

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, April 16, 2025

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

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

a. PZC2025-06

1220-1225 Plainfield Road – Atlantic Homes Inc.

A petition for a rezone of Parcel 1 from Single Family Residence District (R-2) to Multi-Family Residence District (R-3), a plat of consolidation to combine the two subject parcels for development purposes, and the construction of two new eight (8) unit, two-story condominium buildings totaling 16,491 square feet, with sixteen (16) 2-car garages, along with associated site and utility improvements. The property is located at 1220-1225 Plainfield Road, Darien, Illinois 60561 (PINs 09-28-410-001 and 09-28-410-043). Multiple zoning variations are included in the request.

- 4) Regular Meeting – Old Business
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes March 5, 2025
- 7) Next Meeting May 7, 2025
- 8) Public Comments [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
APRIL 16, 2025

CASE

PZC2025-06

Rezone, Preliminary Plat of Consolidation, Special Use, Variations
(Atlantic Homes Inc. – 1220-1225 Plainfield Road)

ISSUE STATEMENT

Petition from Atlantic Homes Inc. for a rezone of Parcel 1 from Single Family Residence District (R-2) to Multi-Family Residence District (R-3), a plat of consolidation to combine the two subject parcels for development purposes, and the construction of two new eight (8) unit, two-story condominium buildings totaling 16,491 square feet, with sixteen (16) 2-car garages, along with associated site and utility improvements. The property is located at 1220-1225 Plainfield Road, Darien, Illinois 60561 (PINs 09-28-410-001 and 09-28-410-043). Multiple zoning variations are included in the request.

GENERAL INFORMATION

Petitioner:	Atlantic Homes Inc.
Property Owner:	Ljubomir Ivanov
Property Location:	1220-1225 Plainfield Road
PIN Numbers:	09-28-410-001 and 09-28-410-043
Existing Zoning:	Single Family Residence (R-2) and Multi-Family Residence (R-3)
Proposed Zoning:	Multifamily Residence (R-3)
Existing Land Use:	Vacant (Former site of dental office)
Comprehensive Plan:	Low Density Residential (Existing)
Surrounding Zoning & Uses	
North:	Office (O), Community Shopping Center District (B-2), Single Family Residence District (R-2); Office/Commercial Uses and City Water Tower
East:	Multi-Family Residence (R-3); Funeral Home / Single Family
South:	Single Family Residence (R-2) and Multi-Family Residence (R-3); Apartments and Single Family
West:	Single Family Residence (R-2); Single Family
Size of Property:	54,8051 square feet (1.35 Acres)
Floodplain:	N/A
Natural Features:	Most of the property is flat and graded. Partially wooded.
Transportation/Access:	The petition site gains access from one driveway on Plainfield Road.

ATTACHMENTS

- A) LOCATION MAP AND AERIAL PHOTO**
- B) EXISTING ZONING MAP**
- C) PROPOSED ZONING MAP**
- D) SITE PLAN / GRADING PLAN**
- E) FLOOR PLANS AND ELEVATIONS**
- F) DESIGN BOOKLET / PHOTOS**

G) PROJECT REVIEW CRITERIA**H) JUSTIFICATION LETTER / FINDINGS OF FACT****BACKGROUND**

The 1.35-acre subject property is located at the southwest corner of Plainfield Road and Lester Lane, a private street (see Attachment A – Location Map and Aerial Photo), within the Single Family Residence (R-1) District and the Multi-Family Residence (R-3) District. It was originally constructed as a residential property in the 1950's, possibly even earlier. Please note the property is incorrectly addressed as 1220 Plainfield Road according to the tax records on file with the County of DuPage and will need to be re-addressed prior to construction. The property and structure were converted into a dentist office in 1979. The business was inactive for over 10 years and the property was abandoned until November of 2024, when the City razed the building and associated improvements due to numerous building code concerns regarding the unsecured and vacant building, which was a continuous hazard to the public.

The petitioner, Atlantic Homes Inc., is the contract-purchaser of the site. Staff understands that negotiations with the current owner have been challenging, adding complexity to the petitioner's efforts. Based on staff interactions, the petitioner appears prepared to work constructively with the City and take necessary steps to address longstanding issues associated with the property, and proposes the construction of two new eight (8) unit, two-story condominium buildings totaling 16,491 square feet, with sixteen (16) 2-car garages. This product is a repeat product of condominiums built recently in the Village of Lisle at the southwest corner of Ogden Avenue and Beau Bien Boulevard.

PROPOSAL

The proposal includes a rezone of Parcel 1 from Single Family Residence District (R-2) to Multi-Family Residence District (R-3), a plat of consolidation to combine the two subject parcels for development purposes, and the construction of two new eight (8) unit, two-story condominium buildings totaling 16,491 square feet, with sixteen (16) 2-car garages, along with on-site parking facilities, trash and recycling areas, and utility improvements. The following variations are included as part of the project:

- Variations from the minimum lot area per unit requirements in Section 5A-7-3-5(D) to allow for 16 total units
- Variation from the (3) acre requirement for new R-3 District areas per Section 5A-7-3-1
- Variations from the side yard requirements in Section 5A-7-3-6(A) and (B) to allow for garages to be placed 5-feet from the interior property lines.

The applicant has also requested approval of an option to build the structures as apartment buildings, rather than condominiums, depending on market conditions.

ANALYSIS**A) Existing Zoning and Land Use**

Existing Zoning and Land Use: The subject property consists of two parcels that have different corresponding zoning districts. Parcel 1, the westerly parcel, currently lies within the Single

Family Residence (R-1) District, and Parcel 2, the easterly parcel, lies within the Multi-Family Residence (R-3) District (see Attachment B – Existing Zoning Map). Bordering the site to the east is property in the Multi-Family Residence (R-3) District consisting of a funeral home with a single-family residence; to the south is property in the Single Family Residence (R-2) District and Multi-Family Residence (R-3) District consisting of apartments and a single-family home; to the west is property within the Single Family Residence (R-2) District with a single-family home; to the north lies property within the Office (O), Community Shopping Center (B-2), and Single Family Residence (R-2) Districts, which consists of office and commercial uses as well as the City’s water tower.

Comprehensive Plan: The site is designated for Low Density Residential in the Comprehensive Plan. This site was not included in the 2022 Comprehensive Plan Update, and land use changes haven’t been considered since 2006 when the Comprehensive Plan was last updated comprehensively. Generally, future land use designations are meant to be a guide for new development, but are not binding. It should be noted that the site operated as a commercial use for over 30 years. As previously stated in this report, the previous owner operated a dental office during that time – it is likely that the owner never pursued a zoning change, as it was not required for the use to continue.

B) Condominium / Apartment Buildings (Special Use Permit, Rezone, and Variations)

Land-Use / Rezone: The petitioner proposes to rezone the westerly parcel of the property from Single Family Residence District (R-2) to Multi-Family Residence District (R-3), which would allow for the development of the site with multi-family residential products such as condominiums or apartments (see Attachment C – Proposed Zoning Map) with a Special Use Permit. The proposed zone change, if approved, would directly implement goals in the Comprehensive Plan that support a diversified housing inventory. In addition, the Comprehensive Plan states that land use planning decisions should consider how the development meets community needs, the effect a new development has on surrounding residential properties, and the capacity of the adjacent street system to support such development. The proposed land use will comply with those allowed within the Multi-Family Residence (R-3) District under Section 5A-7-3-3.

Section 5A-7-3-1 of the City’s Code states that no R-3 District shall be established unless the site is (3) acres. The subject petition includes a variation request for relief from this section. Although the proposed project does not fully align with the Comprehensive Plan’s future land use designation, it may still merit consideration given past flexibility in applying the minimum site area standard, the site’s context, and broader goals related to infill development and housing diversity.

Development Standards: Except as it pertains to density restrictions and setback requirements for the 2-car garages, the project meets or exceeds all design and development standards for the Multi-Family Residence District (R-3) established in Section 5A-7-3 of the City Code.

Density: Section 5A-7-3-5(D) requires that 4,500 square feet of lot area be provided for each two bedroom unit. With a lot area of 54,805 square feet, the resulting density for the site would be 12

units. The project proposes two new eight (8) unit, two-story condominium buildings, for a total of 16 units. A variation is requested to allow the four additional units.

Site Design, Access and Circulation: As shown Attachment D – Site Plan, the two residential buildings on site front Plainfield Road, with the guest parking and garages placed to the rear and side of the site. Three buildings provide the two-car garages for the units: a building with seven garages, a building with 5 garages, and a building with 4 garages. A single full service driveway is provided on Plainfield Road. Lester Lane is a private road that is actually a separate piece of property owned in part by almost all of the property owners on Lester Lane, despite showing as part of the property on assessor's map. No access is provided from Lester Lane and no alterations to the street are proposed – the City may seek to have a portion of the road dedicated and improved upon review and submittal of a future plat.

Table 1: Parking Summary

Use	Size	Parking Standard	Total Parking	
			Required	Proposed
Dwelling, multi-family	16 units	2 stalls/unit	32 stalls	32 garage spaces + 8 guest parking spaces

Architecture / Landscaping: The symmetrical, square buildings are traditional in character, with brick facades and hipped roofs, incorporating prominent gabled entryways with vertical stone banding between first- and second-floor windows. Decorative light fixtures are used on the exterior. (see Attachment E –Floor Plans and Elevations). The garage buildings are typical wood frame structures with gabled roofs, cement board siding and concrete foundations. Photos of the interiors and exterior of proposed product, which was built last year in the Village of Lisle have been provided for reference (see Attachment F). The photos include a photo of the proposed garage design. Landscaping will be required to comply with the City's Zoning Ordinance. Landscaping will consist of a variety of shade trees, ornamental trees, shrubs and groundcover.

Grading and Utilities: Existing easements will be utilized and new easements will be necessary to obtain for on-site utilities and off-site utilities, including water and sanitary sewer. New water and sanitary utility lines are proposed to be placed in Lester Lane.

Preliminary Plat of Consolidation: The petitioner proposes the consolidation of the two subject parcels for development purposes. A plat of consolidation and a plat of subdivision for condominium purposes will be required to be submitted for separate review and approval, if the project is approved.

C) Justification Narrative / Project Review Criteria

The various criteria the administrative bodies use when acting on this project are included in Attachment G. The petitioner submitted a *Justification Narrative* and *Findings of Fact* that would support the application request (see Attachment H).

D) Public Comment / Outreach

Pursuant to City Code and Illinois Statutes, a public notice was published and mail notices were sent to all property owners, business owners and occupants within 250 feet of the project boundary. The City shared project plans with several interested parties who contacted staff for information. The petitioner contacted property owners on Lester Lane separately to provide photos of the product and a description of the project. At the time of publication of this staff report, no public comments have been received.

