

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, October 7, 2015
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2015-10: TCF Bank ATM, 7335 Cass Avenue: Petitioner requests special use approval to allow the establishment of an ATM drive-thru facility and a variation to reduce the required vehicle stacking for the ATM from 20 to 3.
 - B. **PZC 2015-13: Horizon Academy, 17w125 S. Frontage Road:** Petitioner seeks final plat of subdivision approval for a 1-lot subdivision and site plan approval for a private school.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: September 2, 2015.
6. Next Meeting: **October 21, 2015, 7:00 PM**
7. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: October 7, 2015

Issue Statement

PZC 2015-10: TCF Bank ATM, 7335 Cass Avenue: Petitioner requests special use approval to allow the establishment of an ATM drive-thru facility and a variation to reduce the required vehicle stacking for the ATM from 20 to 3.

General Information

Petitioner: Catalyst Exhibits, Inc.
Ken Kahle
7809 100th Street
Pleasant Prairie, WI 53158

Property Owner: Jewel-Osco
150 Pierce Road, Suite 400
Itasca, IL 60143

Property Location: 7335 Cass Avenue

PIN: 09-27-108-026

Existing Zoning: B-2 Community Shopping Center Business District

Existing Land Use: Shopping Center, grocery store with pharmacy and bank inside,
drive-thru facility for pharmacy.

Comprehensive Plan Update: Commercial

Surrounding Zoning and Land Use:
North: R-2 Single-Family Residential: single-family residential
South: B-2 Community Shopping and R-3 Multi-Family Residential:
commercial/retail and multi-family residential
East: R-2 Single-Family Residential: single-family residential
West: R-2 Single-Family Residential (City) and R-4 Single-Family Residential
(County): Lace School and single-family residential

Size of Property: 8.21 acres

Floodplain: None.

Natural Features: None.

Transportation: Property has frontage on Cass Avenue with access to 75th Street
through shopping center.

History: In 2003, the City Council approved a special use and variation to

permit a drive-thru facility for the pharmacy. No issues have been reported.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Site Plan, 4 sheets, prepared by Huron Design Group, dated July 30, 2015.

Planning Overview/Discussion

The subject property is located on the east side of Cass Avenue, north of 75th Street.

The petitioner proposes installing a stand-alone ATM facility at the far west end of the parking lot, along Cass Avenue. The plan has vehicles approaching the ATM from the north and exiting to the south. The parking lot stripping will be altered to direct traffic through and around the ATM facility.

The plan eliminates 17 parking stalls. However, the amount of parking provided exceeds the minimum required. For a grocery store, 4 parking stalls per 1,000 square feet of gross floor area is required. The grocery store is approximately 71,636 square feet, requiring 289 parking stalls. The proposed plan provides over 330 parking stalls.

Drive-thru facilities require special use approval.

Drive-thru facilities require at least 20 vehicle stacking spaces per the Zoning Ordinance. The plan shows 3. A variation is required. A bank further south on Cass Avenue installed a stand-alone ATM drive-thru facility with similar stacking set-up. Problems have not been reported.

The special use approval criteria:

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 a 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 planning and Zoning Commission and the Planning and Development Committee.

Variation approval criteria:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Staff Findings/Recommendations

Staff does not object to the proposed ATM facility. The facility is located in an area of the parking lot where there is minimal traffic, where there is minimal parking. The proposed stacking is consistent with other similar facilities that have not presented problems.

Staff finds the proposed variation will not adversely alter the general character of the property, nor will it adversely affect neighboring properties, nor will it impair an adequate supply of light and air in adjacent properties, nor will it increase congestion in the public streets or endanger the public safety. Therefore, staff recommends the Planning and Zoning Commission make the following recommendation approving the special use and variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and zoning Commission recommend to the City Council approval of the requests as presented.

