trash receptacles, etc.);
- Parking is available at the front of individual businesses for customer convenience; and
- Storefronts are designed with large windows that can be filled with merchandise and changed frequently to attract the customer.

While accommodating the automobile, the town center has been designed for the pedestrian, offering a mix of uses within walking distance of one another. These uses are designed to blend community functions and events with conveniently located recreational/fitness activities and “lifestyle” retail and service uses (i.e., dry cleaners, drug store, bookstore, coffee shop, café, post office, etc.). The mix of uses proposed as part of this center includes:

- The existing Safety Village building and facilities;
- A two-story, 50,000 to 60,000 square-foot, community building designed to serve as a hub for City functions and park district programs and operations, and to

complement the 130,000 square-foot Sportsplex and other parks in Darien;

- One- and two-story retail/office buildings (approximately 45,000 gross square feet of floor area);
- An 8,000 square-foot restaurant; and
- Public greens and activity/festival areas that provide outdoor areas for community functions and which physically and visually link the Historic Old Lace School to other use areas in the town center.

Implementation/Design Guidelines:

1. Consider one or more of the following options for financing the purchase and redevelopment of this property:
 - Applying for grants;
 - Seeking out federal and state funds;
 - Soliciting contributions from Darien businesses;
 - Preparing a developers' prospectus for marketing the property;
 - Working with local banks to provide low interest loans;
 - Creating a tax increment financing district;
 - Issuing bonds; and
 - Using retail sales tax revenues to help pay down the debt.
2. Establish a reasonable time frame (two or three years) within which a plan of action is developed and initiated to purchase property and find a developer to

implement the plan. If it is determined that the project is too costly or complex at this time, then:

- Modify the plan so that retail commercial uses replace the proposed community center; and
 - Focus community efforts on implementing the plan for Key Development Area #3. This plan includes the community center as an alternate, in the event the concept for KDA #1a cannot be carried out within a reasonable time frame. Implementation of KDA #3 will ensure that Darien's residents benefit from a project that has a community focus and identity, consistent with some of the objectives of the plan prepared for the proposed town center.
3. Create a design review board whose function will be to review and advise the Planning and Zoning Commission and City Council on site plans and development proposals in the town center. This board could consist of up to five members appointed by the City Council and include:
 - The City Planner;
 - An architect;
 - A Park District Board representative;
 - One or two members from the Planning and Zoning Commission.
 4. Identify an architectural styling that is representative of Darien that will be used for all new buildings constructed on this site. Consider the Midwestern prairie style that has already been used for public buildings in Darien, including the City Hall, the Indian Prairie Library, and the Police and Fire Stations.

5. Create design guidelines that will be applied to all new development that address:
 - Orientation of buildings, ensuring that storefront facades are created for all areas exposed to public view, including those visible to pedestrians and motorists from:
 - The pedestrian mall;
 - 75th Street and Cass Avenue; and
 - Parking lots and drive aisles;
 - Architecture, including:
 - Style;
 - Building materials;
 - Roofs (pitch, overhang, material);
 - Color palettes;
 - Massing (one-and two-stories);
 - Required detailing;
 - Treatment of facades exposed to public view (i.e., required glass, entryways and building ornamentation);
 - Signs;
 - Decorative lighting (pedestrian, parking lot and accent lighting);
 - Street furniture (benches, trash containers, tables, etc.).
6. Promote the development of the town center consistent with the concepts presented on **Figure 4b**, so that it includes the following elements:
 - A 50,000 to 60,000 square-foot community center that serves as a visual and functional anchor, and may include:
 - Park District headquarters;
 - School District offices;
 - Chamber of Commerce;
 - Visitor's Center;
 - Meeting rooms;
 - Classrooms for park district programs (including seniors);
 - Day care facilities;
 - Learning center/computer lab;
 - Fitness facility and/or gymnasium;
 - Concessions/Cafeteria;
 - Coffee House;
 - Contract Postal Unit ("mini post office"); and
 - Satellite City offices, where residents can obtain City stickers, pay bills, or conduct other related business;
 - One- and two-story buildings that include approximately 45,000 square feet of floor area for ground-floor retail and service uses, and second-story offices:
 - The buildings should be oriented toward the proposed central pedestrian mall, designed for community functions and events;
 - Uses should cater to the needs of the resident who is attending functions at the community center or conducting business while children or other family members are participating in park district programs or classes. Such uses could include:
 - Dry cleaning;
 - Satellite or branch bank;
 - Card shop;
 - Drug store;
 - Video rental;
 - Bakery;

- Delicatessen;
 - Cafe;
 - Coffee shop;
 - Restaurant;
 - Book store;
 - Hair salon;
 - Florist;
 - Health food store;
 - Gift shop; and
 - Specialty shops (i.e., gourmet foods, wine shop, cigar store);
- Entrances to retail/service/office uses should be provided both from the interior pedestrian mall and from elevations that face parking or drive aisles;
 - Walks that are 10 or more feet wide along stores that face the central pedestrian mall to accommodate outdoor dining, special sales events, and two-way pedestrian traffic;
- A heavily landscaped pedestrian mall and open space area that includes a permanent or movable stage that can be used for such things as:
 - Concerts, festivals and children’s programs;
 - Recreation (i.e., ice skating in the winter months); and
 - Art or craft fairs;
 - A public garden area and pedestrian mall and plaza that physically and visually ties the historic Old Lace School to other use areas in the town center through the creation of formal gardens that include:
 - Structures (i.e., decorative walls, stairs, pergolas, arbors);
 - Amenities such as fountains, planters, benches and sculpture;
 - Decorative brick paver walks;
 - Activity/gathering areas around fountains and plazas;
 - Thematic lighting; and
 - Ornamental plantings (trees, shrubs, grasses and perennials);
 - A quality sit-down restaurant with an enclosed and landscaped outdoor dining area that is oriented and located such that it functions as a visual anchor for individuals entering the town center from Cass Avenue, and helps frame the main entrance from 75th Street;
 - A traffic circulation pattern that places parking and drive aisles along both sides of the retail/service/office buildings, offering opportunities for convenient parking and access into businesses;
 - An east/west pedestrian linkage to provide convenient access from parking proposed to be located east and west of the retail/office/service buildings;
 - Pedestrian crosswalks (constructed of decorative pavers) and traffic control where walks extend across streets between the community center, restaurant, retail/service/office buildings and public gardens along 75th Street;

- Thematic lighting that relates to the architectural styling selected for buildings in the town center;
 - Enhancement of the public rights-of-way along 75th Street and Cass Avenue, by introducing:
 - Brick paver walks;
 - Banners;
 - Street trees (on 30-foot centers);
 - Defined pedestrian entrances into the town center from:
 - Cass Avenue, along the drive south of Safety Village; and
 - 75th Street through the public open space and along the main entry drive from this arterial; and
 - Thematic lighting that ties the town center to the remainder of the Darien Marketplace District;
 - Landscape screening of:
 - Parking proposed along Cass Avenue;
 - Buildings and parking sited next to existing residences; and
 - Parking proposed south and west of the restaurant;
 - Parking lots that include islands planted with trees and ornamental grasses or shrubs; and
 - A heavily landscaped retention pond with walking path that serves as a visual focal point and gathering area in addition to retaining storm water runoff.
7. Preserve and enhance the Historic Old Lace School building, by:
 - Maintaining distinguishing, original qualities and character of the building;
 - Restoring deteriorated architectural features, as applicable;
 - Replacing detailing that once existed on this building or adding new detailing that enhances its historical significance.
 8. Capitalize on the historic Old Lace School that exists at the center of Darien and draw people into the area by:
 - Signage;
 - Banners;
 - Enhanced landscaping;
 - Plazas;
 - Permanent exhibits that highlight the history of Darien; and
 - Changing exhibits (i.e., crafts, photographs, school projects, etc.).
 9. Integrate the Safety Village complex into the town center through:
 - Additional landscaping;
 - Theme lighting that blends with the style selected for the town center;
 - Pedestrian linkages to the community center building; and
 - A façade improvement and fence design that relates to the architectural theme established for this key area.

Key Development Area #2, Retail, Bank and Townhomes

Location:

Former fire station site on the south side of 75th Street, west side of Lyman Avenue.

Estimated Size:

Approximately 19.20 acres

Existing Land Use:

The Plan initially recommended office uses, high quality restaurants, banks and other business, professional service and retail uses that would not substantially add to traffic congestion along 75th Street during those times when existing retail uses are operating at their peak. The Plan favored office uses as the best use to meet the stated objectives. The redevelopment plan meets these objectives, by not significantly adding to traffic congestion and creating a retail center with a scale that fulfills neighborhood and community retail and service needs.

The Plan also recommended that any buildings constructed on the site, regardless of use, present an aesthetically styled building façade to help create an attractive gateway into the community. The buildings constructed do meet these objectives.

Since the Plan was adopted in 2002, the site has been redeveloped. Prior to the redevelopment, the site contained the old fire station located along 75th Street, a new fire station and electrical substation located towards the southeast corner of the site, a single-family home at the northwest corner of the site and a stormwater management facility to the west of the new fire station.

The single-family home, new fire station and the electrical substation were not included in the redevelopment of the site and remain.

In 2004, construction began on a development plan including retail, bank and townhomes (See Figure 5a). The development consists of three retail buildings with a total of 32,400 square feet, a 3,200 square foot bank with a drive-thru facility and three townhome buildings providing a total of 12 dwelling units off of Abbey Drive. The plan included modifying the 75th Street and Lyman Avenue lane intersection, extending Abbey Drive and creating a cul-de-sac and providing a pedestrian link between the retail/bank area of the development with Abbey Drive. The overhead utility lines along Lyman Avenue were buried. The plan included a flood plain map revision to accommodate one of the three townhome buildings. The far southern area of the site contains stormwater control facilities as well as a flood plain compensation area. The stormwater control facility for the fire station, located on Lyman Avenue, remains.

The retail portion of the development is a community-scaled shopping center, as opposed to a regional-scale shopping center similar to the Darien Towne Center shopping center to the east. The retail buildings are currently occupied by a home fitness equipment store, wine shop, coffee shop, cell phone store, vitamin store, residential cabinet retail store, dry cleaner and a couple of eating establishments. The coffee shop occupies a space with a drive-thru facility.

The scale and architectural styling of the retail buildings, the retail space split into three buildings, the varied building setbacks along 75th Street, pedestrian plaza and

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City of Darien

Key Development Area #2

Concept Plan

Figure 5a

Size: 19.20 Acres
 Zoning: B-2 and R-3





Objectives

- Develop with a non-residential land use
- Minimize Saturday peak hour traffic
- Meet the market demand for office uses
- Make use of the low lying land west of the new fire station
- Consider scale of development and its impact on adjacent residential properties

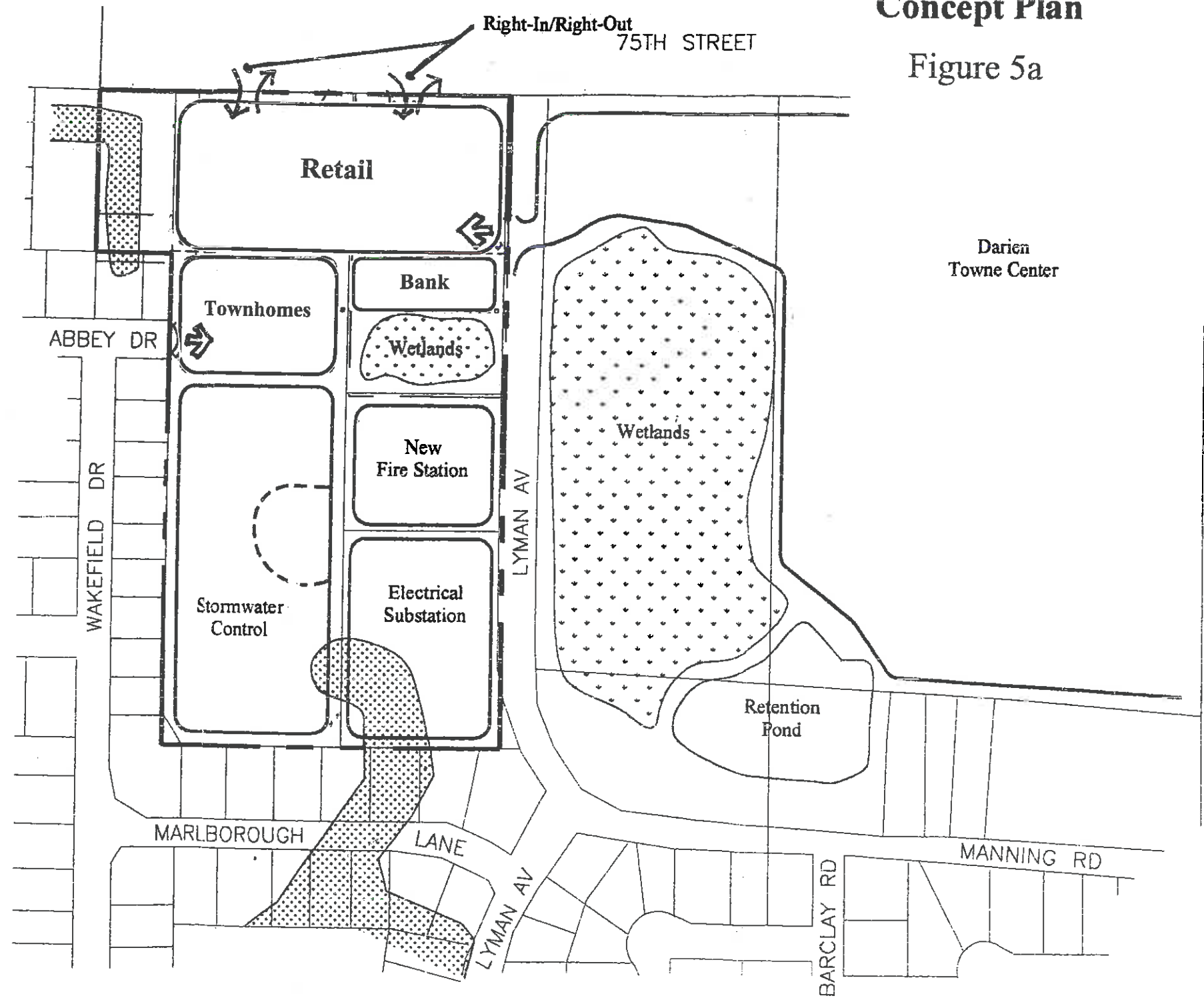
Current Uses

- Retail
 - 32,400 square feet total
 - 3, one-story buildings
 - Full access from Lyman Avenue
 - Restricted access from 75th Street
 - Pedestrian access from Abbey Drive
- Bank
 - 3,200 square feet
 - One-story building
 - Full access from the retail portion
 - Restricted access to Lyman Avenue
 - Pedestrian access from Abbey Drive
- Residential
 - Townhomes
 - 3 buildings, 12 units total
 - Access from Abbey Drive
 - Pedestrian access to Retail and Bank

Legend

-  Flood Plain
-  Wetlands
-  Existing Residential
-  Potential Access

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



generous landscaping throughout the site all help to create a “boutique” retail shopping center feel, instead of the traditional retail strip center where the building is a long, box like structure which tends to create a sterile atmosphere.

The redevelopment plan went through several revisions, which included community meetings with residents, the developer, City officials and City staff, prior to a formal submittal to the City. Even during the formal consideration of the development plan, several revisions were made to address comments raised by residents and the City.

Implementation/Design Considerations:

1. Full access to the site from Lyman Avenue was achieved, along with restricted right-in/right-out only access drives from 75th Street.
2. Pedestrian access was provided between the retail and bank sites to Abbey Drive, linking the commercial area of the development to the residential neighborhood to the south and west.
3. A 30-foot landscaped parking setback was established along 75th Street to screen parked cars and creating an attractive streetscape.
4. Perimeter landscaping was provided around the entire commercial portion of the development, defining the space and creating a separation between the commercial and residential portions of the development.
5. The building heights were limited.
6. Varied architectural styles were used for each of the land use groups. The architectural styles help to create an attractive gateway into the community. Quality building materials were used, such as brick, stone and other masonry materials, creating a permanent appearance.
7. The architectural details were extended to all sides of the buildings.
8. Foundation landscaping was achieved, as well as interior parking lot landscaped islands, softening the pavement associated with off-street parking.
9. Trash enclosures were enclosed with masonry walls matching the respective buildings.
10. Roof-mounted mechanical equipment was screened on all facades visible to the public.
11. A pedestrian link was provided between the retail and bank sites to the surrounding residential neighborhoods to the south and southwest and to the Darien Town Center.

**Key Development Area #3,
Alternative Community Center Site**

Location:

East side of Lemont Road, south of 75th Street, between the Forest Preserve property to the north and the townhome subdivision to the south.