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on April 16, 2025.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

April 16, 2025
April 28, 2025
May 5, 2025

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
APRIL 16, 2025

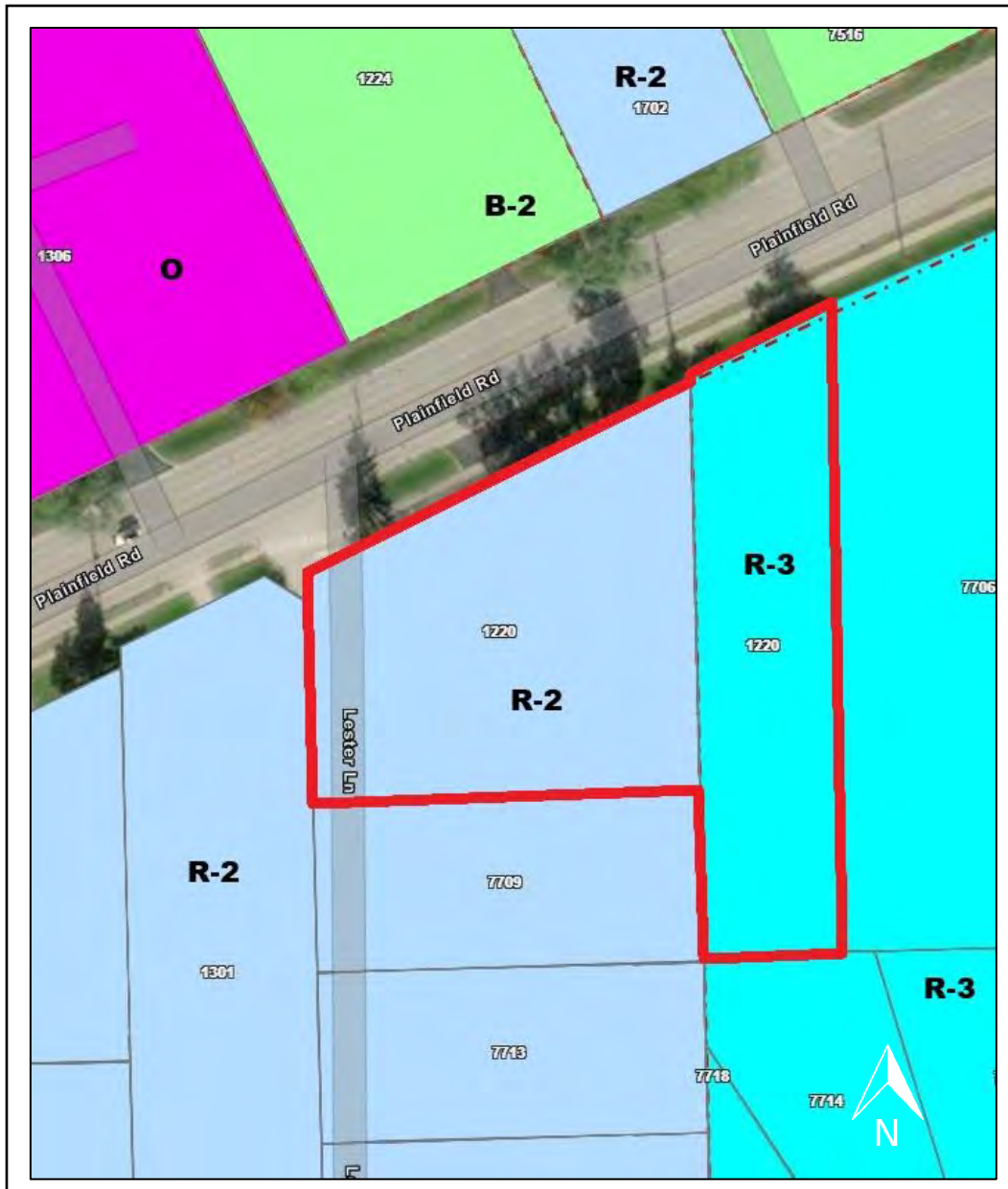
LOCATION MAP



Project No.: PZC2025-06 – 1220-1225 Plainfield Road

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
APRIL 16, 2025

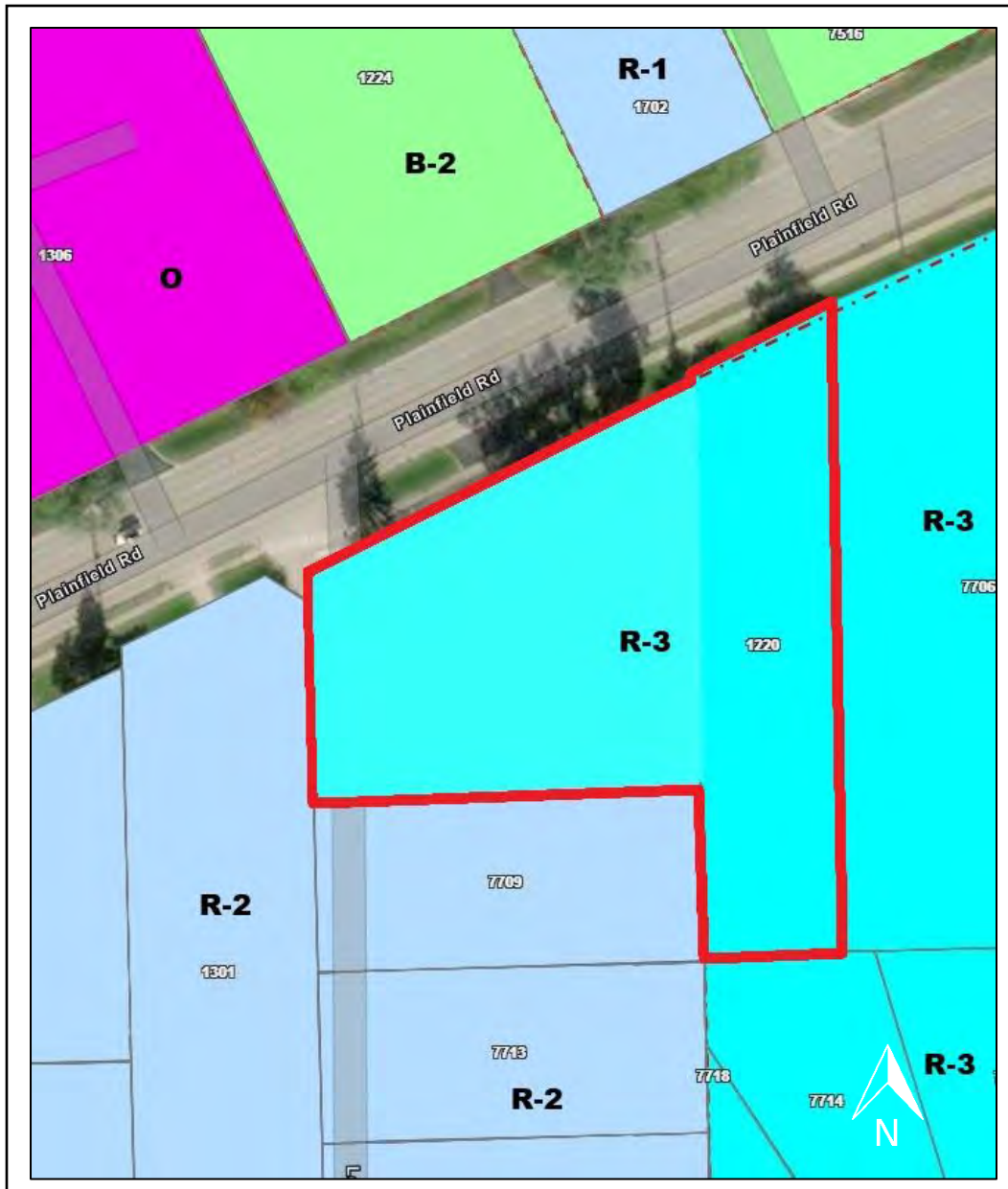
EXISTING ZONING



Project No.: PZC2025-06 – 1220-1225 Plainfield Road

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
APRIL 16, 2025

PROPOSED ZONING



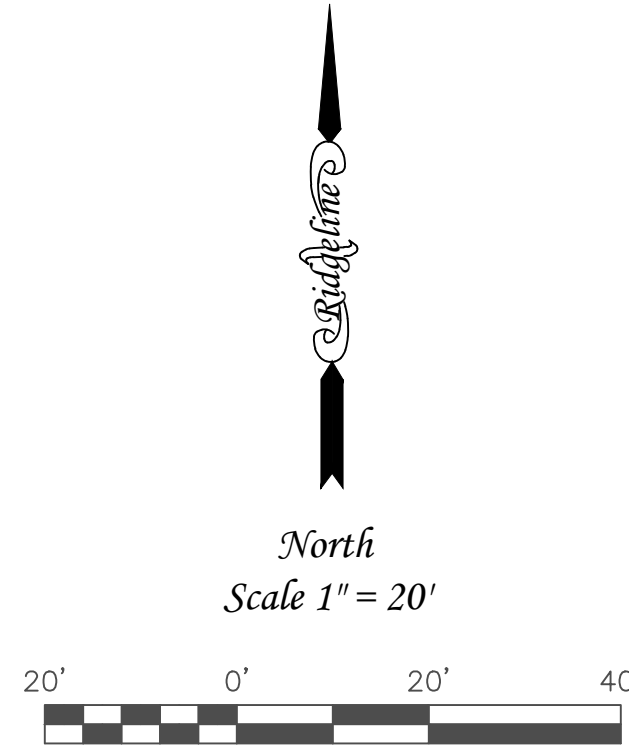
Project No.: PZC2025-06 – 1220-1225 Plainfield Road

BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN

LEGAL DESCRIPTION:

PARCEL 1: THE WEST 75 FEET (MEASURED PERPENDICULARLY) OF THE EAST 521 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD (EXCEPTING THEREFROM THE SOUTH 1220.99 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS AND ALSO EXCEPTING THOSE PARCELS CONVEYED TO THE COUNTY OF DUPAGE RECORDED AS DOCUMENT 88-96515 AND AS DOCUMENT 88-10245.

PARCEL 2: LOT 1 IN JENKINS SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1954 AS DOCUMENT 723076, IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS 1220 PLAINFIELD ROAD, DARIEN, ILLINOIS.



SYMBOL LEGEND

- ADA
- ASPHALT
- AIR CONDITIONER
- B BOX
- CABLE TV PEDESTAL
- CONCRETE
- DECIDUOUS TREE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GAS METER
- GRAVEL
- GUY ANCHOR
- HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT
- MAIL BOX
- PINE TREE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- SQUARE CURB DRAIN
- TELEPHONE PEDESTAL
- UNKNOWN MANHOLE
- WATER MANHOLE
- WATER VALVE
- WOOD UTILITY POLE

LINE TYPE LEGEND

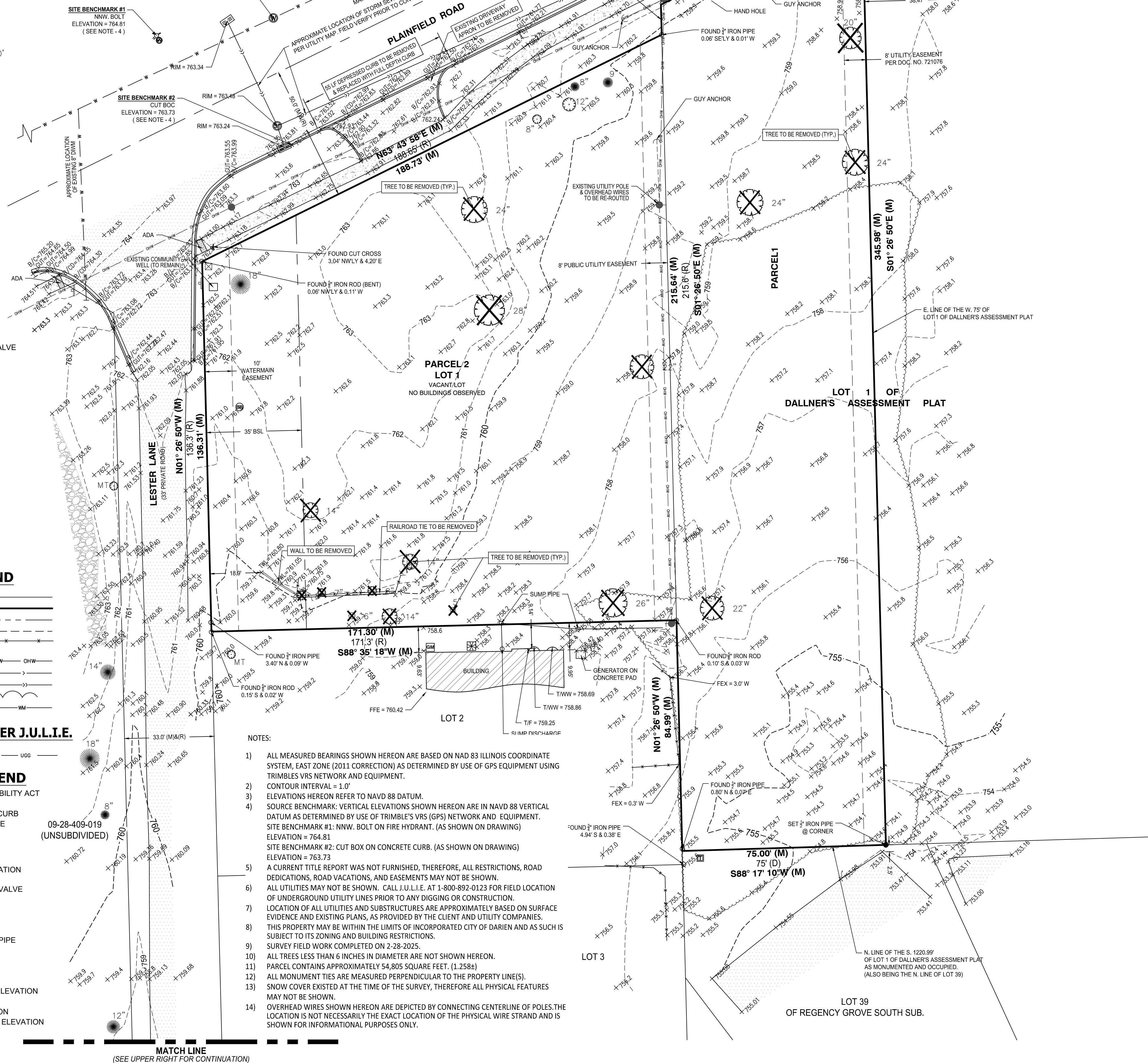
- ADJACENT LOT LINE =
- BOUNDARY LINE =
- BUILDING SETBACK =
- EASEMENT =
- FENCE =
- CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =
- SANITARY SEWER =
- STORM SEWER =
- TREE OR BRUSH LINE =
- WATER MAIN =

UNDERGROUND UTILITIES PER J.U.L.I.E.