Decision Mode

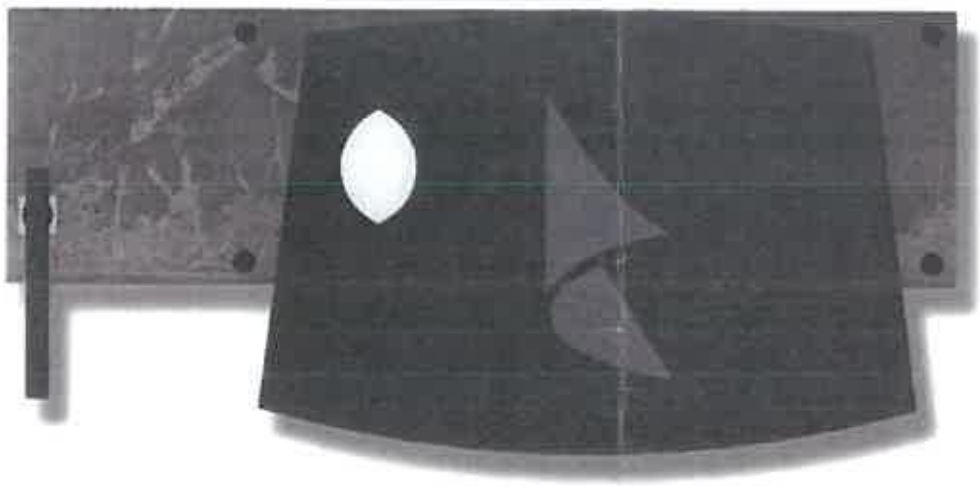
Planning and Zoning Commission: 7, 2015.

This design is subject to engineering changes needed for manufacturability that could change the appearance of the concept.