Estimated Size:

Approximately 11.64 acres

City of Darien

Key Development Area #3

Planning Factors

Figure 6a

Size: 11.64 Acres
 Zoning: ORI

Adjacent Land Uses

- North: Forest Preserve
- South: Townhomes
- East: Forest Preserve
- West: Forest Preserve property and large lot residential






Characteristics

- Old farmstead with access from Lemont Road
- Northwest corner of site contains flood plain with possible hydric soils and wetlands
- Hedgerow of trees runs east /west across lower third of property
- Swale runs the length of Lemont Road frontage
- Public access would be limited to Lemont Road
- Difficult to obtain warrants for signal based solely on this land use

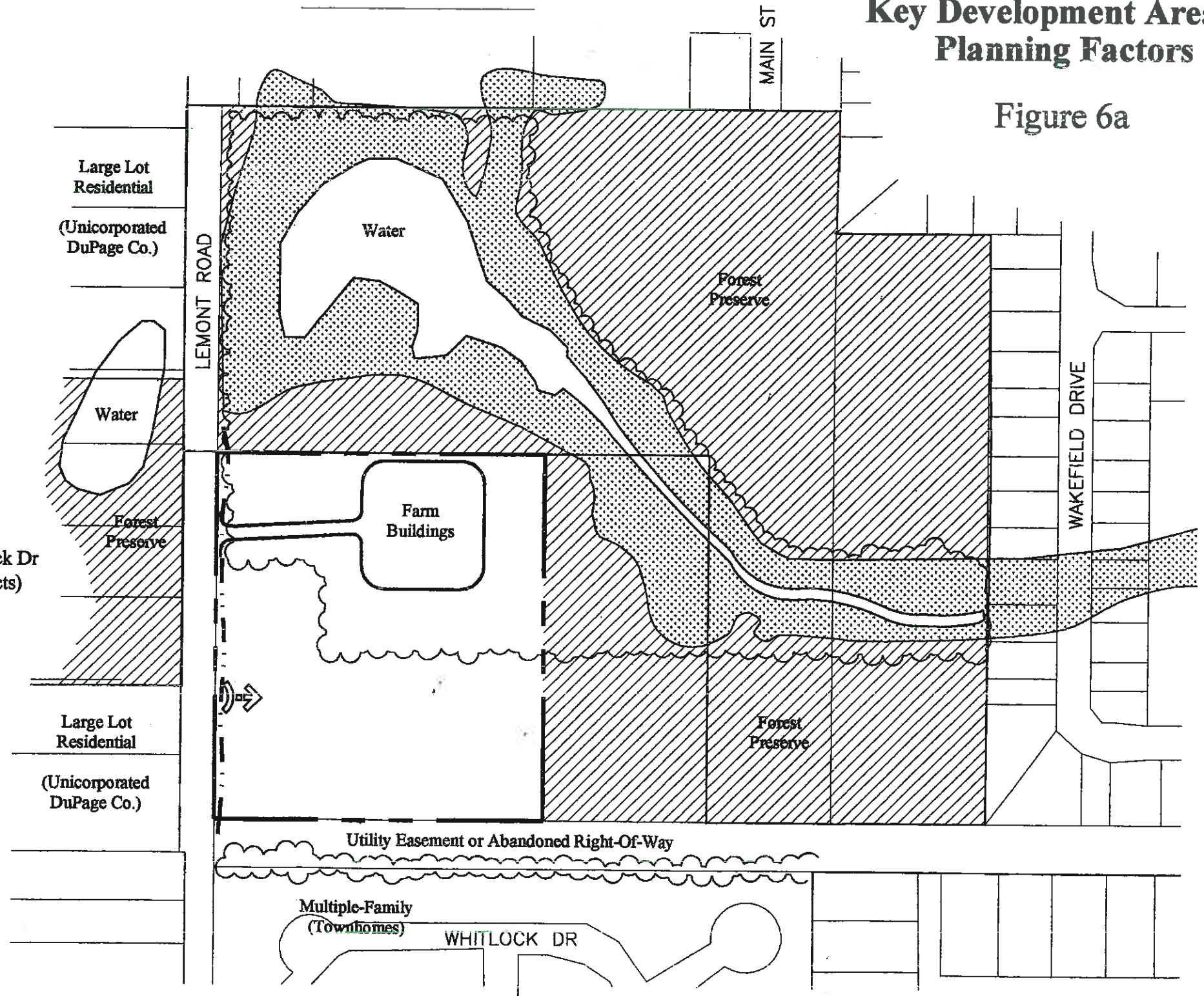
Potential Uses

- Single-family residential w/ access from Lemont Rd
- Multiple-family residential w/ access from Lemont Rd and Whitlock Dr
- Senior housing complex (independent living with a range of products)
- Recreation - Community center
- Specialty retail
- Office

Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



Existing Conditions:

A portion of the site has several old farm buildings with the remainder of the property currently in agricultural use. The DuPage County Forest Preserve District owns surrounding property to the north, east, and west. A multiple-family townhome development is directly south of the site.

The subject property is within the municipal limits of Darien and zoned ORI (office, research, and light industry). Vacant properties to the west of Lemont Road, within the City of Woodridge are also zoned ORI (office, research, light industry). The site has direct access from Lemont Road (see Figure 6a).

Proposed Land Use:

Darien Community Center

Policy Statement:

This is an alternative site for the creation of a center that will give Darien identity in the event that the town center proposed for KDA #1a is not initiated within two or three years after the adoption of this Comprehensive Land Use Plan. The mix of uses proposed as part of this concept does not include the retail component proposed for the Lace School property. This is because the property is not suitable for retail development, due to its location. The 11.64-acre parcel is isolated from other retail development, since it is surrounded by open space to the north, east and west and townhomes to the south located approximately ¼ mile south of the retail commercial development that exists along 75th Street.

The land uses proposed as part of this plan would provide a forum for year-round public events, festivals, and recreational

opportunities for all residents, and meet the needs of the Darien Park District for additional space. A two-story, 50,000 to 60,000 square-foot community building constructed on this property would essentially include the same uses considered for the town center on the Lace School property:

- Park District headquarters;
- School district administrative offices;
- Chamber of Commerce;
- Visitor's Center;
- Meeting rooms;
- Classrooms for park district programs;
- Day care facilities;
- Learning center/computer labs;
- Fitness facility and/or gymnasium;
- Concession/cafeteria/coffee house; and
- Outdoor plaza.

Other uses could be proposed to provide resident interaction and opportunities for recreation include:

- Outdoor amphitheater, bandshell, and park;
- Outdoor playground, tennis and volleyball courts, and picnic area;
- Trail connections to adjacent Forest Preserve;
- Cabin for day and overnight use by scouts and youth groups; and
- Campsites.

If the town center proposed for Key Development Area #1 occurs within a reasonable time frame and the community center remains a viable part of the proposal for the Lace School parcel, then this 11.64-acre property should be developed with recreational uses that meet the needs of the

City of Darien

Key Development Area #3

Concept Plan

Size: 11.64 Acres
Zoning: ORI




Objectives

- Develop a community center

Potential Uses

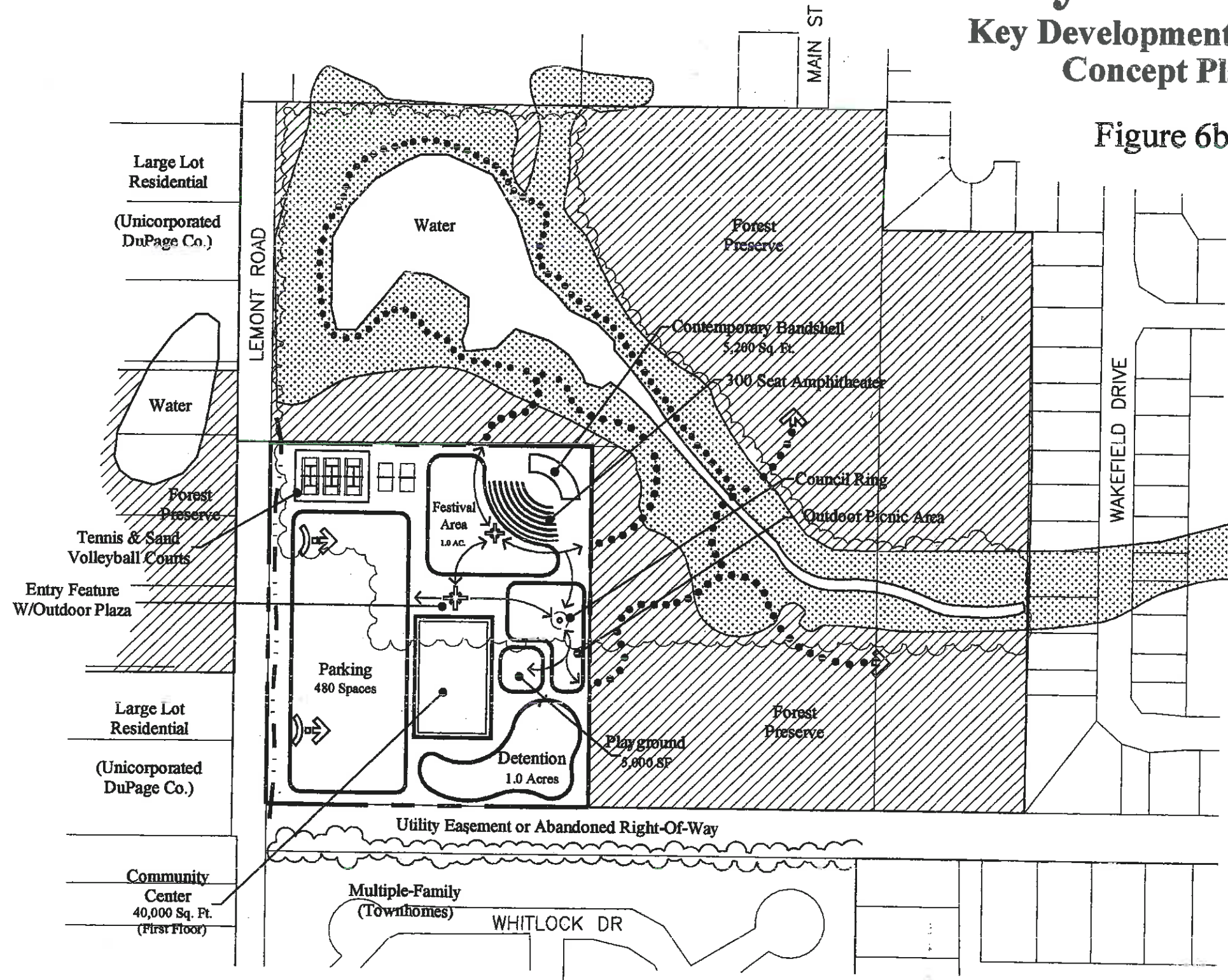
- Community Center
 - Two-story, 50,000-60,000 square-foot facility
 - Darien Visitor's Center
 - Learning center/computer labs
 - Meeting rooms
 - Offices (Chamber of Commerce)
 - Concessions/Cafeteria/Coffee house
 - Fitness facility
 - Gymnasium
 - Outdoor plaza and picnic areas
- Outdoor amphitheater, bandshell and park
- Outdoor play ground and picnic area
- Trail connections to adjacent Forest Preserve

Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale
-  Proposed Trail
-  Paved Pedestrian Path

Note:
The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 6b



community (see Figure 6b). Such uses could include:

- Ball fields (soccer or baseball, lighted or unlighted);
- Tennis and volleyball courts;
- In-line skating rink;
- Skateboard facilities;
- Creative play areas for children of all ages; or
- Aquatic center.

Developing trails that connect to the adjacent Forest Preserve, and working with the Forest Preserve District and other agencies to provide additional recreational opportunities (such as a cabin and campsites) would only enhance the recreational use of this property. Also, the amphitheater, bandshell and park remain viable alternatives for consideration, since these uses would not be possible in combination with the retail uses proposed as part of the town center on the Lace School property.

The subject site is one of the only remaining vacant properties left in the City. A top priority of the plan is the purchase of this property for future development as either a community center or recreational area for residents of Darien. The proposed site will provide an equal balance of public facilities on the western side of the City with those uses on the east side of the community (i.e., library and the Park District's Sportsplex).

The location of the property allows easy access, convenience and high visibility, as Lemont Road is well traveled and considered a major arterial through the City. The surrounding Forest Preserve and residential neighborhoods beyond provide several

opportunities for developing a pedestrian network that connects the City either to a community center or the recreational uses previously described.

Implementation/Design Guidelines:

1. Immediately purchase the 11.64-acre property for public use (either the community center concept presented as Figure 6b or other recreational uses).
2. Enter into an intergovernmental agreement with the Park District, Forest Preserve District (FPD) and the City of Darien for the use and development of this site and surrounding FPD property as a community center. This includes participation in the funding, construction of buildings and other amenities, and the programming and carrying out of activities for Darien's residents.
3. Consider the following options for financing the purchase of this property:
 - Contact CorLands to determine whether or not this agency can purchase this property for use by residents of the City of Darien while other options for funding are identified;
 - Meet with state representatives and apply for state funds.
4. Expand the 11.64-acre site for community use by coordinating the following:
 - Purchase property next to the forest preserve north of the Oldfield Triangle (Key Development Area #6); and
 - Coordinating the exchange of this newly purchased parcel with the Forest Preserve District.

5. Encourage the DuPage County Forest Preserve District to develop surrounding property that connects with this site and relates to the planned uses. This includes the possible development of Forest Preserve District property with picnic shelters, campsites and cabin for use by scouts and other youth groups.
6. Provide a network of pedestrian paths and trails that link together the proposed uses of this site and that provide connections with surrounding Forest Preserve property. This includes the construction of a trail around the lake to the north.

7. Coordinate the location of the design and location of access drives with the DuPage County Division of Transportation. This includes:

- Obtaining approval for the future construction of a signal; and
- Widening Lemont Road to provide turn lanes into the property.

8. Construct a sidewalk along Lemont Road to provide pedestrian access to the site.

9. Adopt the following design guidelines for the development of this property:

- Preserve existing mature trees, wetlands, and other natural features where possible;
- Require the architecture and building materials of the community center facility to relate to the natural elements and character of the site. Encourage the use of brick, stone, and cedar, rather than vinyl or aluminum, which are not as durable and do not relate to the natural character of the site;

- Require landscaping and berming along Lemont Road to screen views of the parking lot from public rights-of-way;
- Establish lighting fixture design criteria and footcandle levels that will eliminate glare and excess illumination; and
- Encourage thematic lighting, banners, and signage that will establish an identity for the site as a community center.