- GAS LINE = UGG UGC UGG UGC

ABBREVIATION LEGEND

- ADA = AMERICANS WITH DISABILITY ACT
- B/C = BACK OF CURB
- B/C/D = BACK OF DEPRESSED CURB
- BSL = BUILDING SETBACK LINE
- (D) = DEAD
- E = EAST
- E/LY = EASTERLY
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- GUT = GUTTER
- ICV = IRRIGATION CONTROL VALVE
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- N/LY = NORTHERLY
- PVC = POLYVINYL CHLORIDE PIPE
- (R) = RECORD DISTANCE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S/LY = SOUTHERLY
- T/F = TOP OF FOUNDATION ELEVATION
- T/PIPE = TOP OF PIPE
- TWL = TOP OF WALL ELEVATION
- TWW = TOP OF WINDOW WELL ELEVATION
- W = WEST
- W/LY = WESTERLY

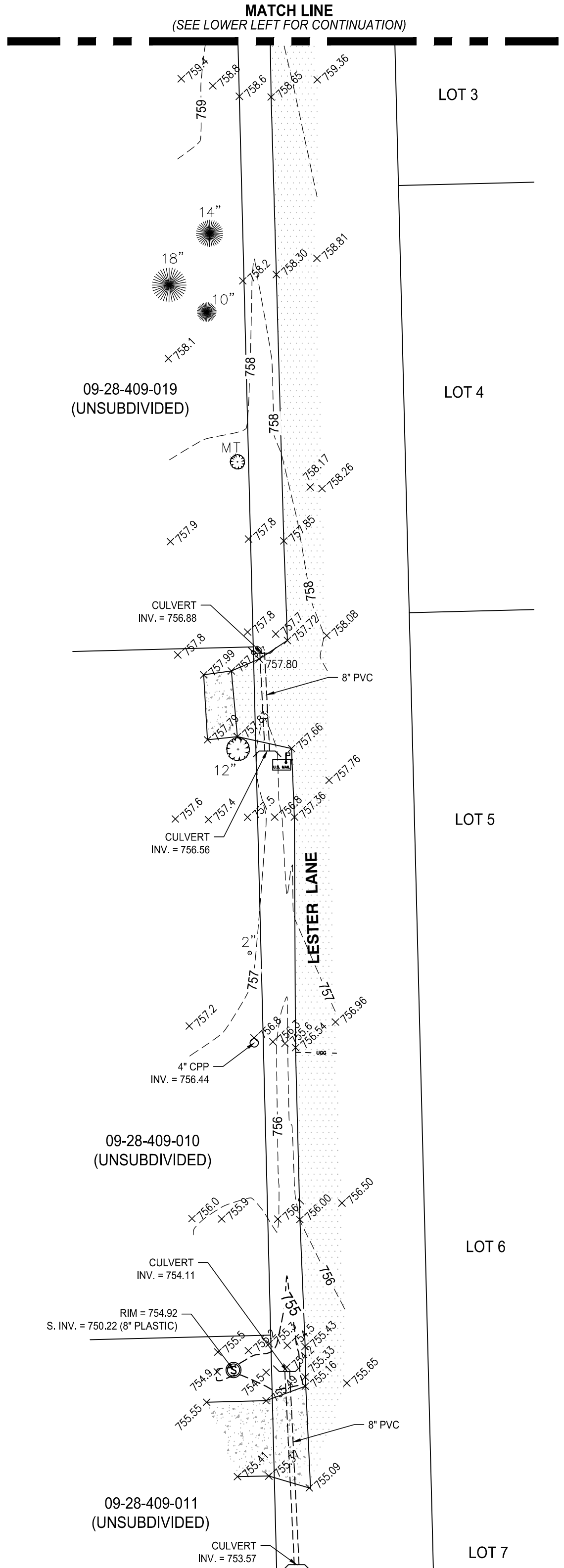


NOTES:

- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. SITE BENCHMARK #1: NNW. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING) ELEVATION = 764.81 SITE BENCHMARK #2: CUT BOX ON CONCRETE CURB. (AS SHOWN ON DRAWING) ELEVATION = 763.73
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- THIS PROPERTY MAY BE WITHIN THE LIMITS OF INCORPORATED CITY OF DARIEN AND AS SUCH IS SUBJECT TO ITS ZONING AND BUILDING RESTRICTIONS.
- SURVEY FIELD WORK COMPLETED ON 2-28-2025.
- ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- PARCEL CONTAINS APPROXIMATELY 54,805 SQUARE FEET. (1.258±)
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
- SNOW COVER EXISTED AT THE TIME OF THE SURVEY, THEREFORE ALL PHYSICAL FEATURES MAY NOT BE SHOWN.
- OVERHEAD WIRES SHOWN HEREON ARE DEPICTED BY CONNECTING CENTERLINE OF POLES. THE LOCATION IS NOT NECESSARILY THE EXACT LOCATION OF THE PHYSICAL WIRE STRAND AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



Vicinity Map
(No Scale)

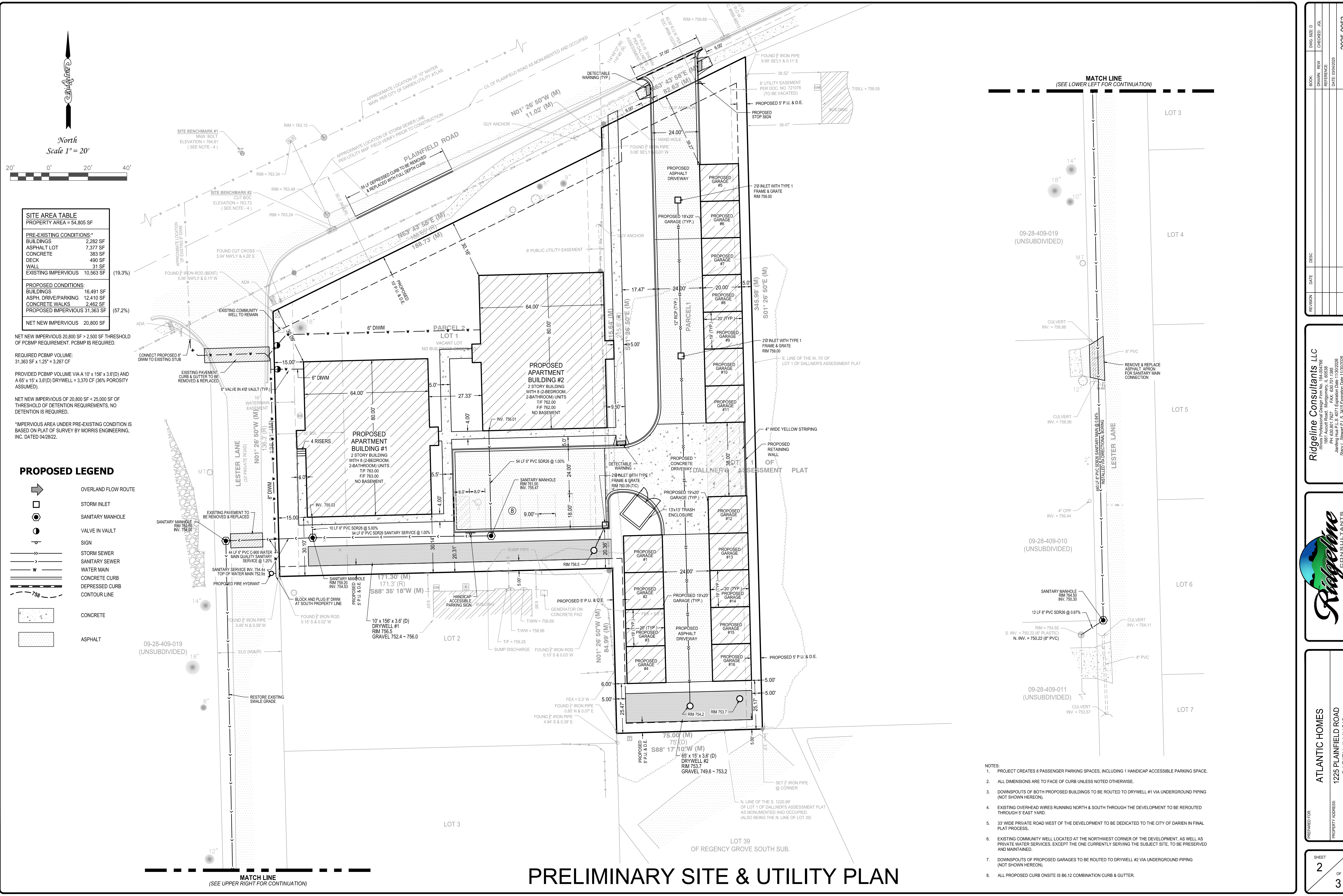


BOOK	DWG. SIZE	DRAWN	CHECKED	DATE	PROJECT NO.
	D	NEW	JOL	03/04/2025	2025-0053

Ridgeline Consultants LLC
1081 Aurora Road, Suite 100, Lisle, IL 60532
PH: 630.801.7827 FAX: 630.701.1365
Sally L. Stewart P.L.S. 4071 Expiration Date 11/30/2026



ATLANTIC HOMES
1225 PLAINFIELD ROAD
DARIEN, ILLINOIS



PRELIMINARY SITE & UTILITY PLAN

- NOTES:
- PROJECT CREATES 8 PASSENGER PARKING SPACES, INCLUDING 1 HANDICAP ACCESSIBLE PARKING SPACE.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - DOWNSPOUTS OF BOTH PROPOSED BUILDINGS TO BE ROUTED TO DRYWELL #1 VIA UNDERGROUND PIPING (NOT SHOWN HEREON).
 - EXISTING OVERHEAD WIRES RUNNING NORTH & SOUTH THROUGH THE DEVELOPMENT TO BE REROUTED THROUGH 5' EAST YARD.
 - 33' WIDE PRIVATE ROAD WEST OF THE DEVELOPMENT TO BE DEDICATED TO THE CITY OF DARIEN IN FINAL PLAT PROCESS.
 - EXISTING COMMUNITY WELL LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPMENT, AS WELL AS PRIVATE WATER SERVICES, EXCEPT THE ONE CURRENTLY SERVING THE SUBJECT SITE, TO BE PRESERVED AND MAINTAINED.
 - DOWNSPOUTS OF PROPOSED GARAGES TO BE ROUTED TO DRYWELL #2 VIA UNDERGROUND PIPING (NOT SHOWN HEREON).
 - ALL PROPOSED CURB ONSITE IS B6.12 COMBINATION CURB & GUTTER.

BOOK: DWG. SIZE: D
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CHECKED: JOL
DATE: 03/24/2025
PROJECT NO: 2025-0053

REVISION

DATE

DESC.