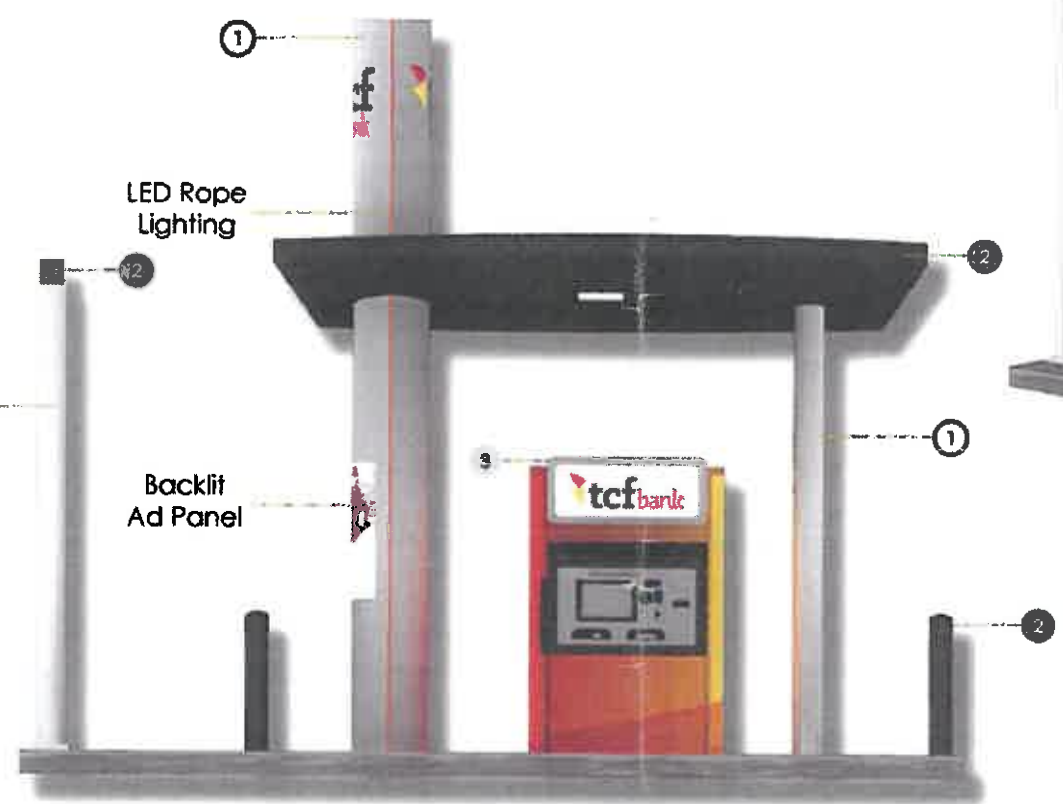
REVISION **A-1**

PLANS
 TCF Bank ATM
 7335 Cass Avenue
 Darien, IL

Top View



Side View



Front View



Perspective

- ① White
- ② Cool Grey 11
- ③ Cool Grey 2



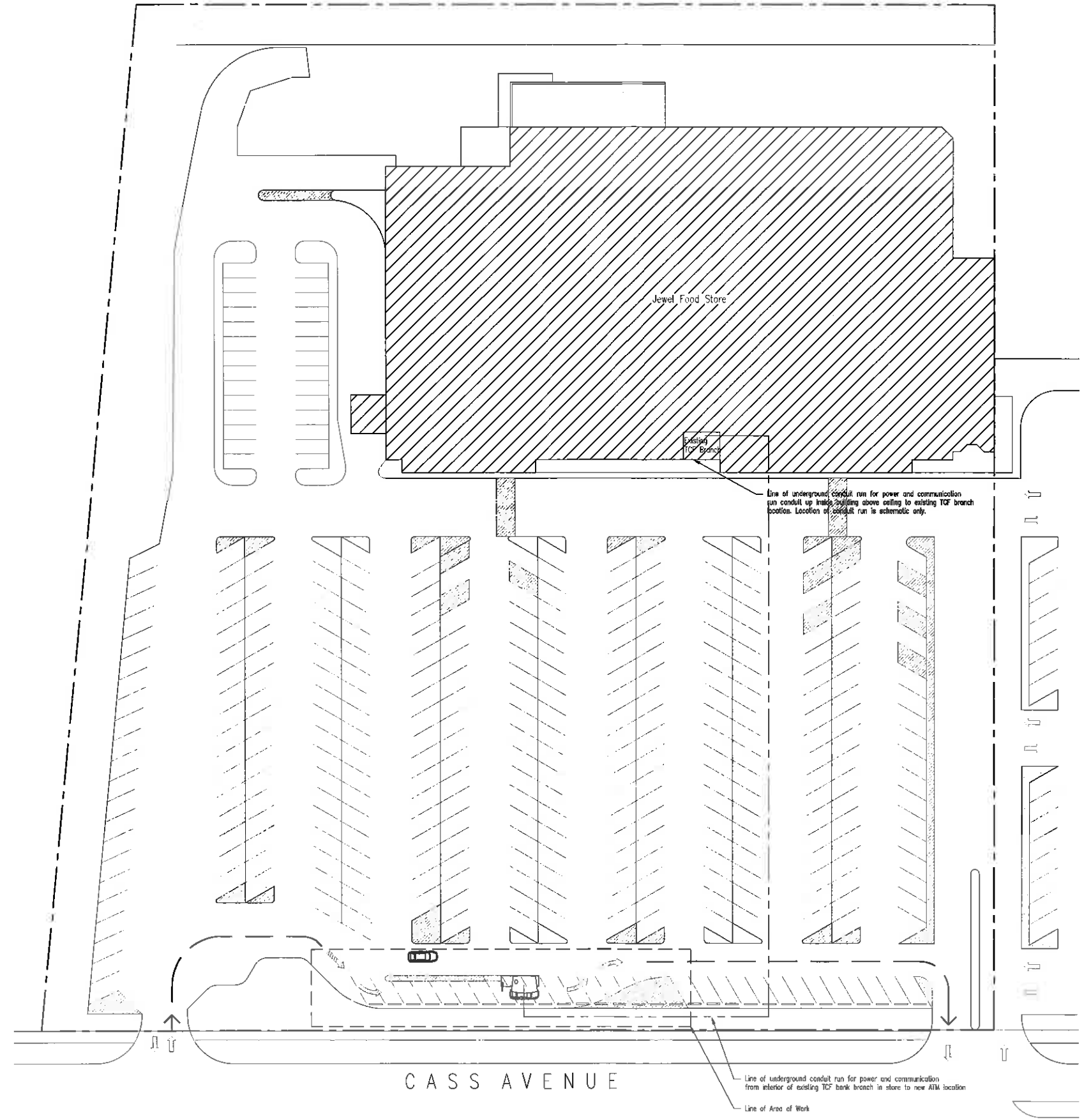
TCF Bank
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6030.01 Canopy
 6020.08 Enclosure
 6638

Rendered: CA
 Approved:

Rev- 1
 04/02/2015

1"
1"
When this drawing is plotted full size this square is 1" x 1"



Huron Design Group
415 North Sangamon St
Chicago, Illinois 60642
Tel/Fax : 312.844.3285 Cell : 773.616.1888

No.	Description	Date
	Issued for Village Review	07.30.15
Revision		
Date	9 June 2015	
Scale	As noted	
Drawn	JP	
Checked	PE	
Project No.	3489	
Project	TCF ATM #228 7329 S. Cass Ave. Darien, Illinois	

Drawing Name
Site Plan

Seal Drawing #

A-1

1 SITE PLAN
SCALE: 1" = 30'-0"
North

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: October 7, 2015

Issue Statement

PZC 2015-13: Horizon Academy, 17w125 S. Frontage Road: Petitioner seeks final plat of subdivision approval for a 1-lot subdivision and site plan approval for a private school.