Key Development Area #4, Darien Commons

Location:

Northwest quadrant Plainfield and Clarendon Hills Roads; Parcels west of Clarendon Hills Road between Plainfield Rd. and 75th St.; and properties east of Clarendon Hills Road between Elm and 75th Street

Existing Conditions:

The area is fully developed with a mix of uses (see **Figure 7**), including:

- Darien Community Park, north of Plainfield Road;
- Animal hospital and gas station at the northwest corner of Plainfield and Clarendon Hills Roads;
- The new Park District Sportsplex Center, south of Plainfield Road and west of Tennessee Drive;

City of Darien

Key Development Area #4

Planning Factors

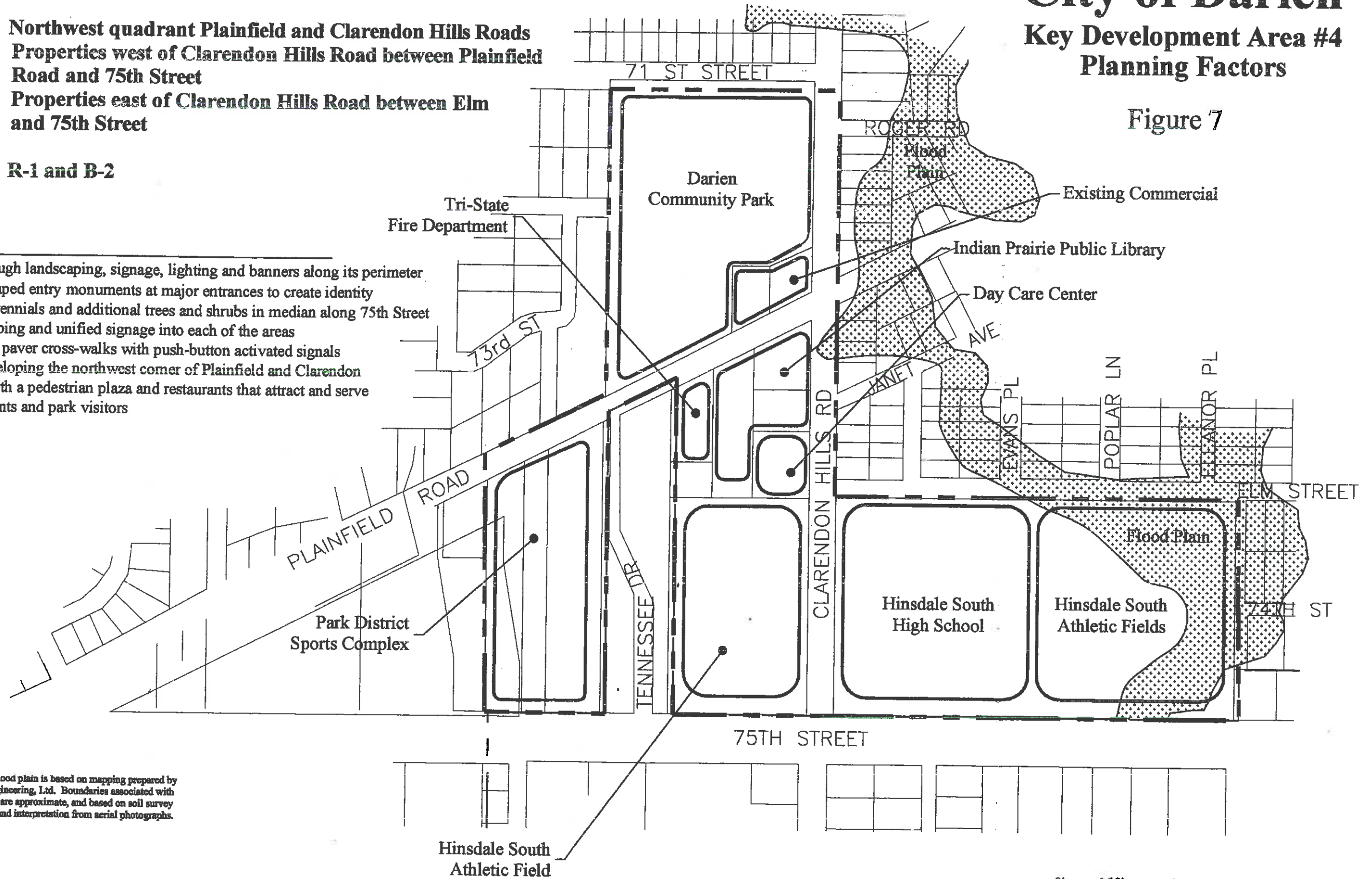
Figure 7

Location: Northwest quadrant Plainfield and Clarendon Hills Roads
 Properties west of Clarendon Hills Road between Plainfield Road and 75th Street
 Properties east of Clarendon Hills Road between Elm and 75th Street

Zoning: R-1 and B-2

Potentials

- Unify area through landscaping, signage, lighting and banners along its perimeter
- Provide landscaped entry monuments at major entrances to create identity
- Install color perennials and additional trees and shrubs in median along 75th Street
- Extend landscaping and unified signage into each of the areas
- Construct brick paver cross-walks with push-button activated signals
- Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants that attract and serve students, parents and park visitors



Note:
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- Between Plainfield Road and 75th Street:
 - Tri-State Fire Department;
 - Indian Prairie Public Library;
 - Day Care Center; and
 - Hinsdale South High School Athletic Field;
- East of Clarendon Hills Road between Elm and 75th Streets:
 - Hinsdale South High School; and
 - Hinsdale South Athletic Fields;
- Adjacent single family and multiple family residential uses not included in the key area.

Proposed Land Use:

Retain and enhance existing land uses.

Policy Statement:

Many residents of Darien consider the intersection of 75th Street and Clarendon Hills Road to be one of the two major activity “hubs” of the community (the other is the intersection of 75th Street and Cass Avenue, Key Development Area #3). Community Park is located in this quadrant of the City where Darien Fest is held each summer, an attraction that draws more than 30,000 people from the region.

In addition to the park, the Park District Sportsplex, Indian Prairie Public Library and Hinsdale South High School and athletic fields are all located here, each of which draws people for a variety of events and programming. These events and uses reinforce this key area as a center of educational and recreational activity.

Presently, this major corridor does not have any elements that unify the area as an activity

“hub”, nor does it have distinguishing characteristics that give identity specific to Darien. Only one restaurant is within walking distance for gathering before, during, or after events. In addition, festivals and special events are sometimes disruptive and consideration should be given to surrounding residents (i.e. impacts of increased traffic, noise, litter, lights, etc.). In order to enhance this quadrant of the community, an identity should be created for this area that distinguishes it as a major gathering place (educational and recreational) for Darien residents.

Implementation/Design Guidelines:

1. Unify the area through landscaping, signage, lighting and banners along its perimeter.
2. Provide landscaped entry monuments at major entrances to this area to create identity.
3. Install colorful perennials and additional trees and shrubs in median along 75th Street.
4. Extend landscaping and unified signage into each of the areas.
5. Construct brick paver crosswalks with push-button activated signals.
6. Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants (i.e., ice cream shop, pizza parlor, and coffee shop) that attract and serve students, parents, and visitors of the park.

Key Development Area #5, Business and Office Park

Location:

South of Interstate 55, between the Darien Public Works facility and the trucking company to the west, and large-lot residential uses to the east.

Estimated Size:

Approximately 94 acres.

Existing Conditions:

The site is located adjacent to Interstate 55, which provides good visibility and access from the existing frontage road. Part of the site is within the jurisdiction of DuPage County and is zoned R-1. A variety of land uses exist on site, including: small, older single-family homes on large lots; new residential, custom estate homes; the Little Bird Horse Farm; Darien Public Works facility; a trucking company; and extensive natural features including, Sawmill Creek, flood plain, and woodlands (see Figure 8a).

Proposed Land Use:

Business and Office Park and Single-Family Residential

Policy Statement:

This key area is well suited for a combination of uses that have visibility and access from I-55, as well as single-family homes that serve as an extension of this existing land use south and east of the subject area (see Figure 8b). Sawmill Creek and its associated floodplain provide a logical boundary between the planned residential and non-residential land uses on this property, and preservation of

existing trees will provide screening between the two different land uses.

The area designated as an office and business park should be developed as a planned unit development with an overall set of controls for architecture, landscaping, signage, and lighting. The western end of the site may include more intensive uses, such as warehousing, service distribution centers, and light manufacturing. The eastern portion of the site could be developed with less intensive uses, such as low-rise office buildings, rather than warehouse distribution that requires large, paved areas for loading.

A logical hierarchy of streets should be developed to serve businesses in this key area. The number of access points along the frontage road should be minimized to maintain the efficiency and operational safety of this road, which serves both residential and non-residential land uses.

The area south of the creek that has been planned for single-family homes should be developed in a manner that is compatible with existing residences, with respect to lot area, floor area, architectural design, and maintenance of the rural character that typifies the development pattern in this area. Access to these homes should be from 87th Street.

As the entire site is developed, emphasis should be placed on the preservation of natural and environmental features on the property. Sawmill Creek, which meanders through the area from the northwest to the southeast, should be preserved as a natural amenity and focal point of any new development. Wooded floodplain should be preserved, where possible, to enhance the aesthetics of the area. New development should also be sensitive to and respect existing uses, including estate homes and the horse farm, until such time they are redeveloped.

City of Darien

Key Development Area #5

Planning Factors

Size: 94.10 Acres
Zoning: Unincorporated DuPage County and I-1

Adjacent Land Uses

North: I-55, commercial (Public Storage) and townhomes
South: Vacant and large lot residences
East: Large lot residences
West: Heavy commercial (trucking company)




Characteristics

- Good visibility from I-55, and access from existing frontage road
- Existing access is from Leonard and Western Avenue
- Majority of single-family homes along frontage road are "for sale"
- Single-family homes also exist along Western Avenue
- Little Bird Horse Farm is improved with horse corrals and stables
- Real estate signs along frontage road identify the area for:
 - Single-family homes (12.42 acres)
 - Estate residential (Oxford Estates, 8 custom homes on wooded lots)
 - Office/warehouse (Oxford Park)
- 87th Street could provide access from the south to newly constructed residences
- Sawmill Creek meanders through sub area from northeast to southwest
- Unnamed tributary ties into Sawmill Creek at northwest corner
- Extensive flood plain and hydric soils are associated with this entire drainage system
- Wooded flood plain occupies the eastern two-thirds of the site
- Sawmill Creek is channelized and more open on the west end of the subarea
- Areas outside the flood plain boundary generally appear to be developable
- Bridge over Sawmill Creek provides access to the Little Bird Horse Farm and corrals

Potential Uses

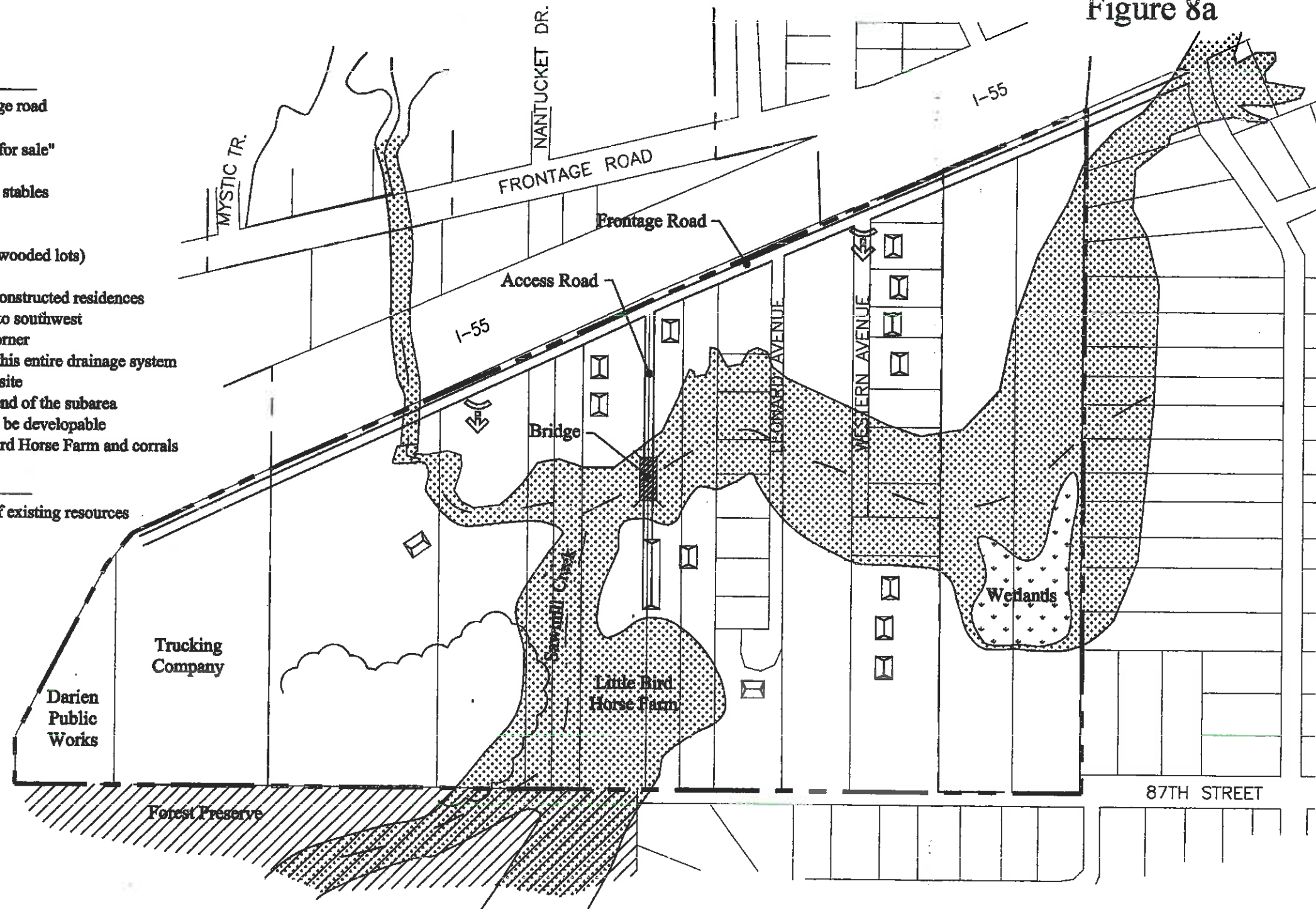
- Low-rise office park, designed to maximize preservation of existing resources
- Large Lot residential

Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 8a



City of Darien

Key Development Area #5

Concept Plan

Size: 94.1 Acres
Zoning: Unincorporated DuPage County and I-1

Objectives

- Meet the market demand for office/warehouse/distribution uses
- Meet the market demand for office uses
- Provide an area for estate residential

Potential Uses

- **Business Park**
 320,000 square feet of office/warehouse/distribution
 From one to four buildings
 Assumes 0.4 FAR and maximum 70% impervious surfaces
- **Office Park**
 300,000 square feet of two- to three-story office buildings
 Outdoor plazas and trails
- **Single-Family Residential**
 Approximately 50 homes on lots that are + 20,000 square feet in size
 Provide access from 87th Street
 Maintain forested floodplain to buffer residences from adjacent land uses to the north and west

Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

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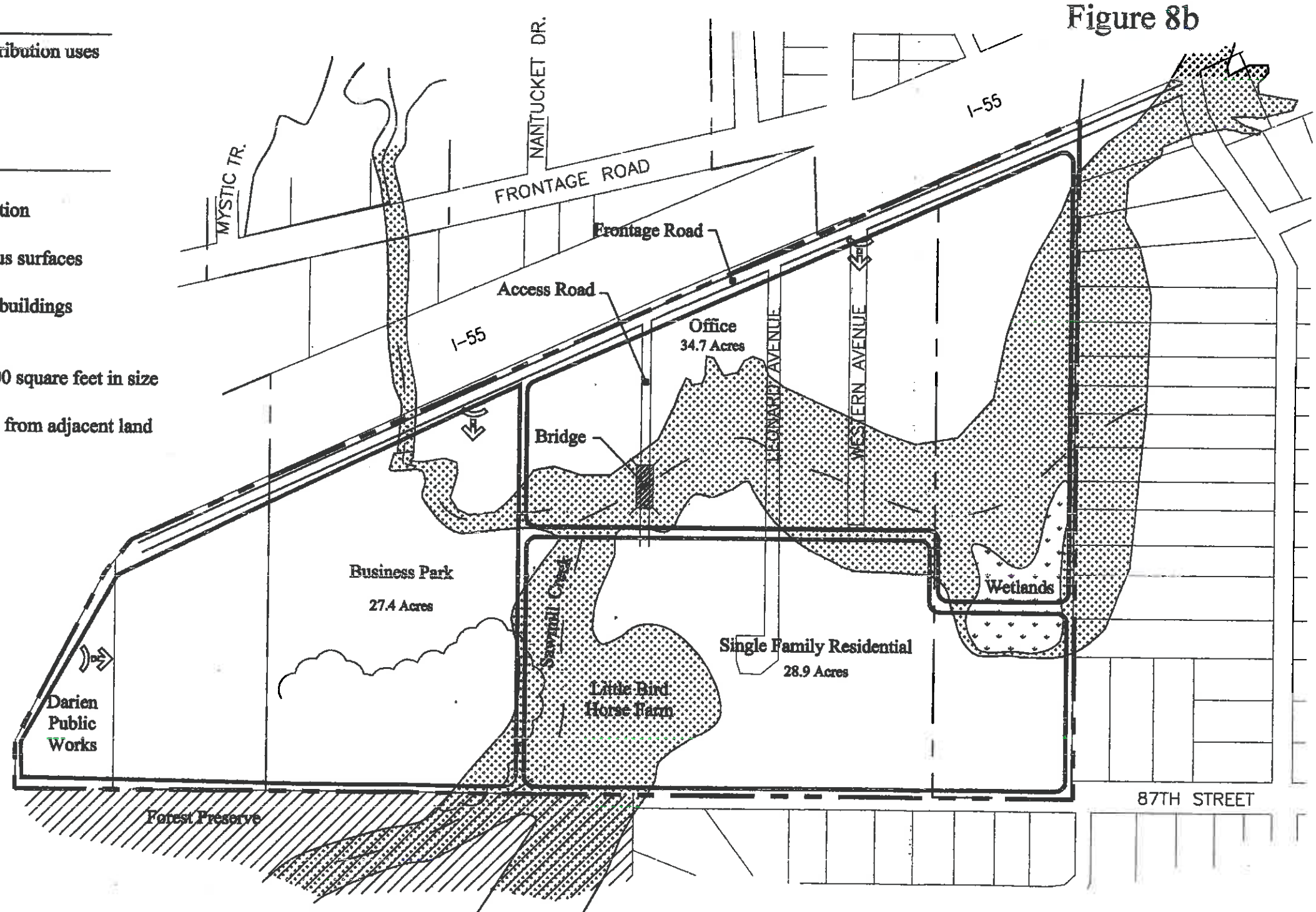


Figure 8b

Implementation/Design Guidelines:

1. Promote the development of the non-residential land uses proposed for this key development area as a planned unit development with an overall set of controls designed to create a campus-like setting.
2. Establish a network of streets throughout the office and business park developments that have access from the frontage road, and which enable efficient traffic flow between these two use areas.
3. Require a minimum forty (40)-foot front and corner yard building and parking setback for landscaping, berming and signage along interior streets, and minimum 75-foot setbacks for non-residential development planned along the frontage road.
4. Preserve a greenway along Sawmill Creek in order to preserve existing stands of trees and vegetation. This will provide a natural buffer between existing homes and new development.
5. Require office and warehouse/distribution buildings to be constructed of brick; pre-cast concrete; architectural steel and glass; or other similar permanent, durable material.
6. Incorporate unified sign standards for site identification and tenant signage that control the size, style, materials and illumination of all signs.
7. Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement associated with off-street parking and off-street loading zones.
8. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
9. Adopt a standard for street and parking lot lighting that will be carried through the entire park. This will help unify the development; Screen all outdoor storage and loading areas from public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
10. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
11. Require the installation of curb and gutter to improve stormwater management, maintenance, and aesthetics.
12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables, for employees to gather, and provide a pathway network linking such spaces throughout the park.
13. Preserve existing mature trees, wetlands, and other natural features where possible and integrate all new development, whether residential or non-residential, within the existing landscape.
14. Use the floodplain forest along Sawmill Creek as a natural buffer between planned residential and non-residential land uses, and supplement trees and shrubs in sufficient quantities to screen parking and office buildings from future residences.