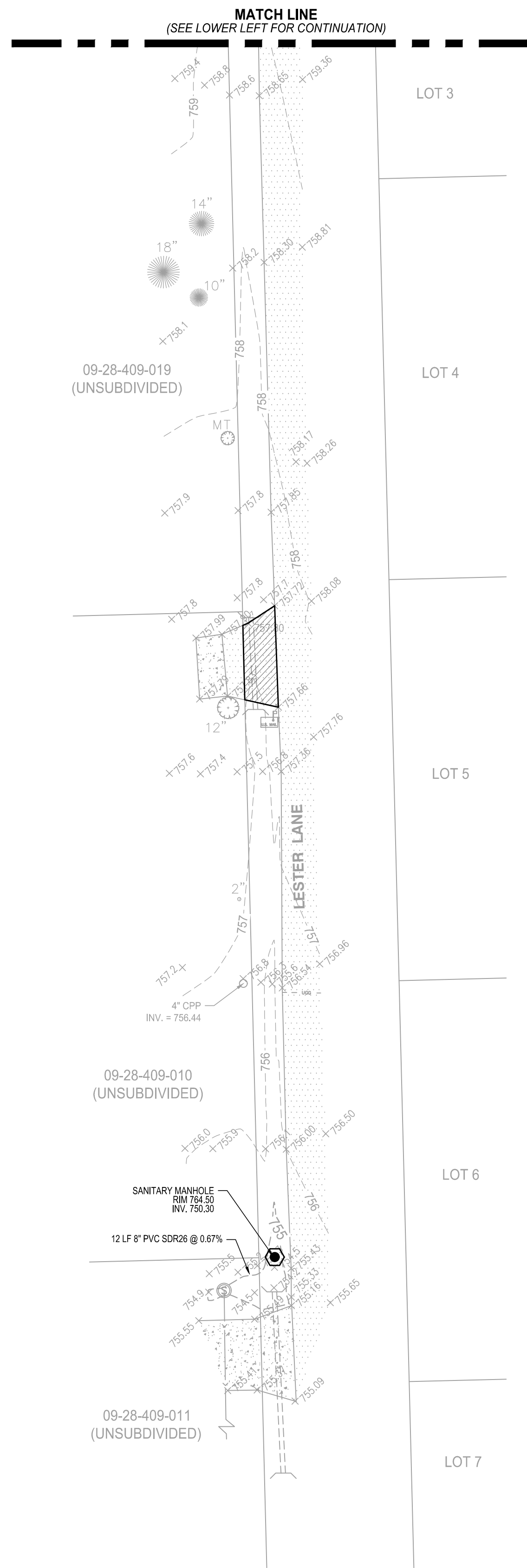
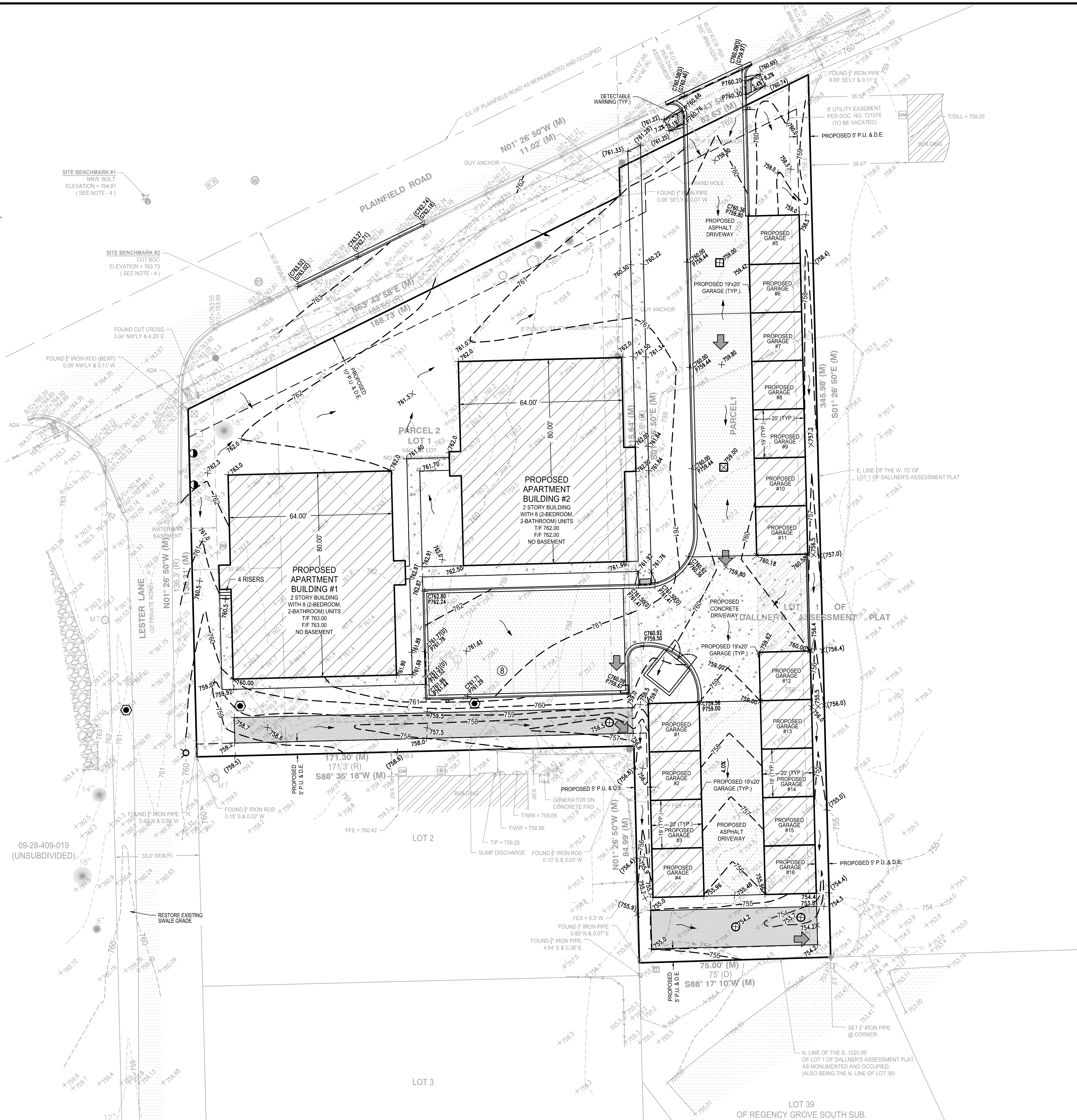
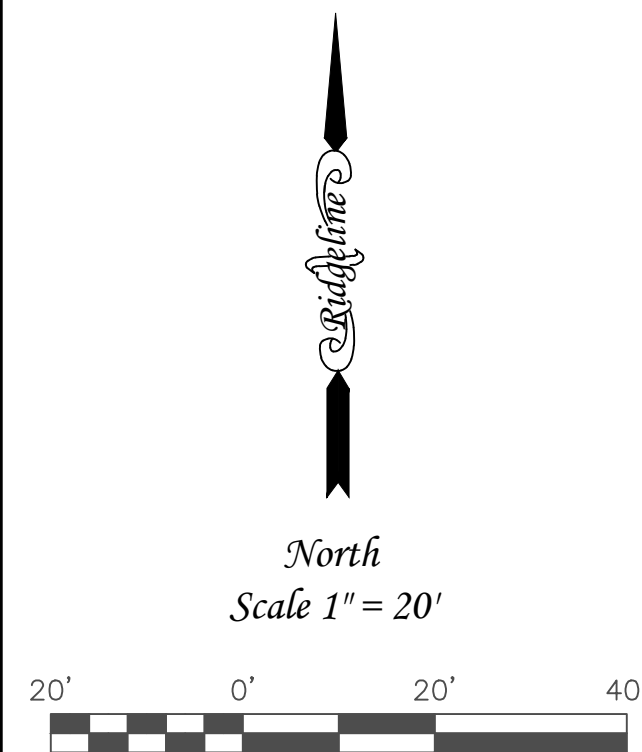
PREPARED FOR: ATLANTIC HOMES

PROPERTY ADDRESS: 1225 PLAINFIELD ROAD
DARIEN, ILLINOIS

SHEET 2

OF 3

Ridgeline Consultants LLC
1081 Ascent Road, Morton, IL 61550
PH: 630.801.9227 FAX: 630.701.1365
Sally L. Stewart P.L.S. 4071 Expiration Date 11/30/2026
CONSULTING ENGINEERS - LAND SURVEYORS



PRELIMINARY GRADING PLAN

BOOK:	DWG. SIZE D	CHECKED: JOL	PROJECT NO.	2025-0053
DRAWN: NEW	REFERENCE:	DATE: 03/04/2025		
REVISION:	DATE:	DESC:		

Ridgeline Consultants LLC
1081 Ashland Road, Morton, IL 61550
PH: 630.801.7027 FAX: 630.701.0365
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Sandy L. Szwed P.L.S. 4149 Expiration Date 11/30/2026

PREPARED FOR:	ATLANTIC HOMES
PROPERTY ADDRESS:	1225 PLAINFIELD ROAD DARIEN, ILLINOIS

SHEET
3
OF
3

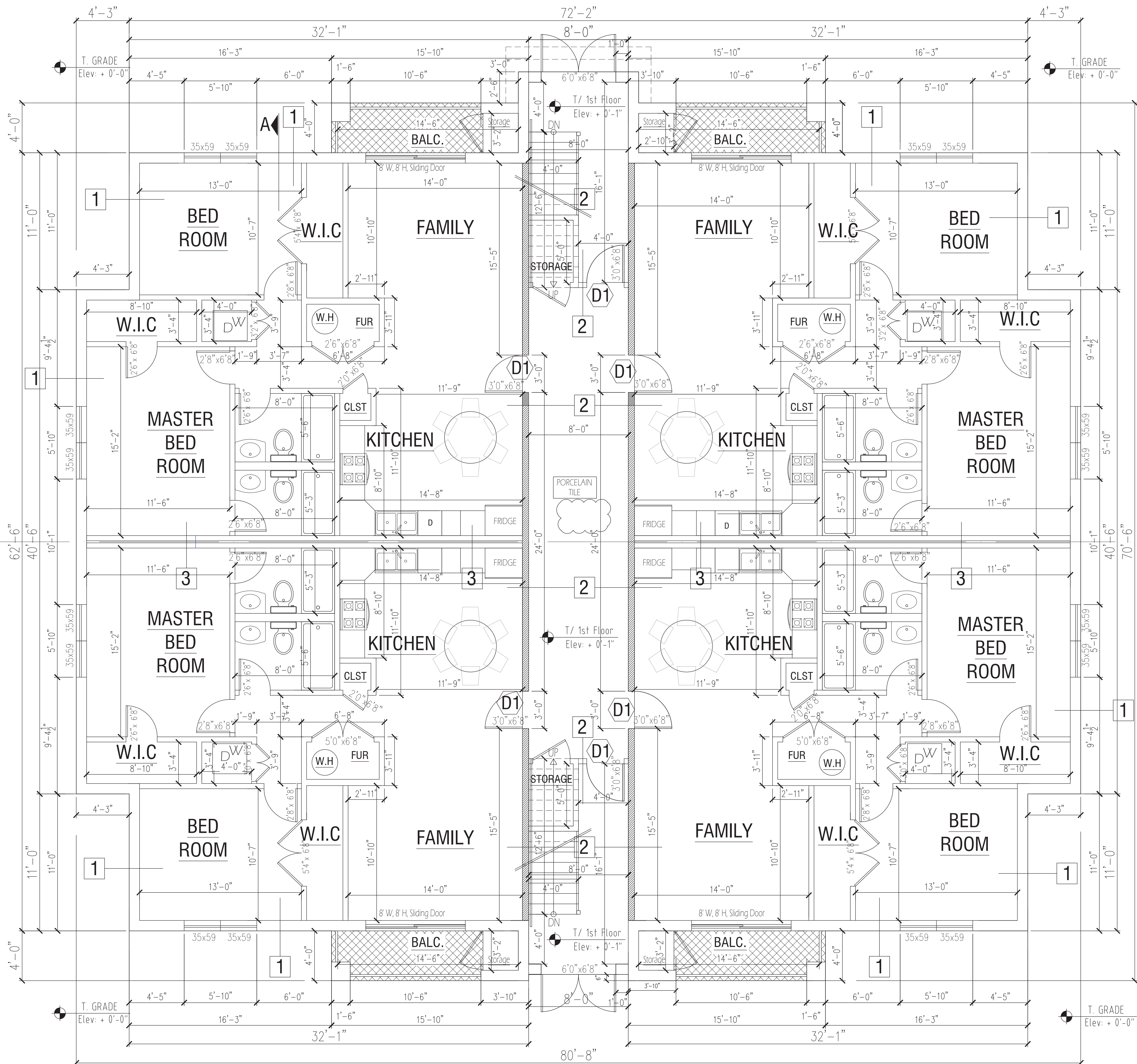
ERRORS & OMISSIONS:
WHILE EVERY ATTEMPT HAS BEEN MADE TO PRODUCE A PERFECT SET OF PLANS FOR THIS PROJECT, THERE ALWAYS EXISTS A SMALL POSSIBILITY FOR ERRORS. CONSEQUENTLY, IT IS VITALY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW AND CHECK ALL DETAILS AND INFORMATION ON THESE PLANS INCLUDING DIMENSIONS AND MATERIALS. ANY QUESTIONS FOR THE DESIGNER MUST BE MADE IN WRITING IN CONNECTION WITH THE MATERIALS. THESE PLANS INCLUDE SOME PARTICULARS IN CONSTRUCTION MADE BY CONTRACTOR OR/AND SUB-CONTRACTORS ARE: 100% THE RESPONSIBILITY OF CONTRACTOR, CONTRACTORS AND SUB-CONTRACTORS HAVE TO FOLLOW THE PERMITTED SET OF PLANS. HOWEVER, ANY ERRORS OR OMISSIONS FOUND ON PLANS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER.