General Information

Petitioner/Property Owner: Bassam Osman
8608 Johnston Road
Burr Ridge, IL 60527

Property Location: 17w125 S. Frontage Road

PIN: 09-34-405-019

Existing Zoning: R-1 Single-Family Residence

Existing Land Use: Vacant

Proposed Land Use: Private school

Comprehensive Plan Update: Office

Surrounding Zoning and Land Use:
North: R-3 Multi-Family Residence: I-55
East: R-2 Single-Family Residence (DuPage County): single-family detached homes, vacant parcel
South: R-1 and R-2 Single-Family Residence: vacant
West: R-2 Single-Family Residence (DuPage County): single-family detached homes, vacant parcel

Size of Property: 8.99 acres

Floodplain: Property contains floodplain and wetlands.

Natural Features: Floodplain, wetlands, existing tree coverage

Transportation: Property has frontage and access onto S. Frontage Road

History: The property was annexed into Darien in 1985. In 2008, the City Council approved a 5-lot subdivision for single-family detached homes along 87th Street west of Tennessee Avenue, far southern end of the property. However, the plat of subdivision was never recorded, thus, the homes were not built. Property remains vacant.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the Petitioner:

1. Final Plat of Subdivision, 2 sheets, prepared by V3 Engineers Scientists and Surveyors, dated august 31, 2015.
2. Final Engineering Plans, 15 sheets, prepared by V3 Engineers Scientists and Surveyors, latest revision dated July 31, 2015.
3. Landscape Plan, 2 sheets, prepared by Buchar, Mitchell, Bajt Architects, Inc., latest revision dated August 3, 2015
4. Photometric Plan, 1 sheet, prepared by Buchar, Mitchell, Bajt Architects, Inc., dated July 2, 2015.
5. Building Elevation Drawing, 1 sheet, prepared by Buchar, Mitchell, Bajt Architects, Inc., dated July 27, 2015.

Planning Overview/Discussion

The subject property is located on the south side of S. Frontage Road, between Western Avenue and Lorraine Drive.

The property is zoned R-1 Single-Family Residence.

The petitioner proposes a private school. The plan shows a Phase I and Phase II. Phase I is the elementary school, Phase II is the middle school. An outdoor recreational area is on the east side of the Phase II building area.

Within the R-1 zoning district, public, denominational, or private schools, limited to elementary, junior or high schools, without boarding, are a permitted use.

Address Assignment

The property was annexed into Darien in 1985 yet the property retained an unincorporated address. Staff recommends assigning a new address to fit within the City's address system and to void confusion as to whether the property is incorporated vs. unincorporated.

Plat of Subdivision

The petitioner is subdividing the parcel into two lots, with the school on the north parcel. The south parcel will remain vacant at this time.

Site Plan

The building complies with required building setbacks, lot coverage and building height. Within the R-1 zoning district, all buildings are limited to 30 feet in height. The top of the building is shown to be just under 22 feet tall, the roof top mechanical screen is shown to be at 26 feet.

Parking is shown to be located 30 feet from the front lot line and 5 feet from the west lot line.

The Zoning Ordinance does not provide specific parking setbacks for schools when located within residential zoning district. Staff finds the parking lot setbacks acceptable.

Plan shows two driveway entrances off of S. Frontage Road. Both meet the minimum 20-foot setback from side lot lines.

Plan shows 126 parking spaces, including 5 accessible and 3 motorcycle parking spaces. The required number of parking spaces provides is 1 space/employee. The petitioner should confirm the anticipated number of employees. The number of accessible parking spaces provided complies.

Parking stall size complies, 9 feet x 18 feet. Driveway aisle width complies, 24 feet for two-way traffic.

S. Frontage Road is under the jurisdiction of the Downers Grove Township Highway Department. Work within the road right-of-way, including driveway locations, require a permit from the Township Highway Department.

Staff did not require a traffic study at this time. The petitioner should comment on school hours, anticipated traffic volume for employees, parents and whether students are bused.