15. Promote the use of the environmental corridor (floodplain and wetlands) that runs through this key area as a pedestrian trail that provides a link between residential properties to the south and east and the existing Waterfall Glen Forest Preserve. Provide access to this trail from the frontage road and from 87th Street.
16. Develop the area south of Sawmill Creek with single-family homes.
17. Provide access to this residential area from 87th Street.
18. Encourage the use of quality materials (such as wood, stone, and brick) for new home construction, so that new development is consistent with the adjacent subdivision.

Key Development Area #6, Oldfield Triangle

Location:

Southwest corner of the City, north of Interstate 55 and east of Lemont Road.

Estimated Size:

Approximately 72.90 acres.

Existing Conditions:

This key area is adjacent to both Interstate 55 and Lemont Road and has excellent visibility from this major corridor. The subject property is within the municipal limits of the City and is zoned R-1 (Single-Family Residence District) and B-3 (General Business District). The Oldfield Oaks Forest Preserve surrounds the northern portion of the site. A variety of land uses exist on site, including: small, older single-family homes on large lots; active farm

fields; commercial uses (i.e. Shell gas station); and natural features including, an excavated lake, flood plain, and mature trees (see Figure 9a).

Proposed Land Uses:

- Hotel/Conference Center;
- Specialty Retail/Restaurant;
- Multiple-Family Condominiums; and
- Office Park.

Policy Statement:

The Oldfield Triangle site provides the City with a long-range reserve of developable land for a mix of uses. A variety of economic development opportunities lend themselves to this site which would capitalize on the area's proximity to Interstate 55. Planned uses, which include a hotel and conference center, specialty retail, condominiums, and offices will increase the City's tax base through a variety of revenue generators, including: local sales taxes; a hotel tax; and property taxes. Due to the scale of development planned for this site, individual uses were planned so that they may be developed in logical phases. In addition, two options for parking lots intended to provide access and parking for the Forest Preserve have been accommodated in the concept plans (see Figure 9b and 9c).

An office park is planned to anchor the southwest corner of the site. This portion of the site is considered prime land for office uses because of excellent visibility, convenience, and proximity to highway interchanges. The buildings are intended to be low-rise in character, not to exceed three stories.

A hotel and conference center is planned for the northernmost portion of the property, next to the forest preserve. This use complements the office uses planned for this location, as

Size: 72.90 Acres
Zoning: R-1 and B-3

Adjacent Land Uses

North: Forest preserve
 South: Mixed use PUD
 East: Single-family residences
 West: Large lot residential







Characteristics

- Excellent visibility from both I-55 and Lemont Road
- Old farmstead at north end has access from Lemont Road
- Sub area is higher than the northbound traffic lanes along Lemont Road
- Access to frontage road exists from Lemont Road at Timber Trails
- Large lot residences, many of which are for sale, exist along frontage road
- Commercial uses are at north end of frontage road
- Excavated lake occupies southeast corner of sub area
- Hydric soils encompass northern edge of lake and a small area west of Kerry Lane (extended)
- Flood plain surrounds lake
- Tree line extends east/west across sub area, north of floodplain
- Remainder of sub area has been, or is being farmed
- Remainder of sub area is developable

Potential Uses

- Town center (mix of retail, residential and recreational uses)
- Hotel/conference center and retail
- Office park

Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

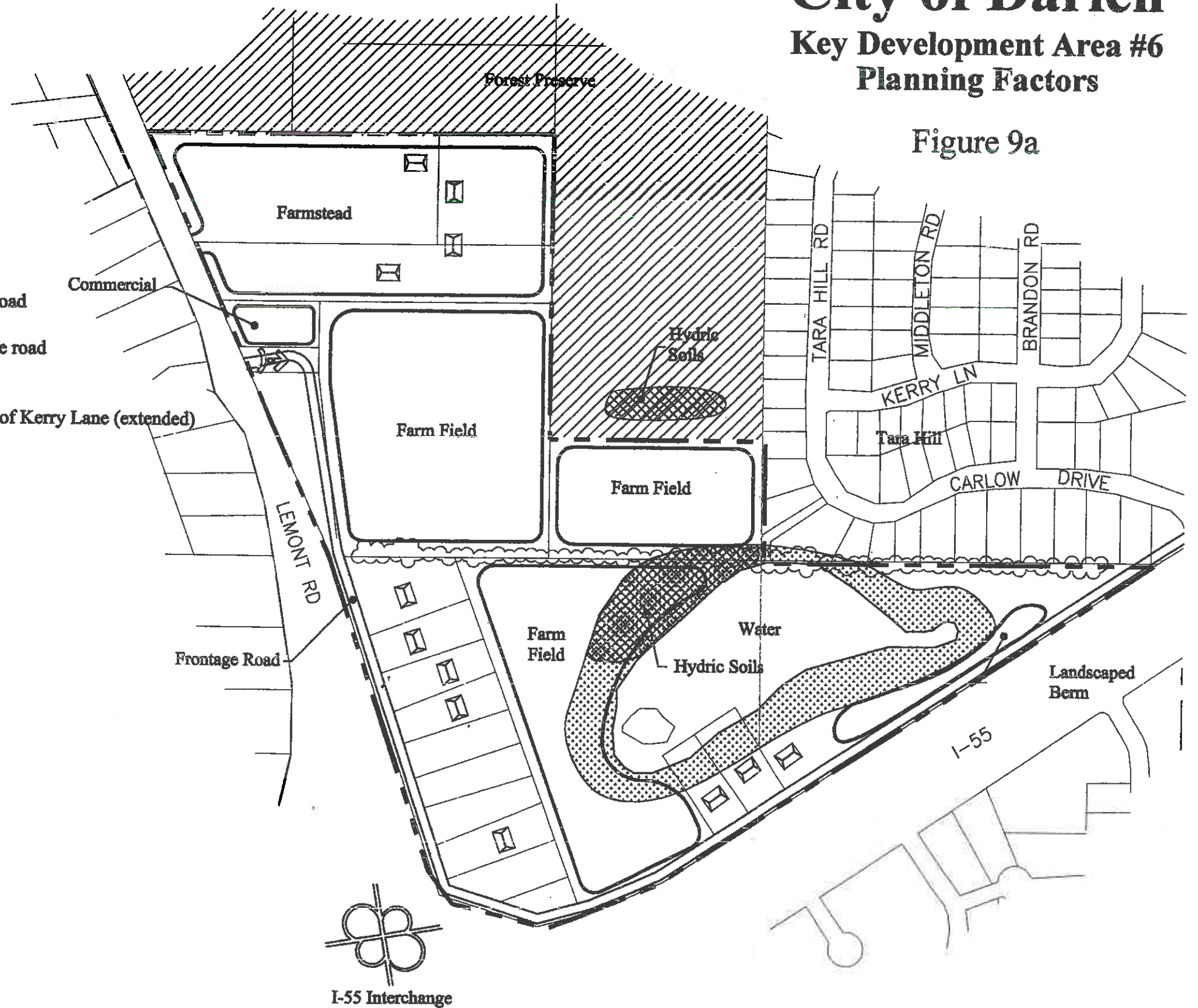
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City of Darien

Key Development Area #6

Planning Factors

Figure 9a



City of Darien

Key Development Area #6

Concept Plan

Figure 9b

Size: 72.90 Acres
Zoning: R-1 and B-3

Objectives

- Create a mixed use development that:
- Increases Darien's tax base
 - Capitalizes on the area's proximity to I-55
 - Can be developed in logical phases

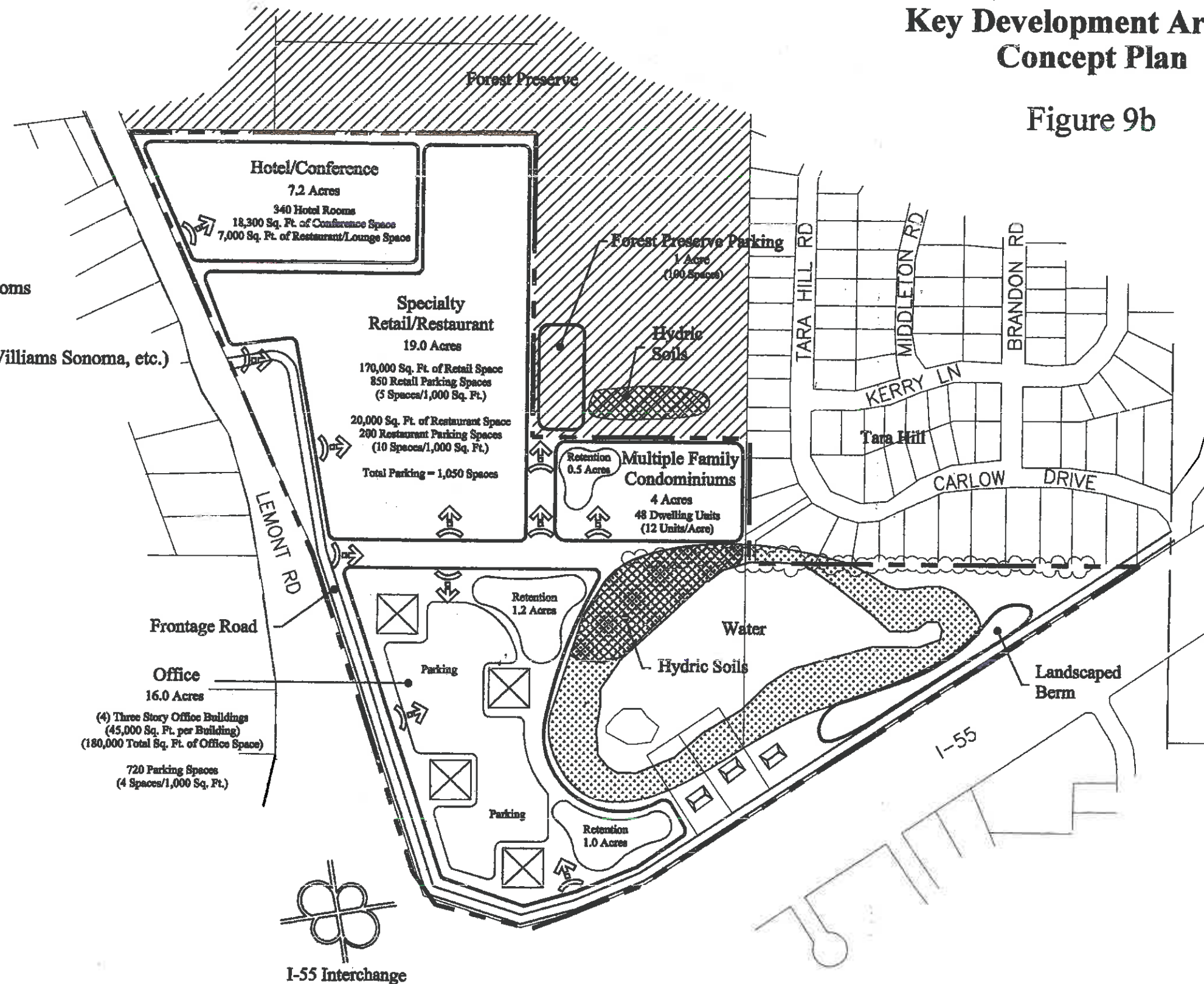
Potential Uses

- Ten to Twelve-Story Hotel/Conference Center**
 - 340 rooms
 - 18,300 square feet of conference space/meeting rooms
 - 7,000 square feet of restaurant/lounge
- Specialty Retail/Restaurant**
 - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
 - 20,000 square feet of restaurant (three restaurants)
 - Outdoor plazas for events
- Multiple-Family Condominiums**
 - 48 units/ two- or three- story buildings
 - 12 units per gross acre
 - Enclosed garages (attached and detached)
 - Recreation center/clubhouse
- Office Park**
 - Four, three-story office buildings
 - 180,000 square feet of floor area (total)

Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

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Size: 72.90 Acres
Zoning: R-1 and B-3







Objectives

- Create a mixed use development that:
- Increases Darien's tax base
 - Capitalizes on the area's proximity to I-55
 - Can be developed in logical phases

Potential Uses

- Ten to Twelve-Story Hotel/Conference Center
 - 340 rooms
 - 18,300 square feet of conference space/meeting rooms
 - 7,000 square feet of restaurant/lounge
- Speciality Retail/Restaurant
 - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
 - 20,000 square feet of restaurant (three restaurants)
 - Outdoor plazas for events
- Multiple-Family Condominiums
 - 54 units/ two- or three- story buildings
 - 12 units per gross acre
 - Enclosed garages (attached and detached)
 - Recreation center/clubhouse
- Office Park
 - Four, three-story office buildings
 - 180,000 square feet of floor area (total)

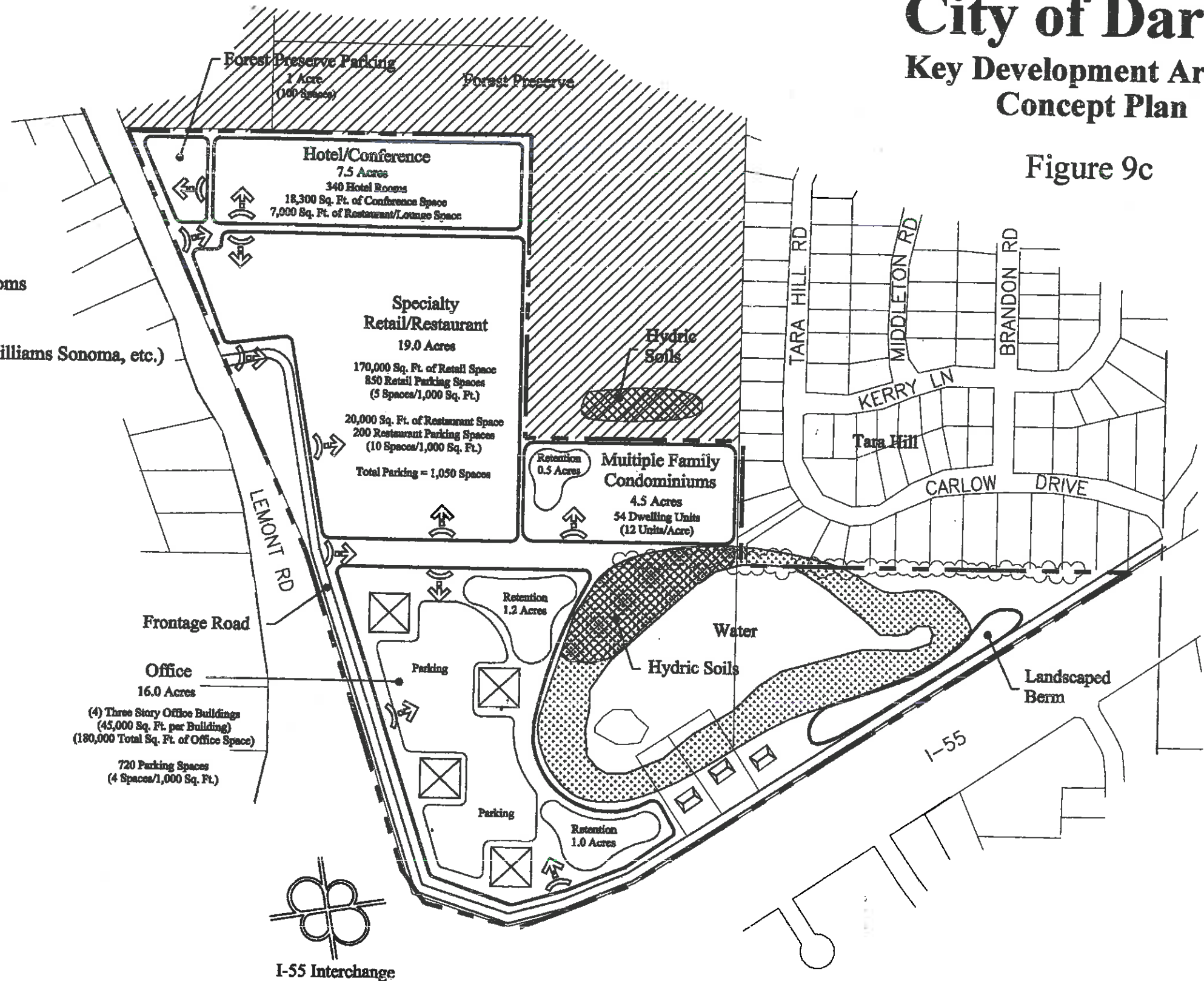
Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

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City of Darien
Key Development Area #6
Concept Plan

Figure 9c



well as, those planned for south of Interstate 55, by providing meeting spaces, lodging and restaurants with convenient access to I- 55 and I-355. A 10 to 12-story facility is envisioned for the area.