PROJECT NAME:	PROPOSED NEW 2 STORY, 8 UNIT RESIDENTIAL BUILDING
PROJECT ADDRESS:	1220 PLAINFIELD RD, DARIEN, IL 60561

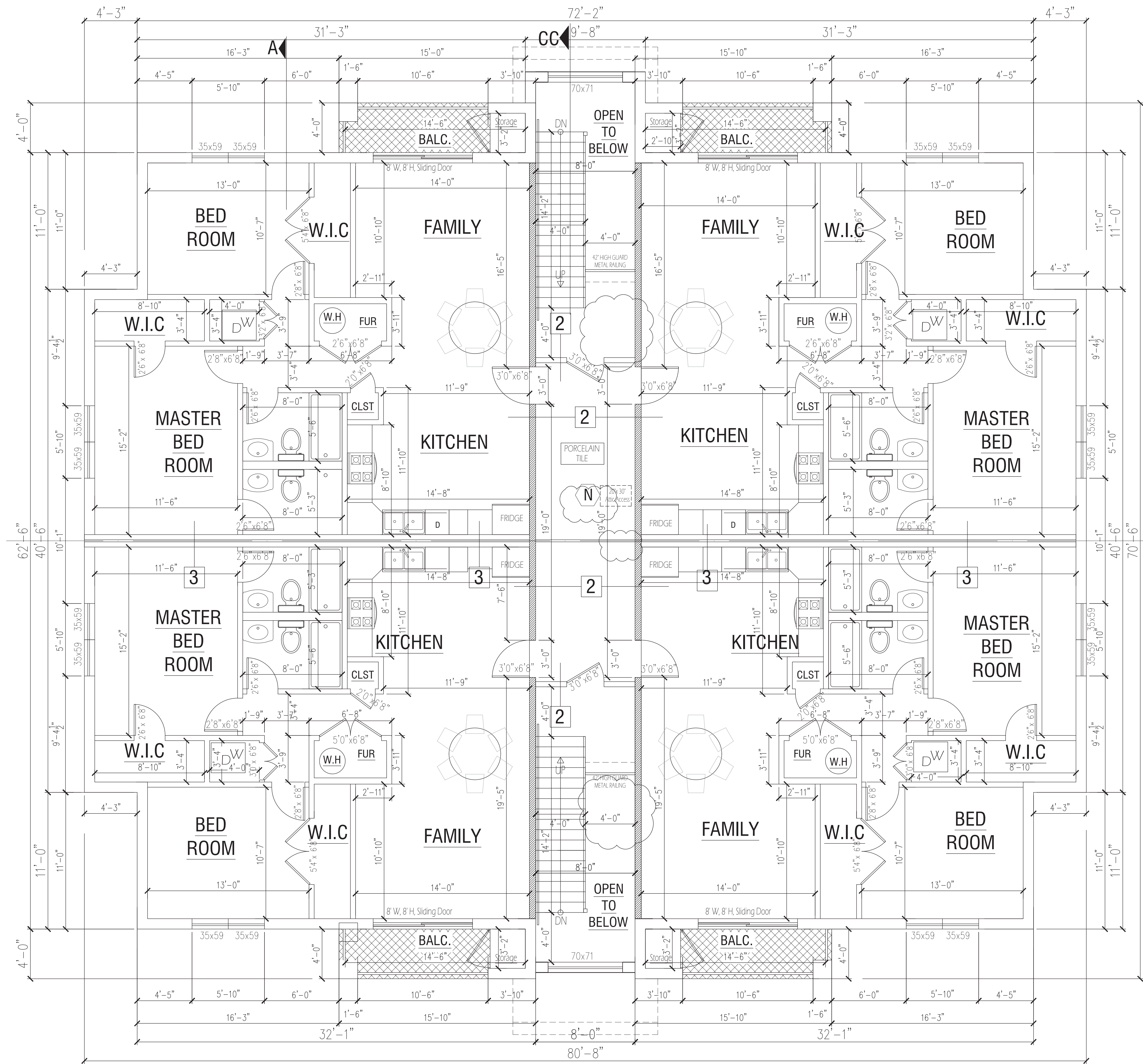
LUCID
ENGINEERING SERVICES GROUP, LLC
DESIGN FIRM NO.: 184-006684-0006
PROF/ESTRUC ENGINEER
163 FRANKLIN STREET, BLOOMINGDALE, ILLINOIS 60108
(C) 630-465-4551 (E) lucidesign@gmail.com



A-101



SCALE $\frac{1}{4}" = 1'-0"$



PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

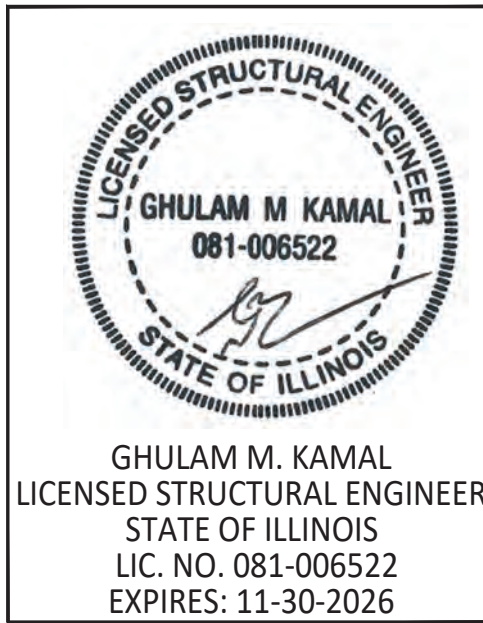
DRAWN: G.M.K.
CHECKED BY: G.M.K.
DATE: 03-27-25
PROJECT #: 08-25

ERRORS & OMISSIONS: THE ARCHITECT HAS BEEN MADE TO PRODUCE A PERFECT SET OF PLANS FOR THIS PROJECT. THERE ARE ALWAYS ERRORS. A SMALL POSSIBILITY FOR ERRORS CONSEQUENTLY, IT IS VITALY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW AND CHECK ALL DETAILS AND INFORMATION ON THESE PLANS INCLUDING DIMENSIONS AND MATERIALS LIST. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE CONSTRUCTION MADE BY CONTRACTOR OR/AND SUB-CONTRACTORS ARE 100% THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR AND SUB-CONTRACTORS HAVE TO VERIFY ALL DIMENSIONS AND MATERIALS LIST. ANY ERRORS OR OMISSIONS FOUND ON PLANS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER.

ISSUE DATES / REVISIONS		DATE	
1	REVIEW ONLY	03/27/2025	
	DESCRIPTION		

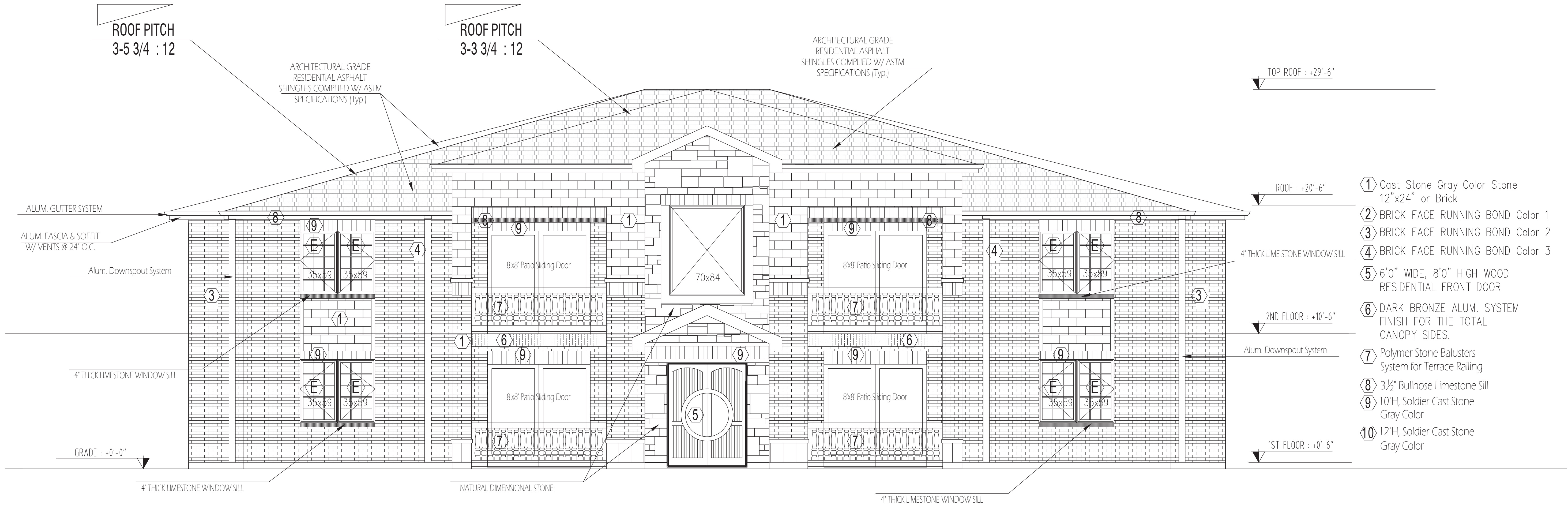
PROJECT NAME:	PROPOSED NEW 2 STORY, 8 UNIT RESIDENTIAL BUILDING
PROJECT ADDRESS:	1220 PLAINFIELD RD, DARIEN, IL 60561

LUCID
ENGINEERING SERVICES GROUP, LLC
DESIGN FIRM NO.: 184-00684-006
PROJECT NO.: 184-00684-006
163 FRANKLIN STREET, BLOOMINGDALE, ILLINOIS 60108
(C) 630-865-6551 (E) lucidengllc@gmail.com



SHEET
2ND FLOOR PLAN

A-102



ELEVATION - FRONT

SCALE 1/4" = 1'-0"

- 1 Cast Stone Gray Color Stone 12"x24" or Brick
- 2 BRICK FACE RUNNING BOND Color 1
- 3 BRICK FACE RUNNING BOND Color 2
- 4 BRICK FACE RUNNING BOND Color 3
- 5 6'0" WIDE, 8'0" HIGH WOOD RESIDENTIAL FRONT DOOR
- 6 DARK BRONZE ALUM. SYSTEM FINISH FOR THE TOTAL CANOPY SIDES.
- 7 Polymer Stone Balusters System for Terrace Railing
- 8 3 1/2" Bullnose Limestone Sill
- 9 10'H, Soldier Cast Stone Gray Color
- 10 12'H, Soldier Cast Stone Gray Color

DRAWN: G.M.K.
CHECKED BY: G.M.K.
DATE: 03-27-25
PROJECT #: 08-25

ERRORS & OMISSIONS: THIS PROJECT HAS BEEN MADE TO PRODUCE A PERFECT SET OF PLANS FOR THE PROJECT. THERE ALWAYS EXISTS A SMALL POSSIBILITY FOR ERRORS. CONSEQUENTLY, IT IS VITALY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW AND CHECK ALL DETAILS AND INFORMATION ON THESE PLANS INCLUDING DIMENSIONS AND MATERIALS LIST. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS IN CONSTRUCTION WITH THE MATERIALS LIST. MUST LIE WITH THE BUILDER. ANY DEFICIENCIES IN CONSTRUCTION MADE BY CONTRACTOR OR/AND SUB-CONTRACTORS ARE 100% THE RESPONSIBILITY OF CONTRACTOR. CONTRACTORS AND SUB-CONTRACTORS HAVE TO REPORT ANY DEFICIENCIES IMMEDIATELY TO THE ARCHITECT/ENGINEER. ON PLANS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER.