Landscape plan shows building foundation landscaping, perimeter yard landscaping, landscape islands within the parking lot. Landscape plan complies in terms are required areas and required amount of landscaping. Along the west lot line, a combination of landscaping and privacy fence is proposed. Along the west lot line, there is 5 feet for landscaping, the petitioner should confirm this adequate to maintain landscaping. The petitioner should also be aware, any vegetation with grows over onto adjacent properties is subject to that property owner trimming, cutting vegetation. Along the south and east sides, petition proposes to maintain existing vegetation to meet requirements, which is permitted.

The refuse enclosure is located behind the proposed building. Staff recommends a masonry enclosure using materials coordinating with the building exterior.

Signage details are needed. Ground signs require a base flush with the adjacent ground, should be limited to 32 square feet in area and 6 feet in height. A landscape bed extending 4 feet from the base of the sign is required.

Photometric Plan

The photometric plan shows exterior light levels in compliance. Per the Zoning Ordinance, lighting cannot exceed 3-footcandles in residential areas. Exterior lights are not permitted to cause glare onto adjacent properties, verified at final inspection. Light shields may be required.

Building Elevations

Exterior building materials include: stone and brick veneer, metal flashing, aluminum frame windows and doors, galvanized steel tube column with tension rod.

Roof top mechanical equipment is shown to be screened.

Engineering

The City Engineer's most recent comments are noted in a letter dated September 30, 2015, from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd.

Plan shows a public sidewalk being constructed along the property frontage, within the road right-of-way.

Public water and sanitary sewer mains are being constructed along the frontage of the property.

Staff Findings/Recommendations

The proposed use is permitted. The site plan complies with the Zoning Ordinance; the petitioner has not requested any variations. Engineering comments remaining to be addressed are minor.

Therefore, staff recommends the Planning and zoning Commission make the following recommendation approving the plat of subdivision and site plan, subject to conditions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-13 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented, subject to the following conditions:

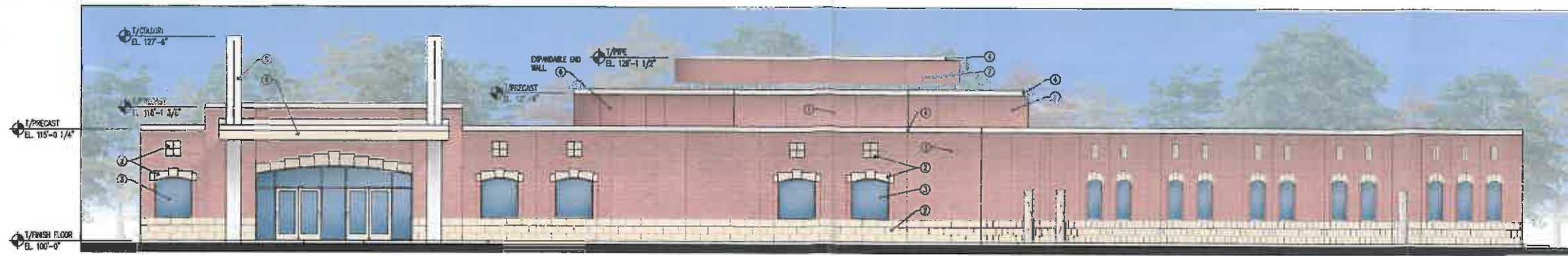
- 1. Address assignment**
- 2. Dumpster enclosure to be screened by masonry enclosure at least 6 feet tall.**
- 3. Provide signage details.**
- 4. Address City Engineer's comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated September 30, 2015.**

Decision Mode

Planning and Zoning Commission: October 7, 2015

PLAN: Building Elevation, Site Plan
Horizon Academy
17w125 S. Frontage Road,
Darien, IL