A specialty retail/restaurant center is planned for the middle portion of the site, which will serve the office, hotel, and residential components of the key development area. The retail center will also attract residents of Darien and surrounding communities, due to the planned uses and accessibility from Interstate 55. Also, multiple-family condominiums are planned for the eastern portion of the site to provide a transition between existing single-family homes to the east, and to support planned commercial uses. Residential units should be two-three stories in height, with a density not to exceed 12 units per acre.

Implementation/Design Guidelines:

1. Work with the DuPage County Division of Transportation to:
 - Define logical points of access into the property;
 - Identify transportation improvements that will be required along Lemont Road and the existing frontage road to serve planned development, based on projected trip generation and traffic; and
 - Determine logical locations for signalization.
2. Cooperate with the DuPage County Forest Preserve District in order to provide parking and access to the forest preserve property as shown on the concept plans (Figures 9b and 9c).
3. Create a logical street network that includes a collector road, with landscaped boulevard, throughout the area that provides access to individual use areas.
4. Prepare a developer prospectus that can be used to market the mix of uses in this property. Include:
 - Identification of properties that are currently “for sale”;
 - A concept site and phasing plan;
 - Demographics that support the development proposals;
 - Design standards;
 - Infrastructure that exists to serve planned land uses;
 - A description of the City’s zoning and site plan review process; and
 - Financial incentives that may be considered by Darien to implement the plan.
5. Create a unified, campus-style atmosphere for all buildings in this development:
 - Require new buildings to be of the same architectural style and character. This will unify all land uses within the entire development, and create an identity for this area unique to Darien;
 - Require buildings to be constructed predominantly of brick, which is durable and requires minimal maintenance;
 - Discourage the use of brightly colored materials or surfaces;

- Install thematic lighting along public rights-of-way and in parking lots. Encourage the display of colorful banners from these poles;
 - Landscape public rights-of-way with shade trees spaced 30 feet on center;
 - Highlight entrances to each development area with landscaping and masonry monument signs that will identify individual land uses;
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot islands. Require such islands to be installed at a ratio of one per each 30 parking spaces; and
 - Develop guidelines for signs to ensure that they are compatible in size, color, and shape with the building design of each development.
6. Require condominium buildings to be constructed primarily of masonry materials. Where siding is proposed, require cedar or an acceptable cedar substitute (such as Hardiplank).
 7. Require landscape screening between adjacent residential and non-residential uses that consists of a minimum 50-foot bermed, bufferyard, planted with a mix of evergreen, deciduous, ornamental trees and shrubs.
 8. Promote the introduction of 40-foot or more landscaped perimeter yards, with three- to four-foot tall berms along Lemont Road. Berms should be planted with a combination of deciduous, ornamental, and evergreen trees and shrubs to provide seasonal color and interest, screen views of parked cars, and create a distinctive entry to the key development area.
 9. Require a 50-foot building setback adjacent to Forest Preserve property in order to allow fire access and additional green space separation.
 10. Require five-foot wide sidewalks to be constructed along both sides of future street rights-of-way in order to provide access between planned uses for this area.
 11. Reduce visual clutter by limiting the number of signs within each development area:
 - Encourage the consolidation of business identification on monument signs in the office park; and
 - Limit the number of signs requested for individual retail commercial businesses to one wall-mounted sign, rather than individual monument signs.
 12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering, and provide a pathway network linking such spaces throughout the park.
 13. Divide parking areas into smaller lots, separated by buildings, walkways, and landscaping, to reduce the visual impact of these areas and encourage shared parking between different uses.
 14. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
 15. Screen all outdoor storage and service areas from public view with berms, walls,

fences, or landscaping, in order to achieve a year-round opacity of 75 percent.

16. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
17. Require existing billboards on the property be removed as a condition of approving new development at this key development area.
18. Prepare a development handbook specifically regulating design standards for this key development area and require developers to conform to its standards.

Key Development Area #7, Senior Housing

Location:

Southwest corner of Lemont Road and 87th Street.

Estimated Size:

23.0 Acres.

Existing Conditions:

The site currently contains older, single-family homes on large lots with individual access drives. A nursery/ yard ornament business is located at the northeast corner of the key development area. The site is conveniently located at the signalized intersection of Lemont Road and 87th Street, with excellent visibility and access. Environmental features are prominent on a large portion of the site, including wetlands, hydric soils, and a mature stand of trees (see Figure 10a). The Oldfield

Oaks Forest Preserve is located directly east of the site.

Proposed Land Use:

Senior housing, both assisted and independent living

Policy Statement:

It is recognized that there is a lack of senior housing in the community, which may require many seniors to relocate outside of Darien. Therefore, this key area should be developed as senior housing in order to serve the community's aging population and allow senior residents to remain in Darien (see Figure 10b).

New senior housing development should include single-story duplexes for independent living and a multiple-story complex that has both independent and assisted care facilities. Aesthetically styled buildings that are heavily landscaped with community open spaces, or greens would create a neighborhood feel and provide an attractive gateway into the western quadrant of the City. Development at this location will benefit from proximity to future commercial uses near the intersection of Plainfield and Lemont Roads and also at the Oldfield Triangle property.

Implementation/Design Guidelines:

1. Provide full access to the senior housing development from 87th Street and Lemont Road.
2. Encourage public transportation to service new development at this location.
3. Establish a landscaped buffer along 87th Street and Lemont Road to separate residential uses from arterial

Size: 23.00 Acres
Zoning: R-1

City of Darien

Key Development Area #7

Planning Factors

Adjacent Land Uses

- North: Single Family residential and commercial
- South: Large lot residential
- East: Forest preserve
- West: Institutional (Lutheran Child and Family Services)

Characteristics

- Intersection of Lemont Road and 87th Street is signalized
- High visibility and good access from 87th Street (opposite Meadow Lane)
- Developed with single-family homes on large lots with individual access drives
- Nursery/yard ornament business occupies northeast corner of sub area
- 600 foot depth of parcels allows retail development
- Wetlands and hydric soils appear to occupy much of this sub area
- Trees extend from southwest corner of site and continue northeast along edge of wetland soils, marking developed from undeveloped portions of sub area

Potential Uses

- Convenience retail at northeast corner
- Child care center
- Park
- Institutional (i.e., church)
- Multiple-family townhomes
- Senior Housing

Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 10a



City of Darien

Key Development Area #7

Concept Plan

Size: 23.00 Acres
Zoning: R-1

Objectives

- Create a multiple-care senior housing development, including both independent and assisted living facilities

Potential Uses

Senior Housing Development

- Three story, 64,800 square foot assisted and independent living complex
- 35 units of one-story duplexes (independent living)
- Outdoor gardens, activity areas and open space
- Landscape screening along 87th Street and Lemont Road

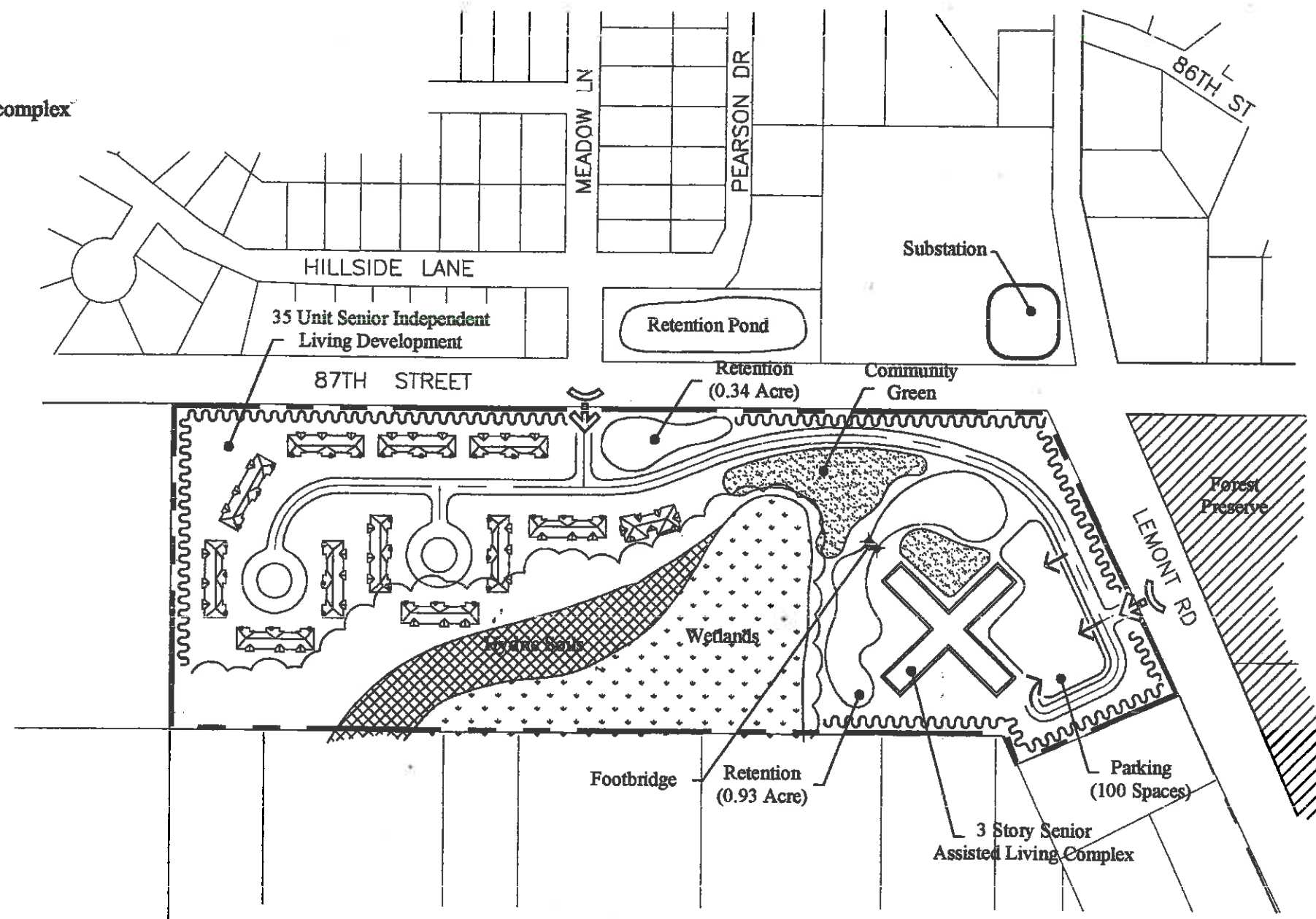
Figure 10b

Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  3 Unit Building
-  2 Unit Building
-  Proposed Landscape Buffer

Note:

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



- roadways and to create an attractive streetscape.
4. Limit the height of a multiple-story residential building to three stories, not to exceed 40 feet.
 5. Require residential buildings to be constructed primarily of masonry. Where siding is proposed as an accent, require cedar or a cedar substitute (such as Hardiplank).
 6. Require foundation plantings and interior parking lot landscaping to break up building facades and expanses of pavement associated with off-street parking.
 7. Preserve existing mature trees, wetlands, and other natural features where possible by integrating them as a focal point into new development and also maintaining them as a buffer between single family homes to the south and planned senior housing.
 8. Encourage the development of a community green space, including pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering and socializing, and leisure activity areas, such as bocci ball and shuffleboard, etc.
 9. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
 10. Screen all service areas from the public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
 11. Place trash inside the building or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.

Chapter V, Future Land Use

Future Land Use

Figure 11, Future Land Use Map shows the desired pattern and intensity of land use planned for Darien, based on need and Committee input received throughout the plan update process. This includes changes recommended for the seven key development areas presented above. Table 8, Future Land Use, quantifies future land uses. Table 9, Comparison of Existing and Future Land Uses, illustrates how the balance in land uses would change from existing conditions, if the land use plan were implemented according to recommendations included in this document.

These tables confirm that Darien would retain its predominantly single-family character, consistent with community goals and objectives, at ultimate build-out of the community. The increased opportunities for business development, new employment, and the creation of additional parks that are presented in this plan address needs and potentials for this community that were identified at the onset of the planning process (see Chapter I, Community Assessment and Chapter II, Planning Issues).

The following summarizes major areas of change between existing and proposed land uses (see Table 9, Comparison of Existing and Future Land Uses):

- Land that would be used for commercial purposes was increased from approximately 3% to nearly 4%. The additional revenues received from new retail sales would be used to maintain the high quality services currently provided to Darien's residents as the population increases. The majority of new acres proposed to be developed as commercial are located in Oldfield Triangle, and along Plainfield Road, west of Lemont Road;
- Proposals for office development that are included in this plan will help satisfy market demand for this use, and increase close-to-home opportunities for employment. The number of acres that are planned for offices increases the percent of land that has been set aside for this use from less than 1% to 3.21%. The majority of acres planned as office are along 75th Street, in the Oldfield Triangle, and in the office park planned south of I-55 near the public works facility;
- Senior housing proposed at the southwest quadrant of Lemont Road and 87th Street, and proposals for condominium development in the Oldfield Triangle (Key Development Area #6) increase the percent of the community allocated for medium density residences from 5.44% to nearly 6% of the total acres in Darien's planning jurisdiction;
- The 3.14% increase in the category of parks and open space represents proposals for new parks in Key Development Area #2 (east of Abbey Road and south of the old Fire Station), the expansion of South Grove Park at the southwest quadrant of the City, and the addition of existing facilities located in the planning jurisdiction; and
- The 31% increase in the municipal/governmental classification is due to the proposed 11.6-acre community center proposed as Key Development Area #3, west of Lemont Road.