ISSUE DATES / REVISIONS		DATE
1	REVIEW ONLY	03/27/2025
	NO.	DESCRIPTION

PROJECT NAME:
PROPOSED NEW 2 STORY, 8 UNIT
RESIDENTIAL BUILDING
PROJECT ADDRESS:
1220 PLAINFIELD RD, DARIEN, IL 60561

LUCID
ENGINEERING SERVICES GROUP, LLC
DESIGN FIRM NO.: 184-006884-0006
PROFESSIONAL ENGINEER
163 FRANKLIN STREET, BLOOMINGDALE, ILLINOIS 60108
(C) 630-865-6551 (E) lucidesgill@gmail.com

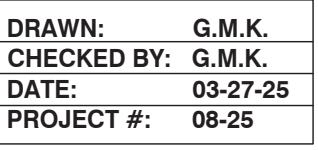


GHULAM M. KAMAL
LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS
LIC. NO. 081-006522
EXPIRES: 11-30-2026

SHEET

ELEVATIONS

A-104



ERRORS & OMISSIONS: WHILE EVERY ATTEMPT HAS BEEN MADE TO PRODUCE A PERFECT SET OF PLANS FOR THIS PROJECT, THERE ALWAYS EXISTS A SMALL POSSIBILITY FOR ERRORS. THIS CONSIDERATION IS BEING MADE FOR THE BUILDER CAREFULLY REVIEW AND CORRECT ANY SUCH ERRORS OR OMISSIONS. THESE CORRECTIONS WILL BE MADE IN CONJUNCTION WITH THE MATERIALS LIST, MUST BE WITH THE BUILDER, ANY DEFICIENCIES IN CONSTRUCTION MADE BY CONTRACTOR OR/AND SUB-CONTRACTORS ARE 100% THE RESPONSIBILITY OF CONTRACTOR, CONTRACTORS AND SUB-CONTRACTORS HAVE TO FOLLOW THE PERMITTED SET OF PLANS. HOWEVER, ANY ERRORS OR OMISSIONS FOUND ON PLANS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER.

ISSUE DATES / REVISIONS		
1	REVIEW ONLY	03/27/2025
NO.	DESCRIPTION	DATE

PROJECT NAME:	PROPOSED NEW 2 STORY, 8 UNIT RESIDENTIAL BUILDING
PROJECT ADDRESS:	1220 PLAINFIELD RD, DARIEN, IL 60561

LUCID
ENGINEERING SERVICES GROUP, LLC
DESIGN FIRM NO.: 184-006884-0006
PROFE/STRUC ENGINEER
163 FRANKLIN STREET, BLOOMINGDALE, ILLINOIS 60110
(C) 630-365-6551 (E) lucidsegllc@gmail.com

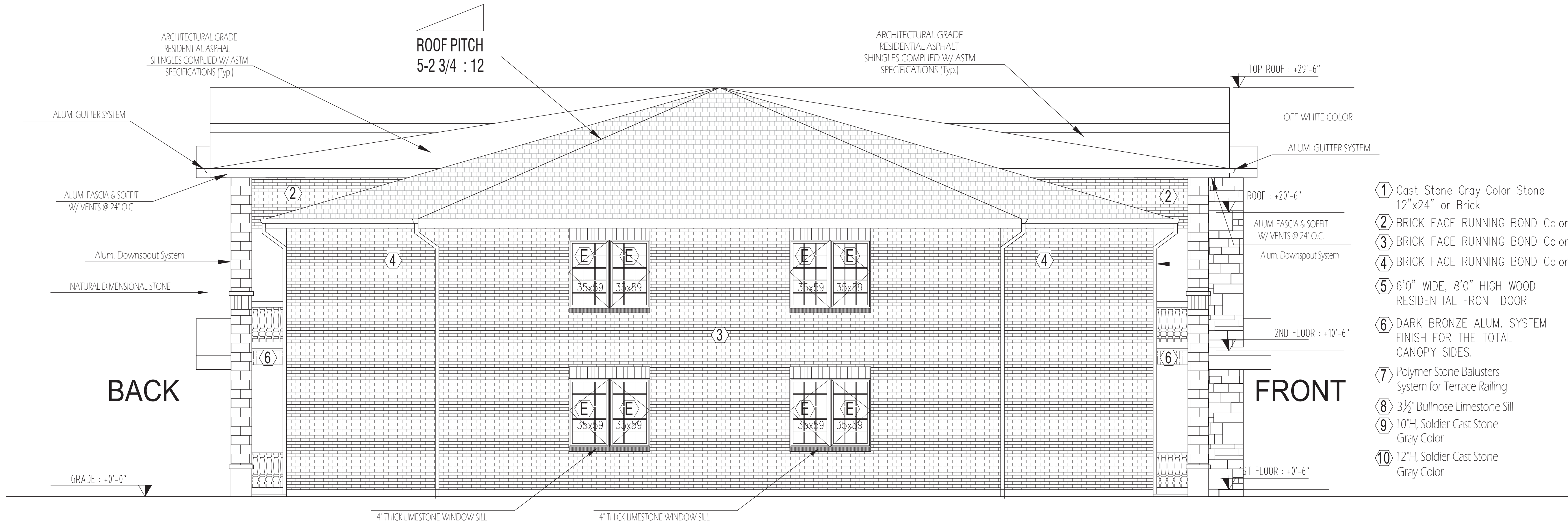


GHULAM M. KAMAL
LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS
LIC. NO. 081-006522
EXPIRES: 11-30-2026

SHEET

ELEVATIONS

A-105



ELEVATION - SIDES-TYP

SCALE 1/4" = 1'-0"

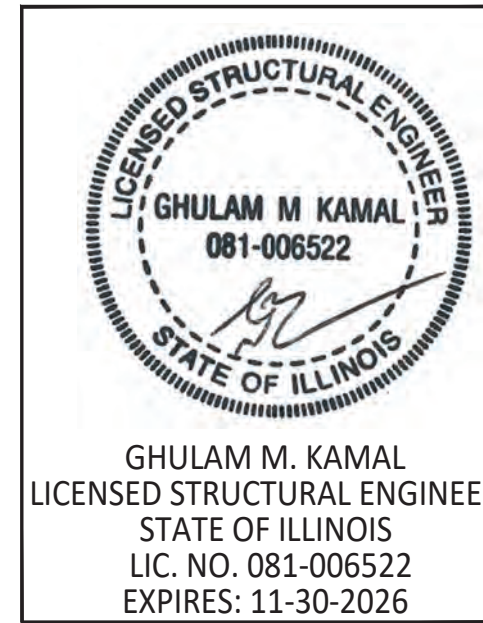
DRAWN: G.M.K.
CHECKED BY: G.M.K.
DATE: 03-27-25
PROJECT #: 08-25

ERRORS & OMISSIONS: THESE PLANS HAVE BEEN MADE TO PRODUCE A PERFECT SET OF PLANS FOR THIS PROJECT. THERE IS ALWAYS A POSSIBILITY FOR ERRORS. THEREFORE, THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR CHECKING ALL DETAILS AND INFORMATION ON THESE PLANS INCLUDING DIMENSIONS AND MATERIALS LIST. IT IS VITALY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW AND CHECK ALL DETAILS AND INFORMATION ON THESE PLANS INCLUDING DIMENSIONS AND MATERIALS LIST. THE USER SHALL BE RESPONSIBLE FOR ANY DEFICIENCIES IN CONSTRUCTION MADE BY CONTRACTOR OR/AND SUB-CONTRACTORS ARE 100% THE RESPONSIBILITY OF CONTRACTOR. CONTRACTORS AND SUB-CONTRACTORS HAVE TO VERIFY ALL DIMENSIONS AND MATERIALS LIST BEFORE STARTING WORK. ANY CHANGES FOUND ON PLANS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT/ ENGINEER.

ISSUE DATES / REVISIONS			
NO.	REVIEW ONLY	DATE	DESCRIPTION
1	REVIEW ONLY	03/27/2025	

PROJECT NAME:	PROPOSED NEW 2 STORY, 8 UNIT RESIDENTIAL BUILDING
PROJECT ADDRESS:	1220 PLAINFIELD RD, DARIEN, IL 60561

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163 FRANKLIN STREET, BLOOMINGDALE, ILLINOIS 60108
(C) 630-865-6551 (E) lucidesgill@gmail.com



SHEET
ELEVATION, STAIRS

A-106



















Special Use and Variation Criteria

The criteria that the Planning, Zoning and Economic Development Commission and City Council must consider when acting on a request for a Special Use and Variation are included below.

Special Use Criteria:

No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
- 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
- 6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

Variation Criteria:

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

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this*

title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.

- f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
- i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
- j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*

LUCID Engineering Services Group, LLC

163 Franklin Street • Bloomingdale, IL 60108 Ph: (630)865-6551 • Email: lucidesgllc@gmail.com

Date: March 28, 2025

To: Mr. Jordan Yanke, Senior Planner
Community Development Department
Planning and Zoning Division
City of Darien, IL
1702 Plainfield Road, Darien, IL 60561

From: Ghulam Masoom Kamal, SE, PE
Lucid Engineering Services Group, LLC

REFERENCE: 1220 PLAINFIELD RD, DARIEN, IL 60561
VARIATIONS, ZONING CHANGE, AND PLAT OF CONSOLIDATION

PROJECT BRIEF DESCRIPTION:

BELOW IS A SUMMARY OF THIS PROPOSED DEVELOPMENT PROJECT AND REQUESTED VARIATIONS AND ZONING CHANGE REQUEST.

If you have any questions regarding this, please do not hesitate to contact the undersigned.

Sincerely,



Ghulam M Kamal, SE, PE
LUCID Engineering Services Group, LLC



DATED: 03/28/2025
LICENSE EXPIRES: 11/30/2026

LUCID Engineering Services Group, LLC

163 Franklin Street • Bloomingdale, IL 60108 Ph: (630)865-6551 • Email: lucidesgllc@gmail.com

GENERAL INTRODUCTION: PROPOSED DEVELOPMENT:

The project consists of proposed new residential development located at **1220 PLAINFIELD RD, DARIEN, IL 60561**. The project is a new construction development and consists of two new 8-Unit, two story buildings and 16-2 car garage structures. Each floor of each building consists of 4 units. Below are some project details.

The perspective developer is interested in developing this residential project with the flexibility and allowance to start the project as an apartment complex rentable to the tenants on flexible lease terms (short-term or long-term lease) as needed. With keeping in line with the ongoing market situation, the project will be converted into condominium development and will be sold to the future condominium owners as required. The City of Darien will be kept updated on the future development goals as this project goes into development and construction stage.