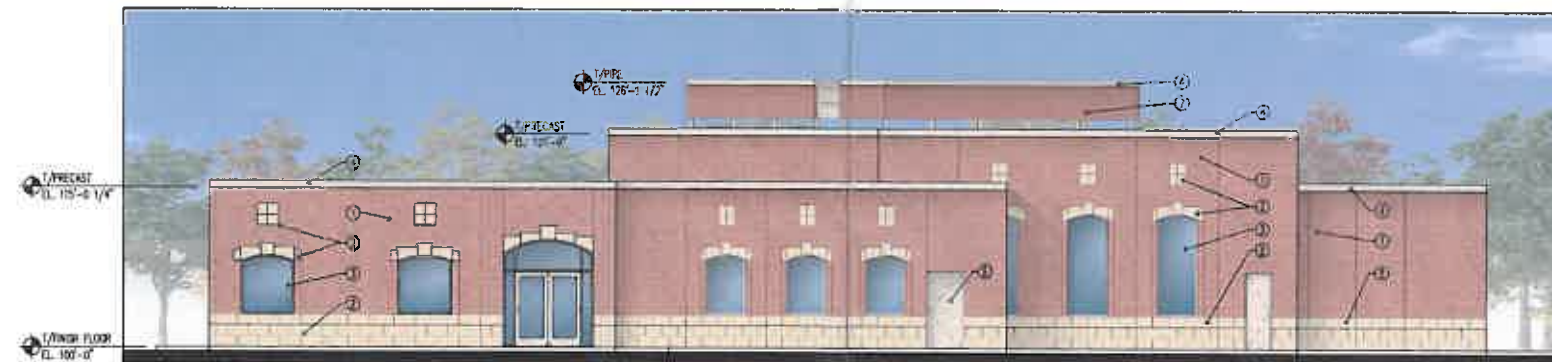
- KEY NOTES**
- ① PAINTED PRECAST PANEL WITH A BRICK VENEER EMBEDDED.
 - ② PAINTED CONCRETE PANEL WITH A STONE VENEER EMBEDDED.
 - ③ ALUMINUM FRAME WITH INSULATED GLASS.
 - ④ PREFABRICATED METAL FLASHING.
 - ⑤ INSULATED HOLLOW METAL DOOR/FRAME.
 - ⑥ EXTERIOR INSULATION AND FINISH SYSTEM AT EXPANDABLE END WALLS.
 - ⑦ MECHANICAL EQUIPMENT SCREEN WITH EXTERIOR INSULATION AND FINISH SYSTEM.
 - ⑧ PREFABRICATED METAL FLASHING/FASCIA.
 - ⑨ GALVANIZED STEEL TUBE COLUMN/TENSION ROD.



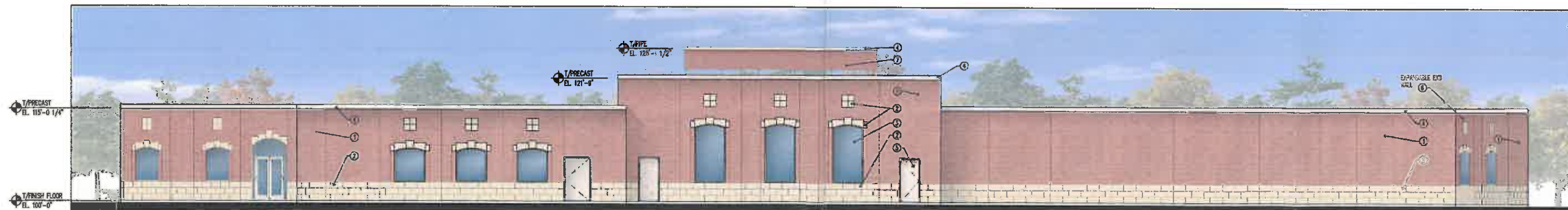
NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"

FOR
HORIZON ACADEMY
SOUTH FRONTAGE ROAD
DARIEN, ILLINOIS 60561
214074-14

July 27, 2015

EXTERIOR ELEVATIONS





HORIZON ACADEMY
DARIEN, ILLINOIS 60561

buchar, mitchell, bajt
architects, inc.

722 eastington road, suite d
 Joliet, Illinois 60435
 (815) 741-8229 fax (815) 741-8709

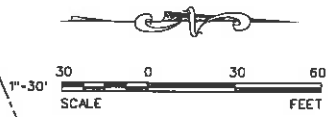
© 2015 BUCHAR MITCHELL, BAJT ARCHITECTS, INC.