City of Darien

Future Land Use Figure 11

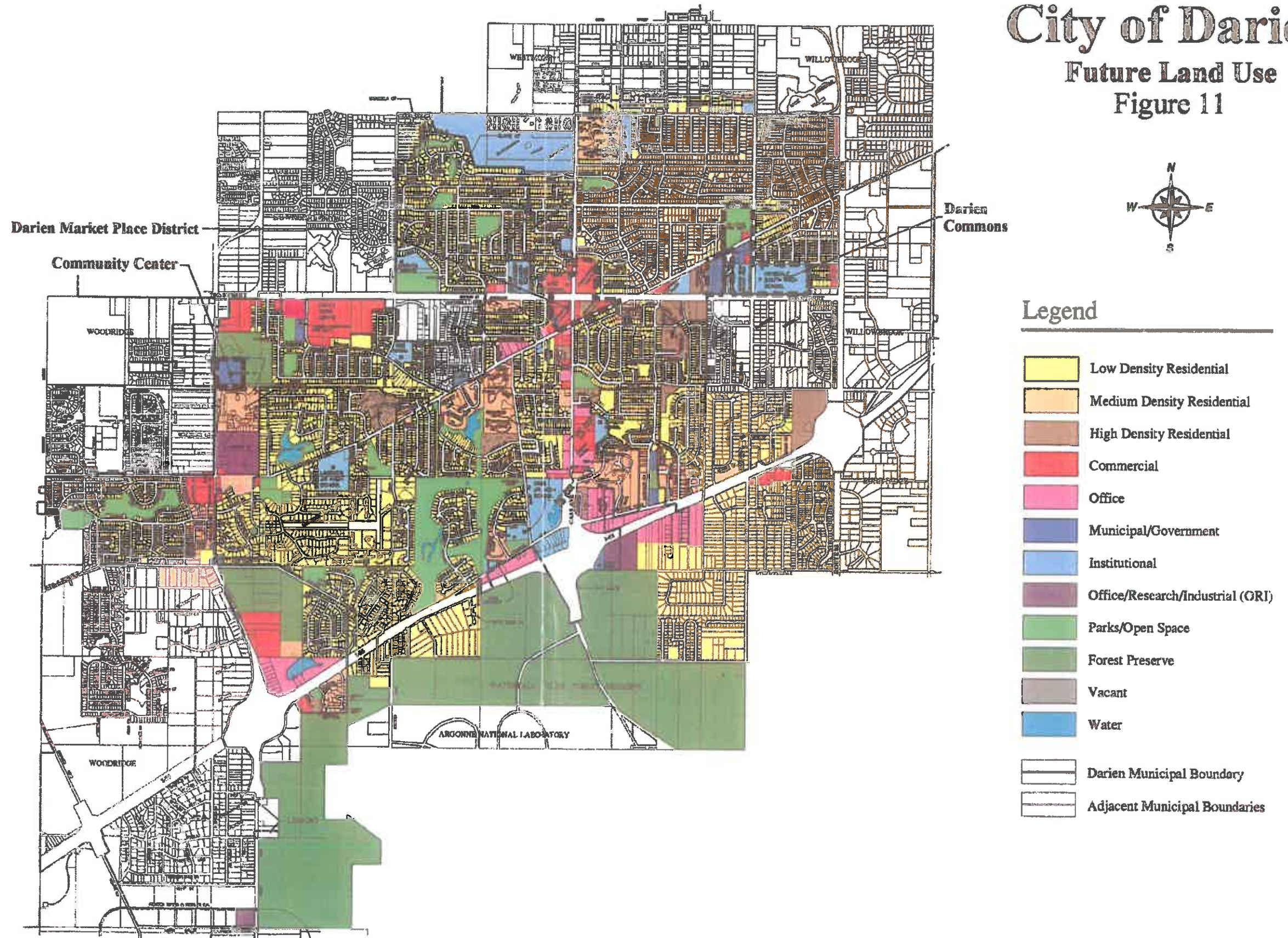


Table 8
Future Land Use
Comprehensive Land Use Plan Update, City of Darien

Land Use Classification	Within Corporate Limits		Outside Corporate Limits		Total Planning Area	
	(in acres)	% Total	(in acres)	% Total	(in acres)	% Total
Low Density Residential	1,529.74	39.77%	1,094.89	61.14%	2,624.63	46.56%
Medium Density Residential	307.30	7.99%	17.82	1.00%	325.12	5.77%
High Density Residential	81.54	2.12%	51.39	2.87%	132.93	2.36%
Commercial	216.97	5.64%	12.19	0.68%	229.16	4.07%
Office	104.35	2.71%	76.56	4.28%	180.91	3.21%
Municipal/Government	52.49	1.36%	8.13	0.45%	60.62	1.08%
Institutional	163.86	4.26%	125.58	7.01%	289.44	5.13%
Industrial	46.18	1.20%	12.22	0.68%	58.40	1.04%
Parks/Open Space	266.01	6.92%	49.06	2.74%	315.07	5.59%
Forest Preserve*	115.40	3.00%	-	0.00%	115.40	2.05%
Water	30.43	0.79%	-	0.00%	30.43	0.54%
Local Streets	529.20	13.76%	316.11	17.65%	845.31	15.00%
Major Transportation Corridors**	402.53	10.47%	26.78	1.50%	429.31	7.62%
TOTALS	3,846.00	100.00%	1,790.73	100.00%	5,636.73	100.00%

Table 9
Comparison of Existing and Future Land Uses
Within the City's Planning Jurisdiction

Land Use Classification	Existing Land Use		Future Land Use		Difference
	(in acres)	% Total	(in acres)	% Total	% Change
Low Density Residential	2,746.35	48.72%	2,624.63	46.56%	-4.43%
Medium Density Residential	306.56	5.44%	325.12	5.77%	6.05%
High Density Residential	132.93	2.36%	132.93	2.36%	0.00%
Commercial	180.06	3.19%	229.16	4.07%	27.27%
Office	38.06	0.68%	180.91	3.21%	375.33%
Municipal/Government	46.16	0.82%	60.62	1.08%	31.33%
Institutional	289.81	5.14%	289.44	5.13%	-0.13%
Industrial	60.21	1.07%	58.40	1.04%	-3.01%
Parks/Open Space	305.47	5.42%	315.07	5.59%	3.14%
Forest Preserve*	115.40	2.05%	115.40	2.05%	0.00%
Vacant	135.67	2.41%	0.00	0.00%	-100.00%
Water	30.43	0.54%	30.43	0.54%	0.00%
Local Streets	820.31	14.55%	845.31	15.00%	3.05%
Major Transportation Corridors**	429.31	7.62%	429.31	7.62%	0.00%
TOTALS	5,636.73	100.00%	5,636.73	100.00%	100.00%

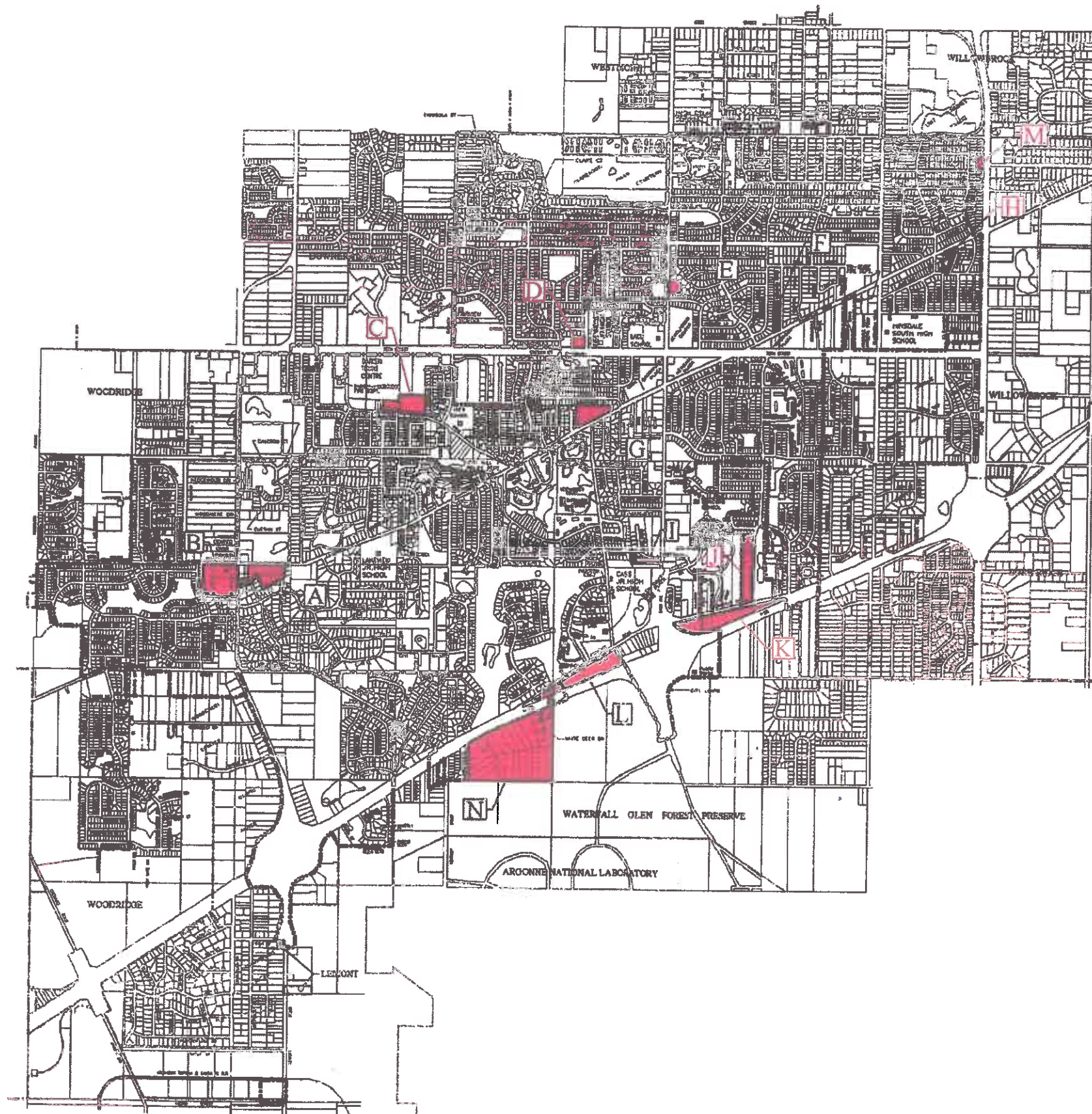
*Waterfall Glen Forest Preserve is not included.

**Major transportation corridors include I-55, Lemont Road, Cass Avenue, Clarendon Hills Road, Plainfield Road and 75th Street.

City of Darien

Location of Non-Key Development Areas

Figure 12



Legend




-  Non-Key Development Areas
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries

Figure 12 shows those areas where recommendations for land uses were made, but not called out as key development areas. These changes are presented in Table 10,

below. The policy statements included in this table are intended to provide a guide for development, as new proposals are presented to the City of Darien for consideration.

Table 10
Non Key Development Areas
Recommended and Existing Land Uses as of 2006

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
A	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, these parcels have been assembled into one lot and multi-family residential building has been constructed for independent, affordable, senior housing, Myers Commons Senior Housing.
B	B-2, Darien	Commercial, office	Commercial, Office	Since the adoption of this Plan in 2002, this property has been redeveloped into a mixed use commercial/retail and office center.
C	R-2, Darien Unincorporated DuPage County	Vacant	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods. It is recognized that this property is heavily wooded and contains many mature trees. Therefore, new development should preserve existing mature trees and other natural features.
D	B-1, Darien	Vacant	Office	This property should be developed with office uses. Office development would be more compatible with surrounding residences than retail, since offices are less active (and often closed) during the evening and on weekends when residents are home. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination.

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
E	R-2, Darien	Single-family residence	Low-density residential	Since the adoption of this Plan in 2002, this site has been redeveloped into a single-family residential subdivision following the character and density of the surrounding neighborhood.
F	R-1, Darien	Darien Park District Admin. Offices	Low-density residential	If this property is sold by the Park District, future land uses should be single-family homes, following a similar character and density of surrounding neighborhoods.
G	O, Darien	Office	Office	Since the adoption of this Plan in 2002, the western portion of this area has been redeveloped with offices, comprising of 3, one-story office buildings. The remaining parcels to the east of the office buildings remain residential. As these parcels become available for redevelopment, they should be assembled to create a unified office development. Parcel assembly and the construction of office buildings, rather than converting existing single-family homes to office use, are key to the future redevelopment of this area. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Plainfield Road.
H	R-2, Darien	Marion Hills School	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods.
I	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, this property has been redeveloped with townhomes (single-family attached dwelling units).

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
J	Unincorporated DuPage County	Large lot, single-family residences	Medium-density residential	This property should be redeveloped with medium density residential uses, following the existing land use pattern of the Hidden Lakes Planned Development. It is recognized that this property contains many environmental features, including mature trees and wetlands. Environmental features should be preserved where possible, and new development should be integrated into the existing landscape.
K	R-1, Darien ORI, Darien Unincorporated DuPage County	Commercial Residences Storage facility Vacant parcels	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
L	R-1, Darien O, Darien Unincorporated DuPage County	Single-family residences Society of the Little Flower office Old Route 66 gas station building	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
M	R-2, Darien	Single-family residences	Commercial	Following the land use pattern established to the north and south along Route 83 in the area, the remaining residential properties should be assembled for one commercial development. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Route 83.
N	Unincorporated DuPage County	Large lot, single-family residences New estate residential	Low-density residential	Future land uses should maintain the low-density residential character of the area. It is recognized that the area contains many large, mature trees. Therefore, new development should preserve existing trees and other natural features where possible.

Chapter VI, Corridor Enhancement

Community Corridor Enhancement

Darien's arterial streets offer an opportunity to help tie together land use and development throughout the community. A beautification and enhancement program along these arterial streets is recommended that takes advantage of, and builds upon, existing conditions. For example, newer commercial developments along 75th Street include landscape berming that helps screen off-street parking and provides quality landscaping along this heavily traveled street. Plainfield Road already has mature stands of trees that contribute toward its residential character.

Recommendations that follow for arterial streets focus on ways to continue this treatment, as well as identify other ways to enhance the primary roadways through Darien. Proposals for other streets, however, take into consideration the function of the roadway, as well as its established character. Therefore, recommendations for enhancement and beautification differ.

75th Street — This is a major commercial corridor that includes the intersection of 75th Street and Cass Avenue, which has been called out as a key development area (see text for Key Development Area #1). The following is proposed for the enhancement of this key roadway:

- Add sidewalks where none exist to provide a continuous pedestrian walk;
- Clean drainage swales;
- Relocate overhead utilities underground as part of the proposed widening of this arterial street;

- Introduce banners, pavers and gateway signage to identify the intersection of Cass Avenue and 75th Street as a marketplace and center of commerce;
- Install decorative lighting along that portion of 75th Street that passes through Darien;
- Follow recommendations for enhancing the intersection of 75th Street and Cass Avenue that are proposed for Key Development Area #1;
- Add landscaped berms in front of off-street parking to soften views of paved areas; and
- Enhance the landscaping in the existing median, by adding additional trees, shrubs, and beds of ornamental grasses, perennials and annuals. Increase the intensity of plantings (shrubs, grasses, perennials and annuals) at signalized intersections.

Lemont Road — This north/south roadway provides direct access to I-55. The mix of residential and commercial uses, and the lack of a landscaped median, provides a character that substantially differs from 75th Street. The following is recommended:

- Provide a continuous system of sidewalks;
- Add trees in the right-of-way to provide a continuous parkway treatment;
- Develop a comprehensive program that results in the relocation of overhead utilities underground;
- Enhance entrances to residential subdivisions through landscape plantings and signage; and

- Develop standards for fencing (height, material, and color) that can be implemented when wood fences used to screen rear yards of residential properties require replacement, so that a uniform appearance can be created. Where possible move the location of screen fences toward the residential dwelling so that landscaping can be installed along that side of the fence that is visible to the public.

Illinois Route 83 — Illinois Route 83 serves as Darien's eastern boundary, and separates Darien from Willowbrook. The continuation of implementing guidelines for signs and landscaping along this arterial that have been created cooperatively between Darien and Willowbrook will help upgrade and coordinate the appearance of this state route. Additionally, the following is recommended:

- Install street trees, where possible, to achieve a spacing of one tree for each 40 lineal feet;
- Add landscaping and berming, where possible, to screen existing parking lots and service areas from public view;
- Work with Willowbrook to coordinate a comprehensive relocation of overhead utilities underground;
- Increase landscaping in existing medians; and
- Install supplemental trees and shrubs, where possible, to screen residential properties that abut this arterial street.

Cass Avenue — Cass Avenue is a north/south arterial street in the City and includes a mix of residential and non-residential land uses, although the dominant

land use south of 75th Street is non-residential. Unlike 75th Street, this arterial street does not have a median that can be enhanced to provide some unity in the appearance of the street. Recommendations for this arterial street include the following:

- Enhance landscape screening of residential properties that abut Cass Avenue;
- Install street trees in existing parkways to provide a continuous spacing of trees at 40-foot intervals that will ultimately create a tree canopy along this arterial street;
- Follow recommendations for enhancing the intersection of Cass Avenue and 75th Street that are proposed in Key Development Area #1;
- Construct sidewalks, where required, to provide continuity for those pedestrians traveling to Lace School, churches and businesses along this street;
- Supplement landscaping in front of existing parking lots to screen parking and enhance the appearance of this street;
- Develop and implement a comprehensive program for relocating existing overhead utilities underground; and
- Design and install a landscape treatment for the interchange of Cass Avenue with I-55 to improve its appearance and identify this area as a major gateway into Darien.

Plainfield Road — This arterial street is primarily residential in character. Also, many sections of this roadway already are heavily landscaped. Those businesses that exist, or are planned, are residential in both scale and appearance. Both the City Hall and Police Station and the new elementary school are

located along Plainfield Road, and are destinations for area residents.

Recommendations for this arterial street include:

- Adding street trees, where possible, to achieve a constant tree canopy;
- Supplementing landscaping next to residences with additional plantings to enhance screening of dwellings and fences;
- Adding sections of sidewalks, where possible, to provide a continuous pedestrian walkway;
- Creating and implementing a comprehensive program that results in the relocation of existing overhead utilities underground;
- Enhancing the appearance of ponds and natural areas by installing native grasses and wildflowers;
- Enhancing entrances to residential subdivisions by adding plantings that include perennials, ornamental grasses and annuals; and
- Improving the undeveloped corner at Plainfield and Manning Roads by creating a “park-like” setting with benches and landscaping and buffering for existing utilities.