PROJECT DETAILS:

LOT AREA: 54,805 SQ FT

BUILDING DATA:

TWO PROPOSED BUILDINGS

TOTAL = 8 UNITS / BUILDING

4 UNITS / FLOOR/ BUILDING

TOTAL DWELLING UNITS = 16 UNITS

GARAGE DATA:

GARAGE AREA (16 -2 CAR GARAGES): 380 SQ FT / GARAGE

PROPOSED IMPROVEMENTS:

BUILDINGS: 16,491 SQ FT

ASPHALT DRIVE/PARKING: 12,410 SQ FT

CONCRETE WALKS: 2,462 SQ FT

TOTAL PROPOSED IMPERVIOUS: 31,363 SQ FT

EXISTING CONDITIONS:

BUILDINGS: 2,282 SQ FT

ASPHALT LOT: 7,377 SQ FT

CONCRETE: 383 SQ FT

DECK: 490 SQ FT

WALL: 31 SQ FT

TOTAL EXISTING IMPERVIOUS: 10,563 SQ FT

NET NEW IMPERVIOUS: 20,800 SQ FT

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PROJECT BRIEF DESCRIPTION

The intent of this project is to create a residential development by combining two parcels, Parcel 1 and Parcel 2 located on Lot 1, (see engineering plans for this property) with different residential zoning. The Parcels are currently zoned as Parcel 1: current zoning R-2 and Parcel 2: current zoning R-3. The proposed zoning of the new consolidated parcel to be R-3 to facilitate the future development.

In order for this project to move forward, both parcels need to be combined and need to be zoned R-3, further the 8' Utility and Drainage Easement located on the east side of the Parcel 2, need to be vacated and relocated to the east side and south side of Parcel 1 and made into a 5' wide easement.

After consolidation, this new parcel would allow the construction of two new, two-story buildings with 8 residential apartment units in each building as detailed above along with 16-2 car garages and 8 visitor parking spaces and a 24' wide driveway located on the east side.

In order to provide this facility, there are some administrative entitlements that are being requested here within. First, the Plat of Consolidation to combine the two parcels into a new R-3 zoned one parcel and removal of the easement located on the east side of parcel 2. Second, both the consolidation and the new development trigger a few minor variances that are being requested, in order to maximize lot use requested here within. Findings of fact for each are provided here within, as follows.

It is also requested that this residential development be allowed flexibility as a rentable apartment complex with an option to be converted into a condominium development. The City of Darien will be kept updated on the future development goals as this project goes into development and construction stage.

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ZONING VARIATIONS - JUSTIFICATION NARRATIVE:

2a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.

RESPONSE: The project cannot be developed with current zoning and easement that existing on Parcel 2 and due to the different zoning on Parcel 1. With new zoning and easement adjustment, this project will substantially increase the value and marketability of this property.

2b. The plight of the owner is due to unique circumstances.

RESPONSE: In an effort develop this project with existing irregular lot boundaries, some unique circumstances have presented themselves that require a minor amount of relief.

2c. The variation if granted will not alter the essential character of the locality.

RESPONSE: Due to its relatively smaller size and scale, the impact of these variations on the overall character of the area and comparison to surrounding lots and buildings would be hardly noticeable. In fact, this type of new development is in the very spirit of the City's comprehensive Plan and Key Development Areas.

3a. Essential Need? The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.

RESPONSE: The proposal seeks zoning change on Parcel 1 to match the current zoning of Parcel 2. No additional curb cut is requested on Plainfield Road. This development will not be possible without zoning change and requested variations.

3b. Problem with Property? There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with the Zoning Code. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.

RESPONSE: As noted above, the proposal seeks to combine the two parcels and zoning to be R-3 to make the development workable. Additionally, the applicant propose to move the entrance to the new development to the east away from the intersection of Plainfield Road and Lester Lane which will benefit the traffic flow. Therefore, in order for this development to be economically feasible, the requested variations from the ordinance are necessary.

3c. Smallest Solution? There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.

RESPONSE: As noted above, the proposal seeks to combine these two parcels and rezone into R-3 zoning to develop this project. Without the requested variations, this project will not be workable as proposed. The proposed building can't be constructed with the current City standards in the ordinance.

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3d. Create Neighbor Problem? The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.

RESPONSE: The granting of these variations will have no financial or physical impact on the surrounding properties. If anything, this will be an added value to those businesses and the residential neighborhood alike.

3e. Create Community Problem? The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.

RESPONSE: Due to its unique nature, this proposed development would be an asset to the community, and could be used as a model for similar future development once proof of concept is established.

3f. Net Benefit? The positive impacts to the community outweigh the negative impacts.

RESPONSE: With no notable negative impact and the benefits to the community, for this this use and location. acceptance of its ordinance variations would be a positive improvement

3g. Sacrifice Basic Protections? The variation, if granted, will comply with the purposes and intent of the Zoning Code set forth in Section 5A-1-2 (A) and summarized as follows; to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.

RESPONSE: This proposal seeks to integrate this redevelopment into the existing nature of the property as seamlessly as possible. As such, it is necessary to request zoning change so both parcels can be combined into one new zoning, the requested relief will increase the value of the property, and will convert something unsightly and under-used into something very positive, useful, and gainful for the property owner and the City of Darien, its residents, and visitors.

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CONCLUSION

As discussed, the re-zoning and combining these two parcels will make this property more energized and seek to infill a vacancy to continue the development fabric along the central corridor of Plainfield Road and a Key Development Area. Provided the evidence supplied in these findings of fact that fully support the use and the need for administrative relief, the applicant respectfully requests a favorable recommendation from Staff and its recommending bodies to the City Council for the project as proposed here within.

The building's façade is varied in material and articulation in order to break up the overall mass, while also addressing the different frontage conditions of Plainfield Road. The facade is composed of a few cladding materials, predominantly brick/stone cladding with some secondary use of metal panels. The building is provided with separate entry points into the building from the east and west sides to provide ease and functionality.

MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 5, 2025

PRESENT: Lou Mallers – Chairperson, Jonathan Christ, Shari Gillespie, Chris Green, Jonathan Johnson, Chris Jackson, Mark Kazich

ABSENT: None

OTHERS: Ryan Murphy – City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien Police Department Training Room, 1710 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

Regular Meeting – New Business

- a. **PZC2024-14 – 8226 S. Cass Avenue – True North Energy, LLC – A petition for an amendment to the Special Use Permit which previously permitted the construction and operation of an automobile service station, drive-through car wash, and mini-mart, to allow for the demolition of the existing car wash and mini-mart, and the relocation/expansion of the mini-mart. The project includes requested variations from the City’s landscape requirements. On-site improvements include parking facilities, landscape improvements and drainage/stormwater improvements. The subject property is located in the General Business District B-3 at the northwest corner S. Cass Avenue and N. Frontage Road.**

Mr. Ryan Murphy, City Planner reported that the proposed project would be a full tear down and renovation of the property, canopy for 6 fuel pumps, new convenience store and would remove the car wash. He reported that there would also be improvements made to the existing detention pond including the construction of a retaining wall. He further reported that a landscaped refuse and recycling enclosure had been proposed and would meet City Code requirements.

Mr. Murphy reported that the floor plan and elevations would be available on the City website and would include design specifications. He reported that the existing raised curb/island barrier would be demolished and would consist of open paving with 19 dedicated parking stalls along with 12 stalls available at fuel pumps.

Mr. Murphy reported that a traffic study had been prepared by the applicant, which had resulted in peak hour trips to increase by approximately 1% and would not result in substantial transportation impacts.

Mr. Murphy reported that staff had reviewed the submitted plans and found that the project would comply with all development standards, except regarding perimeter landscaping requirements.

Mr. Murphy reported that the plans had been reviewed by Christopher Burke Engineering and the applicant would be required to address their comments. He reported that staff identified several variations being proposed in the project:

1. To allow for parking areas near the northern property line to be located within a 30-foot parking setback,
2. For no landscape islands to be provided in the parking area directly in front of the mini mart, and
3. To allow for less landscaping than would otherwise be required at the eastern, western and southern property lines in lieu of the proposed landscaping plans.

Mr. Murphy reported that the North property line complies with landscaping requirements but the South, East and West do not. He reported that the applicant had provided a justification letter for various findings of fact and criteria that the Planning and Zoning Commission must use for the Special-Use amendment and variations.

Mr. Murphy reported that Staff had recommended several conditions of approval if given a favorable recommendation:

1. Plans submitted for the project should include enhanced landscaping along the northern property line to consist of additional shade or overstory trees where none are provided,
2. Prior to certificate of occupancy, the petitioner shall include pavement rehabilitations or resurfacing of those portions of the shared access drive that are located on the subject property and are generally in disrepair, and
3. Comply with the plan submittal requirements identified by Christopher Burke Engineering.

Mr. Murphy reported that a public notice had been published and mailed to residents within a 250-foot radius of the property and he had not received any public comments. He further reported that the petitioner would, at a later request, like to have the City Council expand the number of liquor licenses for the site, but that would be decided by the Mayor and the City Council and would not be reviewed by the Planning and Zoning Commission.

Chairperson Lou Mallers swore in any audience members wishing to present public testimony.

Mr. Christopher Palmer, RTM Engineers, introduced himself to the Commission as the primary civil engineer for the project.

Commissioner Jonathan Johnson questioned if there had been any pushback from Alpine Banquets. He questioned if the proposed building would block the view of their business.

Mr. Palmer stated that they had not received anything directly from Alpine. He stated that there is currently a 6-foot fence along the property line and that the building would go where the car wash currently is and would have a slightly lower elevation, which would not obstruct their view.

Commissioner Johnson questioned if there would be a car wash.

Mr. Palmer stated that because the current Special Use states a car wash and they no longer want one they must ask for a change.

Commissioner Mark Kazich questioned if they had looked into the turning radiuses. He questioned where the pumps would be and how large trucks would get in and out.

Mr. Palmer stated that big trucks would come in during off-peak time frames. He stated that they had not run a turn analysis but would be happy to do so. He further stated that they would not propose any changes to entrances and exits. Mr. Palmer stated that they would be increasing the amount of parking space and drive-aisle space which would be an improvement.

Commissioner Chris Jackson questioned how the fuel trucks currently enter the site.

Mr. Palmer stated he was unsure. He stated that the best way would likely be to enter from the traffic light at Frontage Road.

There was some conversation regarding trucks entering and exiting the property.

Commissioner Johnson questioned if the proposal would not change the tanks.

Mr. Palmer stated that the tanks would be re-done. He stated that they would get rid of the existing tanks and place new ones in the same locations.

There was some further conversation regarding trucks entering and exiting the property.

Commissioner Kazich suggested the petitioner place signage to indicate proper entrance and exit. He further questioned if there would be EV charging stations.

Mr. Palmer stated that there would not be at this time but there would likely be a space to put them in at a later date.

Commissioner Jackson questioned if 19 parking spaces was the requirement.

Mr. Palmer stated that they would maximize frontage space to allow for more people to come in the store. He stated that the official count would be 21 parking spaces.

Mr. Murphy stated that there would be 19 proposed spaces, but the requirement would be 21. He stated that the Code had been silent on whether pumps count as parking spaces and that he had mentioned stalls at the pumps and unmarked spaces in his plan review. He further stated that if the Commission would be concerned with the amount of spaces they may recommend additional striping.

Commissioner Jackson questioned if they would be over parking or under.

Mr. Murphy stated that there would be more spaces than previously.

There was some conversation regarding parking at pumps and the number of spaces.

Commissioner Jackson questioned if someone could speak to the fence. He questioned if the current fence would be removed or replaced.

Mr. Palmer stated that currently the fence would be removed, but they would still need to meet the requirements. He stated that he would recommend a fence, especially next to the banquet hall due to the retaining wall.

There was some discussion regarding landscaping.

Mr. Todd Stan, landscape architect, stated that a fence on the West would be a nice addition. He stated that the North side has existing trees and that there would be a substantial landscape buffer which would be above-ordinance. He stated that there would be lots of space to do nice landscaping and that the rest of the site would have constraints due to lack of physical space.

Commissioner Jackson questioned if a fence would be doable on the West side.

Mr. Stan stated that it would be and that there would likely be space between the edge of the property line and the plantings.

Commissioner Jackson stated his concern with safety. He stated that there would be a potential risk of kids jumping over the fence. He further questioned if the bushes would be 12-inches high.

Mr. Stan stated that bushes and other landscaping would not be a physical barrier and that one would still be able to cross the property line. He stated that the fence on the Western property line would provide secure boundaries and would be good for both properties to consider.

Commissioner Jackson questioned, regarding the need for a variance, if in the Southwest corner why not include more landscaping.