PAVING LEGEND

- HEAVY DUTY PAVEMENT**
 2.5" HOT MIX ASPHALT SURFACE COURSE MIX 10, NSD
 4" 1 1/2" HOT MIX BINDER COURSE IL-18, NSD
 12" AGGREGATE BASE COURSE - CA-6 COMPACTED
- REGULAR PAVEMENT**
 1 1/2" HOT MIX ASPHALT SURFACE COURSE MIX 10, NSD
 2 1/2" HOT MIX BINDER COURSE IL-18, NSD
 8" AGGREGATE BASE COURSE - CA-6 COMPACTED
- CONCRETE PAVEMENT**
 8" P.C. CONCRETE PAVEMENT WITH (8X9 W2.8-W2.9) W.W.F.
 8" AGGREGATE BASE COURSE - CA-6 COMPACTED
- SIDEWALK PAVEMENT**
 4" P.C. CONCRETE PAVEMENT
 4" AGGREGATE BASE COURSE - CA-6 COMPACTED

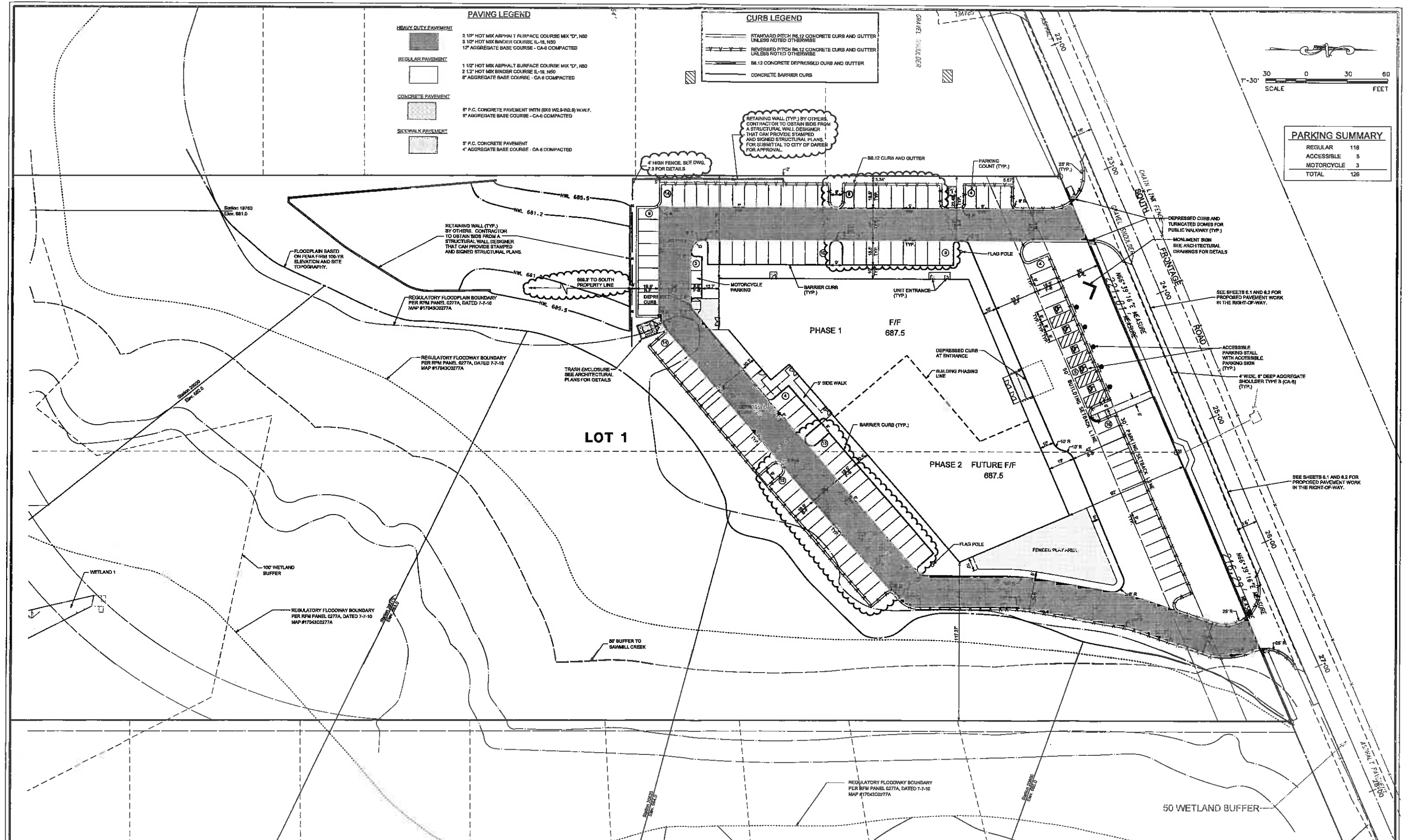
CURB LEGEND

-  STANDARD PITCH 8x12 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE
-  REVERSED PITCH 8x12 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE
-  8x12 CONCRETE DEPRESSED CURB AND GUTTER
-  CONCRETE BARRIER CURB