Community Gateways

The Planning Advisory Committee has identified areas that warrant design treatment, since they serve as a primary gateway (or entrance) into the community from surrounding areas. The installation of signs,

lighting, and landscaping will build identity for Darien, as well as announce to motorists that they have entered into this community.

Primary gateways are those major intersections that serve as entrances into the City, and are shown on **Figure 3**. These include:

- 75th Street and Lemont Road;
- 75th Street and Illinois Route 83;
- Cass Avenue and 67th Street;
- I-55 and Lemont Road; and
- I-55 and Cass Avenue.

These areas can be improved with a primary monument sign and landscaping to create a major focal point for those entering Darien at these locations.

Secondary gateways are those minor intersections that serve as entrances into the City. These areas can be improved with identification signs and landscape treatments. Secondary gateways are shown on **Figure 3** and include:

- 83rd Street and Woodward Avenue;
- 87th Street and Ailsworth Drive; and
- Plainfield Road and Illinois Route 83.

Although these locations do not bring motorists into the community from I-55, they do serve as entry points into Darien. The addition of entry signage, landscaping and lighting will further enhance these entrances into Darien, thereby promoting community identity.

Chapter VII, Plan Implementation

Introduction

The Comprehensive Land Use Plan will be implemented through the work and direction of Darien's City Council, Planning and Zoning Commission and City Staff. Strategies that can be used to achieve the goals, objectives, and policies contained in the land use plan are addressed in this chapter. They include:

- Amending existing ordinances (such as the Zoning and Subdivision Control Ordinances);
- Creating new ordinances (such as a Tree Preservation Ordinance);
- Options for land acquisition;
- Adopting intergovernmental agreements as a means to effectuate community plans;
- Extending public services and infrastructure to attract new development;
- Mechanisms for funding additional studies or development; and
- Property maintenance and code enforcement.

Specific recommendations for implementing land uses, zoning and design guidelines are included for each of seven key development areas, for which more detailed planning was carried out, can be found in **Chapter III, Land Use and Development Policies**.

Implementation Techniques

Zoning Regulations

Zoning is one of the best tools to implement plans and policies. Therefore, recommendations for

changes to the zoning ordinance that will be required to implement the plan have been developed, and are presented below. Specific language associated with the intent of each amendment would need to be developed and presented to the Planning and Zoning Commission at a public hearing, and then adopted by the City Council.

Residential Districts:

Several of Darien's older established neighborhoods located in the northeast quadrant of the City have smaller homes on large lots. During the planning process, this portion of the City was identified as vulnerable to teardowns, given the potential to construct larger homes on the existing lots. This trend is currently occurring directly north of Darien in Westmont, in the vicinity of 65th and 67th Streets.

In order to address concerns raised by the City with respect to maintaining compatibility of new homes constructed on previously developed or vacant lots, an overlay zoning district should be created. This district should include the neighborhood located north of 69th Street, west of Clarendon Hills Road, which is zoned R-1, and the Marion Hills neighborhood located east of Clarendon Hills Road, which is zoned R-2. Both neighborhoods are comprised of lots that are larger than the minimum lot size required of their respective zoning districts. The overlay zoning district should have the minimum requirements:

- A minimum lot coverage requirement of 25%, differing from both the R-1 and R-2 zoning districts which currently allow a lot coverage requirement of 35%. This will help keep new homes consistent with the character of the neighborhood; and
- A minimum side yard setback of 15-feet, differing from both the R-1 and R-2 zoning districts which currently allow a minimum side yard setback of 10 feet. This will provide at

least 30 feet of separation between new homes and no less than 25 feet of separation between an existing dwelling and a new home.

The City of Darien wishes to maintain its quality housing stock. Therefore, the R-3 District should be amended to require multiple-family dwellings to be constructed primarily of brick. This material is durable, and has minimal maintenance requirements. Siding proposed as an accent should be cedar or an acceptable cedar substitute.

Commercial Districts:

The following changes to Chapter 8 of the Zoning Ordinance should be considered to ensure new construction of buildings in Darien's commercial districts is commensurate with the quality that exists and proposed for new developments, and that impacts to adjacent residential districts are minimized:

▪ **Materials:**

- Prohibit brightly colored materials or surfaces on buildings that attract attention to the premises in the same manner as a sign;
- Require buildings to be constructed primarily of brick, with cedar or other approved cedar substitute as an accent;

- **Yards** — Amend the B-1 and B-2 Districts to require a 40-foot pavement setback for front and corner side yards, and interior side and rear yards located next to a residential or institutional use or district. The increased yard will allow the construction of 6 to 7-foot tall berms, which will help screen views of off-street parking and loading facilities and other service areas;

- **Lighting** — Adopt the following standards to ensure lighting does not become a nuisance for motorists or nearby residents:

- Average maintained light levels in parking lots should range from 2 to 3 footcandles;
- Footcandles should not exceed 0.5 beyond property lines, except within 30 feet of entrances and exits; and
- Flush, or recessed lenses should be used to avoid glare;

- **Rooftop Equipment Screening** — Standards should be adopted to require roof-mounted mechanical equipment (i.e., heating, ventilating, and air conditioning units) to be fully screened by the roof structure or parapet walls that are as tall as, or taller than the tallest unit proposed to be installed on the roof;
- **Trash Enclosures** — Trash enclosures should be fully enclosed by masonry walls designed to match the building. Such enclosures should be as tall as, or taller than the tallest bin proposed to be used;
- **Outdoor Storage** — When allowed, all outdoor storage facilities should be enclosed by a fence, wall, and/or plant materials to fully conceal such facilities from public view.

Office and Industrial Districts:

Darien's plan promotes the development of several key areas with office and light industrial uses. The following amendments to the zoning ordinance are recommended to help the City implement the land use plan:

- **Materials** — Office and industrial buildings should be constructed of brick, stone, architectural steel and glass, or precast concrete panels. The use of vinyl, concrete block, aluminum, or other metal materials should be prohibited;

- **Landscape Screening** — O, ORI and I Districts should be amended to require a 40-foot pavement setback for front and corner side yards and for interior side and rear yards that abut a residential or institutional use or district. This yard should be bermed and landscaped to provide screening of parked cars, loading zones and other service areas;
- **Setbacks** — The front yard setback from frontage roads south of I-55 should be increased to 75 feet for properties that are zoned, or which are proposed to be zoned or used for office, research, or industrial use;
- **Lighting** — The standards proposed for commercial districts or uses should be applied to office, research and/or industrial districts or uses to prevent glare and excess light spillage;
- **Rooftop Equipment Screening** — Heating, ventilating and air conditioning units that are installed on the roof should be screened by the roof or a parapet wall, unless the size of the building requires consideration of the use of roof screens. In that case, such screens shall be designed to be compatible with the material and color used on the principal building, and located on the building in a way that blends with the architecture of the building (i.e., in the center of the roof, over an entrance, etc.);
- **Trash Enclosures** — Trash bins should be screened according to amendments proposed for commercial districts;
- **Outdoor Storage** — When allowed, all outdoor storage facilities should be enclosed by a fence, wall, and/or plant materials to fully conceal such facilities from public view.

Subdivision Control Ordinance

The Subdivision Control Ordinance provides the rules and regulations for the approval of plats,

subdivisions and re-subdivisions in the City of Darien. These regulations set minimum standards for the design and development of all new subdivisions, so that existing development will be protected and so that adequate provisions are made for public utilities and other public requirements.

The Subdivision Control Ordinance also sets the criteria for the collection of impact fees by the City, such as school and park donations. However, a review of this Ordinance should be carried out to determine whether regulations impede development according to recommendations of the City's Comprehensive Land Use Plan that warrant change.

Sign Regulations

The City's Sign Ordinance currently allows freestanding and wall signs for commercial uses. In order to avoid visual clutter and competing signs, the following revisions to the Sign Ordinance are recommended:

- **Business Districts:**
 - Allow only wall signs for individual retail or service businesses in a commercial district or planned unit development;
 - Limit the number of signs to one, unless a business has more than one frontage on a street or customer parking lot or drive aisle. In that case, allow two wall signs; and
 - Limit the use of freestanding monument signs for retail and service uses to restaurants or gasoline stations. These are destination uses that rely on drive-by traffic. Allow one freestanding monument sign per street frontage (maximum of two) in addition to the one or two wall signs allowed by the Sign Ordinance;

- **Office Districts** — Revise the Sign Ordinance to limit allowable signage to a ground sign only, rather than the ground sign and wall signs currently permitted by Ordinance. This will provide business identification without visual clutter.

Tree Preservation Ordinance

Adopting a Tree Preservation Ordinance will ensure that trees that contribute to the ambiance and character of Darien are preserved. This includes preservation of:

- Parkway trees;
- Mature stands of trees that are located on vacant, undeveloped land, or land that is targeted for redevelopment as part of this land use plan;
- Mature trees that are on single-family residential lots that are targeted for new construction (either tear downs or building additions); and
- Mature trees that are on commercial and industrial properties.

Boundary Agreements

Boundary agreements help each community maintain control of land uses within their planning jurisdiction, thereby ensuring plan implementation. Also, they avoid frustrations from competition between adjacent communities for tax generating uses or desirable residential projects.

Darien has existing boundary agreements with Willowbrook, Woodridge and Downers Grove. Where possible, such agreements should be developed with Westmont, Burr Ridge and Lemont.

Property Dedication and Vacation

Property dedication, easements, or fees for sidewalks, public streets, utilities, schools, parks and other public facilities is required through the subdivision approval process. The City's Subdivision Regulations establish the requirements for the amount of land and/or cash required for these services and facilities.

Land or cash donations for school and park sites, and other public improvements (i.e., sidewalks, streets, etc.), will be determined as part of the plan and plat approval for properties identified for future development, at such time as specific proposals are presented to the Planning and Zoning Commission and City Council.

Home Rule

Darien is a home rule community. As such, the City may exercise any power to perform any function pertaining to its government and affairs, including (but not limited to) the power to tax and incur debt. A home rule community can:

- Issue bonds at lower costs;
- Impose impact fees;
- Increase property taxes beyond the state-imposed tax cap;
- Impose and collect taxes on utilities, hotels, real estate transfers, restaurants, alcohol, tobacco products, and lease receipts.

These powers can provide the City with additional revenues to purchase properties for implementing key area development plans, including the proposed Community Center and Oldfield Triangle development.

Eminent Domain or Condemnation of Property

Land acquisition can serve as a catalyst of public policies and plan implementation. For certain public purposes listed in Illinois State Statutes, the City of Darien, and other agencies may exercise the use of eminent domain to acquire private property for a public use or public purpose. This could include the acquisition of utilities, roadways, and open space.

In some circumstances, eminent domain can be used for the redevelopment of properties, when it can be demonstrated that such redevelopment is for a public purpose. Both state and federal courts have declared that if the purposes of the project as a whole are beneficial to the community, and the use of the condemned property had a reasonable relation to these purposes, then the taking is for a public use.

There may be instances where eminent domain may be required to implement some components of this plan, whether it be for installation of utilities, street rights-of-way, or private property that is key to the successful integration of parcels for development of the community center or Oldfield Triangle. However, the Fifth Amendment of the U.S. Constitution requires just compensation for any taking.

Buying/Selling Property

As a municipal corporation, the City of Darien may own, buy or sell property. The City owns many parcels used for public buildings and facilities and parks and open space, and additional property may be purchased or leased. For example, the purchase of property for a community center, consistent with the objectives created for Key Development Areas #1 and #3, may be pursued as part of plan implementation.

Parks, Open Space and Recreation

One of Darien's goals is to increase the acres of land within the City's boundaries devoted to open space and recreation to at least 10 acres per 1000 residents (see Chapter II, Planning Issues and Chapter III, Land Use and Development Policies). The City can cooperate with the Park District by supporting and promoting the acquisition and development of recreational areas described in this plan.

Intergovernmental Agreements

Some of the proposals included in this Comprehensive Land Use Plan Update require cooperation between agencies and political jurisdictions. This includes the implementation of proposals for the Community Center (see Chapter III, Land Use and Development Policies). For example, creating an intergovernmental agreement between the City of Darien, the Darien Park District, and the DuPage County Forest Preserve District will help achieve plan implementation. This includes sharing the costs and administration for:

- Property acquisition;
- The exchange of forest preserve land to increase acres for community use and enjoyment in this key area;
- The construction, operation, and maintenance of a community building;
- The development of the site with planned amenities, including the tot lot, amphitheater/band shell, tennis court, fountain, festival and picnic areas, etc.; and
- The development of Forest Preserve District property next to KDA #1 with trails and other recreational facilities, including possible campsites or a cabin.

Supplying Public Services and Infrastructure

The City may provide various public services and infrastructure including: police and fire protection, public works services, water, sanitary and storm sewer services, as a means of encouraging annexation or development. Areas where expansion of such services should be considered include:

- Properties associated with the office and business park development planned for Key Development Area #5, which is located south of I-55 and east of the public works facility; and
- Commercial and residential parcels that currently exist within Key Development Area #7, which is located at the southwest quadrant of 87th Street and Lemont Road.

Economic Development Programs and Tools

Business and TIF District Designations — Due to the competing uses for public funds, development that does not necessarily increase the demand for public services, but provides revenues is highly desirable. Under Illinois law, business and tax increment financing (TIF) districts enable municipalities to take actions that facilitate this type of development.

To use a TIF, a municipality begins by establishing a TIF District under state redevelopment law. The district must meet certain criteria, established by the state, for redevelopment and a plan must be formulated. Once adopted, the increase in property tax revenues within the district is available to the municipality to retire debt or pay for the costs incurred under the redevelopment plan. TIF revenues can be applied to uses such as infrastructure, land assembly, parking, and other

programs permitted by state redevelopment law. The process also enables a City to acquire land, make public improvements, rehabilitate buildings, and clear properties for new development, including related design costs. It can only be used where necessary to raise funds to pay for public costs that a municipality must expend in order to attract a private developer within the designated TIF District. This tool might be considered for the revitalization of commercial properties at the intersection of 75th Street and Cass Avenue (the Darien Marketplace District).

General Fund — Funds from the City's general operating fund could be earmarked for specific improvements, such as a facade improvement program. For example, Darien could set aside funds to encourage businesses to participate in a matching grant program that is based on the type of improvement, and the lineal feet of storefront that is proposed to be improved. Or, the City could set aside dollars from the general operating funds to implement a corridor design planned for one of the arterial streets referenced in this Comprehensive Plan update.

Fund Raisers — Fund raising can be a creative method for generating local support for a project such as the development of a community center. Civic and service groups, churches, institutions, the Park District, local businesses and corporations, and individual residents can participate in programs such as "buy a brick" or buy a tree". This type of funding promotes community spirit and identity.

Other Economic Development Tools — Other economic tools that the City of Darien can investigate for implementing the land use plan include:

- Tax rebates;
- Taxable development bonds;
- Local equity funds;
- Private capital;
- Small business assistance; and

- Market assessment and strategic action planning.

Grants

The Illinois Department of Natural Resources Grants Program offers various grants directed at park and open space development funding:

OSLAD— The Open Space Lands Acquisition and Development (OSLAD) Program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. Projects vary from small neighborhood parks or tot lots to large community and county parks and nature areas. The program is financed by a percentage of the state's Real Estate Transfer Tax. Under the OSLAD program, funding assistance up to 50% of approved project costs can be obtained. Grant awards up to \$400,000 are available for acquisition projects, while development/renovation projects are limited to a \$200,000 grant maximum.

OLT— The Open Land Trust Grant Program has been designed to provide funding assistance to eligible units of local government, on a competitive basis, for the purpose of acquiring real property from willing centers for public outdoor, natural resource-related recreation purposes. This grant program can provide up to 50% state funding assistance on total project acquisition costs, up to \$2 million for a single project in a fiscal year. Unlike the OSLAD program, grant funding under the OLT program is provided on a reimbursement basis.

The City of Darien, in conjunction with the Forest Preserve District and/or the Darien Park District could apply for either (or both) for the acquisition and development of property for the community center, planned as part of Key Development Area #1. These grants could also be considered for development of trails and preservation of open

space in Key Development #5, which has been planned for office and business park development, but includes a potential connection between this site and the Waterfall Glen Forest Preserve to the south.

Corridors and Gateways

Preliminary and final designs for community corridor enhancement and gateways identified in Chapter III, Land Use and Development Policies should be prepared. This includes landscaping, lighting, and entry treatments that are recommended as a part of this plan. Funds for these projects could be obtained from the City's general fund, or from taxes imposed by Darien, should the City decide to become home rule and exercise its taxing powers. Dollars may also be available from:

TEA 21— The Transportation Equity Act for the 21st Century (TEA 21) provides funding opportunities related to transportation enhancement projects. This includes bikeways, trails and bridge facilities. This mechanism could be considered to help fund the cost of a pedestrian bridge over I-55 to provide a safe link between Darien and Waterfall Glen. It may also be considered for developing a comprehensive recreational multi-use trail system through the City of Darien.