Mr. Stan stated that they could put more but it would still be short of the ordinance because of the length of the pavement section and that they lack the green area. He stated that to meet the ordinance they would need 1,192.5 points and the proposal had provided about 780 points. He further stated that there would be significant plantings along the property line from the

edge of the pond to the pavement. Mr. Stan stated that if they were to add a few more trees it would only add a couple hundred more points to the ordinance scoring.

Commissioner Jackson questioned if they would plant more trees.

Mr. Stan stated that they absolutely would plant more trees, but it would still be short of the ordinance requirement. He stated that there would be extensive landscaping everywhere else on the site and that they would like to meet the ordinance requirements as best as possible.

Commissioner Jackson stated that the lawn area would need to be mowed. He questioned why they wouldn't just landscape the whole area.

Mr. Stan stated that they would need some areas of grass space. He stated that they would use the area as a potential place to push snow piles and that snow removal had been considered in the landscape design.

Mr. Murphy stated that the existing 1985 ordinance had specific conditions related to fencing. He stated that if recommended for approval, any conditions of approval still pertinent would remain in place. He further stated that condition for approval 2 in the ordinance states that the fence along the Western property line is required and that there are methods of compliance for fencing along the Northern property line. Mr. Murphy stated that there would be a 6-foot and 8-foot high fence on the West property line and on the North property line if landscaping is not sufficient and the Commission would deem it necessary to require a fence. He further stated that based on Staff review, Western property line fencing would remain under the existing ordinance unless the condition of approval was removed.

Commissioner Jackson stated that it looked like a request to amend to adhere to the proposed landscape plan. He questioned if they had been missing the existing fence line.

Mr. Stan stated that it would come down to the condition of the fence and that a fence would remain regardless of the details, likely being the same type of fence in the existing spot.

Mr. Murphy stated that the current fence was very substantial – 8-feet tall on top of a berm.

There was some discussion regarding the history of the property area.

Commissioner Kazich stated that the fence would still be appropriate for the privacy of the townhomes adjacent to the site.

A resident living on the North side of the property questioned if they would remove the North fence.

Mr. Palmer stated that as of now they plan to remove both fences.

The resident stated that he would have a problem with that due to safety and noise.

Chairperson Mallers questioned if they would remove the dumpster from the North side and relocate.

Mr. Palmer stated that they would relocate the dumpster to the South of the convenience store and would enclose it in a brick structure.

Mr. Murphy stated that based on his review of the plans, there would be no amendment proposed to conditions for a fence along the Western property line. He stated that as it stands, the fence on the Western property line would remain and may require a 10-foot extension past the proposed building line.

Mr. Palmer stated that the petitioners would be flexible and willing to do what would make the most sense. He stated that the fence on the Western line would be a good idea.

There was some discussion regarding the need for a fence on the Western property line.

Mr. Stan stated that if a fence on the Northern property line would be deemed necessary, it would be no issue and they would clear the area to make necessary space.

Commissioner Chris Green questioned if the plantings would have to change on the landscaping plan if a fence were to be included.

Mr. Stan stated that the fence would not impact the development, but they would like to replace the existing one with a nice and long-lasting fence. He stated that the landscaping plan would not change except for adding any trees recommended by Staff or the Commission.

There was a clarification of the conditions for approval based on the 1985 ordinance.

Mr. Craig Kutch, 1226 Darien Path Way, stated that he lives in the townhomes to the South of the property and that he had experienced light and noise pollution in the past. He questioned if the lighting would be the same as it currently is.

Mr. Palmer stated that he would clarify, but the lighting would be the same type as it is now.

Mr. Kutch stated that he wouldn't mind the fence being higher and that he had a concern for safety and noise and light pollution, but the proposed site looked great.

There was some discussion regarding the hours of operation.

Commissioner Green questioned if a photometric study had been conducted on the new lighting layout.

Mr. Palmer stated that it would be part of the final engineering process but that it would meet any ordinance requirements.

There was some discussion regarding lighting specifications.

Mr. Stan stated that True North would provide very professional services and the Commission would be pleased with the outcome of the lighting and the project as a whole.

There was further discussion regarding lighting.

Mr. Javier Millan, Principal of KLOA, Inc., pointed out that the signage should be rectified for entering and exiting the property.

Commissioner Green questioned if the overall impact would be about 1%.

Mr. Millan stated that it would be and that he had taken into account a new versus established structure. He stated that because this property had been established the analysis would show about a 1% increase due to the updated structure.

Commissioner Jackson questioned if the study had established a right-in and right-out.

Mr. Millan stated that he had kept it as the previous had but he had considered how many people would exit left on Cass.

Commissioner Johnson questioned what the effect of taking the fence away would be.

Commissioner Jackson stated that it would be less safe, and that animals and people would be crossing through the property. He stated that a fence would provide a separation from Alpine Banquets.

There was some discussion regarding the specifics of the fence.

Commissioner Jackson stated his confusion with the landscape plan regarding the amendment.

There was some discussion regarding the applicant justification.

There was further discussion regarding a motion to amend and the layout of the property.

Mr. Murphy clarified the landscape plan versus a fence permit.

Commissioner Jackson questioned what the tree line consisted of.

Mr. Stan stated that there were lots of naturally populated trees that had been unmaintained. He stated that the client would be easy to work with on the fencing issue. He further stated that he would plant the site generously, but the ordinance had no accommodation for paved areas so there would be large gaps in the planting green space. Mr. Stan stated that certain areas of the property would not be possible to plant in because of extensive pavement.

Chairperson Mallers questioned if the resident present would ideally like to see more blockage of light.

Mr. Kutch stated that he would like that and that trees would not provide enough coverage.

Mr. Stan stated that a fence would solve the lighting issue.

There was some clarification to the fence height.

Commissioner Kazich questioned if the fence would be higher or lower than the existing level.

Mr. Palmer stated that he did not have the design yet, but he would follow up with specifics. He stated that they would be lowering the grade possible a foot and a half. He further stated that as the site is now, it drains toward the car wash, and to resolve that they would lower and flip to drain the other way and have less water going to Cass.

Commissioner Jackson stated the Commission should discuss conditions for approval. He questioned if the petitioners would include more shade trees.

Mr. Stan stated that he had planted very thoroughly and provided much plant diversity. He stated that they likely would not be able to fit another tree due to the sidewalk. He further stated that the gap between the property line, new plantings and the fence as a natural buffer would most likely stay intact.

Commissioner Jonathan Christ stated they would consider whether they would be okay with the East and South of the property being deficient as is.

There was some discussion regarding the conditions for approval.

Commissioner Jackson stated that the Commission would want to keep the fence.

Commissioner Kazich stated that the property should be EV ready.

Mr. Murphy stated that EV ready would be included in the newly adopted 2021 Code.

Commissioner Jackson stated that they should include entrance and exit signage.

There was some discussion regarding lighting.

Commissioner Jackson stated that they would leave lighting up to Staff review.

There was further discussion regarding conditions.

Commissioner Jackson made a motion, and it was seconded by Commissioner Green to approve PZC2024-14 – 8226 S. Cass Avenue – True North Energy, LLC – A petition for an amendment to the Special Use Permit which previously permitted the construction and operation of an automobile service station, drive-through car wash, and mini-mart, to allow for the demolition of the existing car wash and mini-mart, and the relocation/expansion of the mini-mart. The project includes requested variations from the City's landscape requirements. On-site improvements include parking facilities, landscape improvements and drainage/stormwater improvements. The subject property is located in the General Business

District B-3 at the northwest corner S. Cass Avenue and N. Frontage Road. The following conditions were included:

- 1. Prior to issuance of final certificate of occupancy, the petitioner shall include pavement rehabilitation or resurfacing of those portions of the shared access drive that are located on the subject property that are generally in disrepair to the satisfaction of the Director of Community Development,**
- 2. Comply with the comments and requirements within the letter from Christopher B. Burke Engineering, LTE dated January 22, 2025,**
- 3. Comply with all requirements of the original ordinance, including fencing, but excluding landscaping as being amended here within, and**
- 4. Replaced or provide signage to clarify existing right-in and right-out access along Cass Avenue.**

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 7-0.

Mr. Murphy reported that the petition would move to the Municipal Services Committee on March 24, 2025.

Chairperson Mallers questioned if all passes when the petitioners would start the demolition.

Mr. Palmer stated that they would begin mid-summer.

Mr. Stan stated that the majority of the construction would be done by spring and the plantings would be done during the spring.

- b. PZC2025-02 – Petition from the City of Darien to amend the Title 5A (Zoning Regulations to add “the offering of a short-term rental” as a prohibited action under the existing short-term rental prohibition contained in Section 5A-5-16 of the City Code.**

Mr. Ryan Murphy, City Planner reported that the City had been successful with enforcing the short-term ban and that they would receive a lot of resident input. He reported that they had run into an issue in enforcement efforts with a claim that there had been only an offering being made rather than a transaction. Mr. Murphy further reported that a judge had recommended that the City consider a change, so prohibition is considered throughout the City.

Chairperson Lou Mallers stated that his subdivision board had prohibited short-term rentals in their bylaws after previous issues.

Mr. Murphy stated that there had been no change proposed to the 30 days and had only added an offering of short-term rental, which is currently not allowed. He stated that the City would want to enforce the ordinance as it was intended.

Commissioner Shari Gillespie stated that even if someone didn't put their listing on Airbnb or VRBO, that wouldn't prohibit them from renting.

Mr. Murphy stated that they had not received a complaint about short-term that did not use a web portal. He stated that the ordinance defines short-term as 30 days and that the City must have proof of a violation taking place to cite. He further reported that they would do everything they can to verify if a short-term rental was occurring and the best tool would be a listing.

There was some discussion of the existing ordinance.

Commissioner Chris Jackson questioned what the warning was for.

Mr. Murphy stated that the City had been successful in receiving favorable judgements for short-term rental violations. He stated that there had been a new case and the judge incited a very high dollar amount for the City but said she wouldn't again unless the ordinance says offering is prohibited. He further stated that the circuit court did not feel prohibition was enough if offering was included and that they would do this to ensure the City can continue to take action.

Mr. Murphy stated that municipalities can conduct local adjudication which would allow them to keep at least a portion of the substantial fine fees.

Commissioner Gillespie questioned who would hold them responsible.

Mr. Murphy stated that some Alderpeople had been in touch with Dan Gombac and that Karen would submit the required paperwork.

Commissioner Jackson questioned if the phrase drafted by the City attorney would determine that the word "offering" catches everything.

Mr. Murphy stated that it would be by omission.

Commissioner Mark Kazich questioned where in the City Code does it refer to short-term rental.

Mr. Murphy stated that the definitions are in a separate section of the code at the very end of zoning ordinances.

Commissioner Jackson made a motion, and it was seconded by Commissioner Johnson to approve PZC2025-02 – Petition from the City of Darien to amend the Title 5A (Zoning Regulations to add "the offering of a short-term rental" as a prohibited action under the existing short-term rental prohibition contained in Section 5A-5-16 of the City Code.

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 7-0.

Regular Meeting – Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that at the last meeting, the Commission shared their interest in briefings on tax increment financing and other economic incentives in the City. He reported that he would send a staff report from the City Council who had approved a TIF consultant and that if the site becomes eligible a member from this body would be on a TIF committee.

Mr. Murphy reported that the property at 1225 Plainfield Road had a serious developer considering a request for approval of 16 condos. He reported that they had been meeting with residents and Dan Gombac and would go through a public hearing.

Mr. Murphy reported that staff would be going to Council to potentially revise commercial vehicle parking regulations in residential areas. He reported that there had been issues with commercial vehicles and would want to clean up the ordinance.

Mr. Murphy reported that staff would be proposing revisions to a tree ordinance which had been outdated. He reported that the City received a grant for \$100,000 and would need to update the ordinance to be eligible.

Mr. Murphy reported that the application for Chestnut Court had been resubmitted and would be nearing the final preliminary plans. He reported that the first public hearings may come as soon as April.

Approval of Minutes

Commissioner Green made a motion, and it was seconded by Commissioner Christ to approve the February 19, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 7-0

Next Meeting

Mr. Murphy announced that the next meeting is scheduled for Wednesday, March 19, 2025.

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

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

Adjournment

With no further business before the Commission, Commissioner Kazich made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:34 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson

DRAFT