PARKING SUMMARY

REGULAR	118
ACCESSIBLE	5
MOTORCYCLE	3
TOTAL	126




V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-31-15	PER CITY OF DARIEN			

PROJECT NO.: 00263.HA S04
 FILE NAME: 2.1 Geo00263.HA
 ORIGINAL ISSUE DATE: 06-11-15
 SCALE: 1"=30'

DESIGNED BY: MBI
 DRAWN BY: NRS
 CHECKED BY: MBI
 PROJECT MANAGER: AMP

HORIZON ACADEMY

ILLINOIS

GEOMETRY PLAN

DRAWING NO. **2.1**

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 2, 2015**

PRESENT: Beverly Meyer – Chairperson, Andrew Kelly, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: None

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present and swore in the audience members wishing to present public testimony.

A. Public Hearing - PZC 2015-17: Republic Bank - Kiddie Academy, 1502-1510 75th Street: Petitioner requests final plat of subdivision approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway is located from a street intersection from 50 feet to 33.5 feet.

Mr. Michael Griffith - Senior Planner presented the staff report. He reported that the plan provides a shared parking lot between the Republic Bank and the proposed Kiddie Academy with a cross-access between the properties. He further reported that the building setbacks, parking setbacks, lot coverage, required landscaping, parking stalls and building height and sign comply.

Mr. Griffith reported that the variation relates to the driveway off of Park Avenue. He reported that the driveways are required to be located at least 50 feet from a street intersections, measured from the intersection of the street right-of-way and nearest end of the curb cut. He further reported that the petitioner is proposing a 33.5 feet setback and that staff supports this variation.

Mr. Griffith reported that altering the driveway to comply with the code results in the driveway centerline being at an awkward angle off of Park Avenue, which staff finds does not meet the intent of the Zoning Ordinance nor is good site planning.

Ms. Laura Novick, Architect for the petitioner provided a floor plan and plat of subdivision. She reported that the curb cut requirement is 50 feet from the property line in order to make it straight.

Commissioner Laratta stated that the location of the driveway to the Eisenhower School driveway could be dangerous. He suggested staggering the driveway a few feet more.

Ms. Novick reported that the driveways are across the street and the distance should not cause any traffic issues. She stated that staggering makes it more complicated.

Commissioner Oberland stated that the hours of the school and the daycare are not the same and that there shouldn't be any issues.

Mr. Griffith reported that there is better traffic flow when both drives are lined up. He stated that shifting creates more confusion.

Commissioner Mallers suggested adding in stop signs at both driveways.

Ms. Katie Moore, petitioner stated that the hours of operation will be Monday through Friday from 6:15 a.m. - 6:15 p.m. and that times are staggered. She stated that the majority of drop offs occurs between 8:00 a.m. - 8:30 a.m. and that they never experience any back-ups.

Commissioner Lind questioned the monument sign location.

Ms. Novick stated that the idea is to put it in the middle of the lot for increased visibility.

Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Mr. Mario Christofero stated that he lives on Shelly Court and that he was present to just make sure the zoning fits in. He stated that Park Avenue is very narrow and that there is a lot of school parking on the east side of the street. He further stated that this is going to be a problem.

Mr. Griffith distributed a district map of the no parking areas. He reported that he went out to the site and that cars are parked on the east side and buses were exiting with no issues. He further reported that if there are traffic issues that they will be addressed with the City Council.

Commissioner Mallers questioned when the petitioner plans to open.

Ms. Moore stated that construction is usually 9 months and that she would like to open by next July or August.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 7:27 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer that based upon the information presented, the request associated with PZC 2015-07 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented subject to:

- 1. Address City Engineer's comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated June 19, 2015.**
- 2. Dumpster enclosure to be screened by masonry enclosure at least 6 feet tall.**
- 3. Privacy fence on north side of play area to be at least 6 feet tall.**

Upon roll call vote, THE MOTION CARRIED 8-1. Commissioner Laratta abstained.

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, September 28, 2015 at 6:30 p.m.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Ritzert to waive the reading of the August 19, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 9-0.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to approve the August 19, 2015 Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 16, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Ritzert. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:45 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**