Special Service Area Financing— This is a mechanism authorized for use by Illinois municipalities to finance facilities improvements or special services for a specific geographical area. A tax is levied only on those properties that are located within the geographical area proposed to be improved, and these properties are taxed at the same rate, based on equalized assessed value, typical for other local property taxes. The taxes that are paid are deductible for federal income tax purposes. Use of funds from this financing mechanism could be considered for gateway design, streetscape beautification, pedestrian ways, landscaping, street lighting, snow removal, sewers, etc.

Bikeway Plan

The City should prepare a bikeway plan that provides linkages to residential and commercial areas, parks, open space, and forest preserves, and existing bikeways in the County and neighboring communities. The City should coordinate with DuPage County regarding future plans for bike paths and trails in the County and cooperate to provide appropriate connections. Also, the Comprehensive Plan should be followed to provide linkages to key development areas and to implement proposed plans for bikepaths within the key development areas.

Tree City USA

Tree City USA, sponsored by The National Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs. Being a Tree City USA helps present the kind of image that most citizens want to have for the place they live or conduct business. The Tree City USA signs at community entrances tell visitors that here is a community that cares about its environment. It is also an indication to prospective businesses that the quality of life may be better here.

Preference is sometimes given to Tree City USA communities over other communities when allocations of grant money are made for trees or forestry programs. The reason is that there are invariably more requests than available funds when grants are available through state or federal agencies. If requests are equally worthy, some officials tend to have more confidence in communities that have demonstrated the foresight of becoming a Tree City USA.

In order for a municipality to qualify as a Tree City, four standards must be met, including (1) a tree

board or department; (2) a tree care ordinance; (3) a community forestry program with an annual budget; and (4) an Arbor Day observance and proclamation.

Property Maintenance and Code Enforcement

Generally, property maintenance throughout the City of Darien is good. This plan targets improved property maintenance and code enforcement for some of the older commercial areas. Improved maintenance of landscaping, painting and repair (i.e., tuckpointing, window replacement, etc.) of commercial structures, and control of window signs would help upgrade the appearance of these areas. Also, implementing requirements for screening outdoor storage areas and maintaining a clear zone around outdoor display areas for pedestrians would make older centers more attractive to customers who are required to negotiate around items that obstruct sidewalks.

Plan Amendments and Updates

This Comprehensive Land Use includes text and a land use map that is intended to be used as a tool to guide developers, planners, officials and residents in locating areas suitable for a particular use, and for identifying the type, intensity and quality of development envisioned by community officials. The plan represents policies, goals and objectives that have been adopted by the City Council as part of this land use plan.

Generally, the land use plan is expected to span a time frame of five to ten years. However, almost inevitably, community development will not unfold exactly as envisioned. Changes that occur may be the result of new markets, new policy makers, or influences that are beyond the community's control and, in many cases, beyond prediction at the time that the City Council adopted the plan.

To ensure that the plan provides the best representation of City goals, objectives and

policies, the land use plan and map should be reviewed on an annual basis by City staff.

This includes:

- An evaluation of the success of the various committees established to implement the plan (such as an architectural review committee);
- The effectiveness of the design controls that have been incorporated into the zoning ordinance; and
- An analysis of markets to determine whether land use proposals specific to key development areas are still viable.

Recommendations for change, as appropriate, should be made to the Planning and Zoning Commission and City Council. In this way, the land use plan can be maintained as an effective tool to guide new growth and redevelopment planned for the City of Darien.

Appendix A

Summary of the Planning Advisory Committee's Comments and Input with Respect to the Direction and Focus of the Plan Update

The following is an excerpt from the minutes of Meeting #1, held December 8, 1999:

Assets, Strengths, Opportunities, Needs and Problems --- The consultant led the members of the Committee in an exercise that led to a consensus on elements of the plan considered to be most important (see summary, below). This exercise was divided into three parts:

Discussion of Characteristics, Places, Facilities, and Activities --- Those characteristics that are unique to Darien, which are considered assets that should be considered in the update of the Comprehensive Plan were identified as:

- Diverse group of people --- many different economic levels;
- Family oriented community;
- Quality schools;
- Geographic location B proximity to I-55, I-355, Midway and O'Hare airports;
- Safe community;
- Caring, helping community B volunteerism;
- Natural environmental features;
- Subdivision pride and identity;
- Parks and activities for youth;
- Quality commercial assets in proximity;
- Business-friendly municipality;
- Employees of the City;
- Responsiveness of City to citizen concerns;
- Diversity of goods and services;
- Pride in property ownership;
- Positive community image;
- Darien Youth Club (DYC);
- Quality city services B snow removal, prompt police response, etc.;
- Degree of quiet public participation;
- Quality of the new, upscale development;
- City is fiscally sound; and
- Diversity in housing stock, type and cost.

Discussion of Needs, Opportunities, and Constraints --- Needs, opportunities and constraints that warrant attention in the development of the Comprehensive Plan were identified as:

- Safe bikeway system to serve the community;
- A Town Center;
- Firming up municipal boundaries and annexation issues;
- Involve multiple-family residents in community life;

- Enhanced Park District system and programs, including play fields and open space;
- Redefine Darien's philosophy and direction as it relates to character and function;
- Protect against aging buildings, and evaluate the City's teardown policy;
- Increase commercial sales tax revenue;
- Discourage strip malls and strip commercial;
- Balance of transportation and land uses;
- Youth center;
- Business retention;
- Create an identity/character along major roads (i.e., gateway to Darien);
- Lack of alternative transportation (no public transportation);
- Youth programs and activities; and
- Redevelopment of properties for better use of land.

Ranking --- At the conclusion of this exercise, each Committee member selected his/her top three choices. These were:

- Creating a Town Center;
- Redeveloping existing properties (see item #6 below); and
- Constructing a youth center, and increasing the scope of youth programming.

Redevelopment Opportunities --- The redevelopment of existing properties and better use of land were important issues raised by committee members (see above ranking). The Committee identified the opportunities for potential redevelopment:

- 75th Street and Cass Avenue to create a town center;
- Smaller, older homes constructed on large lots;
- Aging strip centers;
- Apartment buildings at 75th and Cass Avenue, which present a safety concern for children playing outdoors and crossing Cass Avenue to go to school.

Future Visions --- The Committee identified the following for consideration as part of the plan update:

- New park not surrounded by homes where activities don't impact residential uses;
- Better restaurants (i.e., more upscale rather than franchise);
- Band shell (i.e., downtown Naperville);
- Arts outlet (i.e., cultural/performing arts center);
- Organized youth board to determine what kids need;
- More hotels for visiting business persons;
- New focus or identity for the City (i.e., Town Center);
- Pedestrian bike bridge across the Stevenson at Cass Ave.; and
- Class A Business Park along the I-55 corridor between Cass Ave. and Clarendon Hills Road.

Appendix B

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: Julio Check, 31-year resident

Address: J. Vincent Salon

7511 Lemont Road, Suite C

Telephone No.: 630-910-1011

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ Darien Fest
 - ▶ School System
 - ▶ Community involvement and volunteerism – Darien’s identity is the “people”
2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ No more “strip” commercial development
 - ▶ Lack of office space – Chamber of Commerce needs office space
 - ▶ Community center/youth center
 - ▶ New location for Darien Fest
3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ Oldfield Triangle – mixed use development
 - ▶ Old fire station site – office uses, need office to feed retail, convenient location
 - ▶ Office/warehouse uses on outskirts of community – south of I-55
4. If the City were to consider creating a town center as part of this plan update:
 - A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Community focus – A place for volunteers to go (Chamber, Rotary, Lions)
 - ▶ Meeting center and learning center

- B. Where should such a center be located, and why?
- ▶ Oldfield Triangle – good transportation, large parcel
 - ▶ Lemont Road – closer to area residents perceive to be Darien
5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
- A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
- ▶ Not a concern if new home enhances the neighborhood and is not obtrusive
- B. Should they be allowed? Why or why not?
- ▶ Yes, if they improve the community (ie. Carriage Greens)
 - ▶ Likely to occur in Bruce Lake area
- C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
- ▶ Yes, to regulate size
 - ▶ Design may not be as important for larger lot sizes
6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
- ▶ Opportunity for large scale senior housing at Oldfield Triangle (ie. Vernon Hills)
 - ▶ Oldfield Triangle site good for industry

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: Mari Cleary, 29-year resident

Address: 1301 Iroquois Lane

Darien, IL

Telephone No.: 630-971-0177

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ Encourage more development along Cass Ave. – impressive offices (ie. Smart Oaks Subdivision)
 - ▶ Maintain low-rise buildings – no more apartment buildings
 - ▶ Continue to deliver outstanding services at reasonable costs
 - ▶ Tree planting along 75th Street between Clarendon Hills Road and western boundary
 - ▶ Sportsplex and library

2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ Increase police force to keep crime rate low
 - ▶ Add lighting along Plainfield Road
 - ▶ Anti-blight ordinance to enforce property maintenance
 - ▶ Community center/youth center
 - ▶ Community pool
 - ▶ Lack of parks in western Darien
 - ▶ No Post Office located in Darien

3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ No more strip malls
 - ▶ Lack of senior housing – no available housing (type and cost) for seniors to downsize
 - ▶ Independent living/retirement center

4. If the City were to consider creating a town center as part of this plan update:
 - A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Considers 75th & Cass Ave. to be the town center
 - ▶ Improved landscaping, lighting, and signage would enhance this area
 - ▶ At one time Colonial Apartments were poorly maintained and were a community eyesore
 - B. Where should such a center be located, and why?
 - ▶ Oldfield Triangle is too far to be considered a town center
 - ▶ Lemont Road location is possible for town center
5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
 - A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
 - ▶ Wholesale redevelopment for new residential, rather than commercial
 - B. Should they be allowed? Why or why not?
 - ▶ Yes, but monitor
 - ▶ Yes, to redevelop old and unsightly areas
 - C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
 - ▶ Regulate size of house and lot
 - ▶ Avoid higher rate of teardowns as in Hinsdale
6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
 - ▶ City services in Darien are excellent!
 - ▶ Applauds Council for public input/involvement, public money well spent

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: John W. Groll, James & Associates Real Estate Services

Address: 760 Pasquinelli Drive, Suite 358

Naperville, IL

Telephone No.: 630-789-5000

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ New public library
 - ▶ New Sportsplex – indoor ice skating rink
 - ▶ Location of community – I-55 & Cass Ave.

2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ City denied more than three proposals within the past five years for the 89 acres of recently acquired Forest Preserve property at the Oldfield Triangle – missed development opportunity
 - ▶ Senior housing is needed – City has denied senior housing proposals (ie. Sunrise which located at 63rd St. & Clarendon Hills Rd. in Willowbrook)
 - ▶ The market is currently saturated with hotels – Oldfield Triangle site cannot currently support this

3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ 3.5 acre commercial property located on the south side of 75th St. in Darien (zoned B-2) potential for car wash
 - ▶ Unincorporated area south of I-55 more suitable for residential development than office or warehouse uses – Frontage Road is in poor condition and does not provide adequate access for trucks and employees of office/warehouse uses

4. If the City were to consider creating a town center as part of this plan update:
 - A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Mixed use development – retail, office, senior housing, townhomes, parks and open space
 - B. Where should such a center be located, and why?
 - ▶ Oldfield Triangle
 - ▶ Lemont Road site would be better for a single user – 2-story corporate office headquarters
5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
 - A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
 - ▶ May be a positive improvement to the neighborhood
 - B. Should they be allowed? Why or why not?
 - ▶ Yes, teardowns occurring at Cass Ave. & 59th Street in Westmont
 - C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
 - ▶ Yes, City should have design guidelines
6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
 - ▶ Planned uses for Oldfield Triangle (retail, hotels, etc.) may compete with I-355 & Boughton Road corridor which currently has a new hotel, movie theater, and various retail uses

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: Sam Kelly

Address: 7117 High Road

Darien, IL

Telephone No.: 630-323-7826

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ Build on community history – 75th & Cass was known as the “Triangle” – 1880's original settlement which included Old Lace School, a creamery, dance hall and blacksmith
 - ▶ Highlight entryways into the community – more than just tree planting; include landscaping, lighting, new signage to create a gateway into Darien
 - ▶ Enhance aesthetics of Brookhaven Shopping Center – possibly could create a covered mall
2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ No town center/public space
 - ▶ Create a park/plaza at the southeast or southwest corner of 75th & Cass to emphasize original 1800's “Triangle” settlement of Darien
 - ▶ Building on history of community helps to create an identity for Darien
3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ Potential exists at Oldfield Triangle property
4. If the City were to consider creating a town center as part of this plan update:

- A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Community plaza/ community center
- B. Where should such a center be located, and why?
 - ▶ Neither Oldfield Triangle site or Lemont Road site
 - ▶ Should be at the center of the community – 75th & Cass Ave. was the location of the original settlement of Darien
5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
 - A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
 - ▶ May improve aesthetics of individual properties
 - B. Should they be allowed? Why or why not?
 - ▶ Not favorable – definitely should not be forced
 - ▶ Teardowns will deplete the affordable housing in the community for younger and older couples
 - C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
 - ▶ No response
6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
 - ▶ Encourage the City to use the plan – incorporate some of the recommendations right away for the community to see

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: Jim LaRacco, Store Manager

Address: Jewel/Osco Store

7335 Cass Avenue

Telephone No.: 630-960-3177

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ Quality school system
 - ▶ Infrastructure is in good condition
 - ▶ Diverse community – both racially and economically (reflective in mix of housing types)
2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ Fragmented boundaries
 - ▶ No downtown – lack of identity
 - ▶ Need more office space which would support more restaurants
3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ More parks; upgrade current parks
4. If the City were to consider creating a town center as part of this plan update:
 - A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Activities that draw people year round
 - ▶ Mix of uses, large park component
 - B. Where should such a center be located, and why?

- ▶ Oldfield Triangle may be too far
 - ▶ Favors upgrades (landscaping, facade improvements) to 75th Street and Cass Avenue to unify area
5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
- A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
 - ▶ Not a concern in Darien at this time
 - B. Should they be allowed? Why or why not?
 - ▶ Yes, only in defined areas
 - ▶ City should have guidelines
 - C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
 - ▶ Design and house/lot relationship
6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
- ▶ Beautify 75th Street – landscaping, lighting, etc.
 - ▶ Adopt-A-Road program for general clean up along major streets

Interview Summary Comprehensive Plan Update, City of Darien

Name/Affiliation: Tom Swenson, Business Manager

Address: School District 61

Telephone No.: 630-968-7502

1. Name at least three assets (places, facilities or activities) of the City of Darien that you believe should be reinforced as part of the update of the Comprehensive Plan.
 - ▶ Quality school system
 - ▶ “Small town” atmosphere – loyal community, friendly, cooperative
 - ▶ Public officials are accessible
 - ▶ Darien Youth Club
2. Identify any problems or needs that you believe warrant attention as plan alternatives or policies are developed.
 - ▶ School district is being built out – financial impacts of no more growth potential
 - ▶ Lack of downtown/town center area
 - ▶ Community center/youth center
 - ▶ New location for Darien Fest
3. List any new development or redevelopment opportunities (use, intensity of development and location) that you would like to see addressed or considered.
 - ▶ Smaller, older homes east of Rte.83 and west of Clarendon Hills Road – likely to be redeveloped
 - ▶ Remaining subdivisions are not ready to be redeveloped
4. If the City were to consider creating a town center as part of this plan update:
 - A. What should the primary function of this center be (i.e., shopping, recreation, institutional, other)?
 - ▶ Considers Cass Avenue and 75th Street the town center
 - ▶ Can't be a Naperville

- B. Where should such a center be located, and why?
 - ▶ Oldfield Triangle because of traffic and proximity to I-55
- 5. Darien is evaluating the need to address tear downs as part of the plan update. Please address the following:
 - A. How do you think tear downs/rebuilds affect the neighborhood in which they are located?
 - ▶ Doesn't see potential for teardowns in this area – Darien is not a Hinsdale
 - ▶ Potential for teardowns in unincorporated Marion Hills and Brookhaven I & II
 - B. Should they be allowed? Why or why not?
 - ▶ Affordable housing will be lost with teardowns
 - ▶ First wave of teardowns may occur in and around Marion Hills School as part of County Plan for stormwater
 - C. If allowed, should the size of the new home (i.e., ratio of building to size of lot) or design be regulated by the City of Darien?
- 6. What insights or information would you like to see considered by the Planning Advisory Committee as land use alternatives and policies for growth and development are created?
 - ▶ Prestige location, near Hinsdale, Oak Brook, & Burr Ridge – housing costs more in Darien than in Naperville
 - ▶ Many people from City of Chicago move to affordable homes in Darien
 - ▶ Homes in Hinsbrook subdivision sell for \$180,000 (1997)