

**CITY OF DARIEN**

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Wednesday, September 7, 2016  
7:00 PM**

**City Hall  
Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:

**A. Public Hearing**

**PZC 2016-09: 1017 71<sup>st</sup> Street (Loughran)**

Petitioner Albert Loughran seeks approval of a variation to reduce the required setback distance from 5 feet to 1 foot in the interior side yard for the purpose of constructing a concrete paved storage pad for a recreational camper to be stored in the side yard of his house.

**B. Public Hearing**

**PZC 2016-10: 17W615 N. Frontage Road (R&R Motor Homes)**

Petitioners Arthur N. Dallner Trust (owner) and Zach Radovan (contract purchaser) seek approval to rezone the property to B-3 (after annexation), grant a special use for motor home rental, maintenance, and sales in the B-3 zoning district, and to grant variations to reduce lot area, reduce side yard for the principal building, exceed square foot size for accessory building, reduce side yards for parking lot, reduce driveway setback, reduce driveway width, reduce driveway turning radius, reduce parking stall depth, delete parking curb, and reduce landscaping.

4. Correspondence
5. Old Business
6. New Business
7. Approval of Minutes: **June 15, 2016**
8. Next Meeting: **September 21, 2016**
9. Adjournment

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**September 7, 2016**

**Case**

PZC 2016-09 1017 71<sup>st</sup> Street (Loughran)

**Issue Statement**

Petitioner seeks approval of a variation to reduce the required interior side yard setback from 5.0 feet to 0.5 feet for a concrete driveway extension to store a camper in the interior side yard.

**General Information**

Petitioner/Property Owner: Albert Loughran

Property Location: 1017 71<sup>st</sup> Street

PIN: 09-27-100-009

Zoning / Land Use: Site: R-2 / single-family residence  
North: R-2 / single-family residence  
East: R-2 / single-family residence  
South: R-2 / single-family residence  
West: R-2 / single-family residence

Comprehensive Plan: Low Density Residential

Size of Property: 75 feet x 134 feet = 10,050 square feet

Natural Features: Lawn and bushes in side yard, no floodplain or swale

Transportation: Front loading garage with driveway to 71<sup>st</sup> Street

History: None

**Documents Submitted**

1. Plat of Survey, 1 sheet, prepared by Schlaf-Sedig & Associates, undated, with hand drawn plan of proposed driveway extension by Petitioner submitted 8/5/16.

**Zoning Provisions**

Section 5A-5-11: RV's may be stored in rear or interior side yards only.

Section 5A-5-11 (A)5: All RV's shall be stored on hard surface meeting setbacks for driveways

Section 5A-11-3 (A)4: Driveway shall be 5 feet from property line and not in platted easement.

Sections 5A-2-2-3 (A) and 5A-2-2-3 (G): Variation Authority and Standards – *see attachment*.

### **Development Description**

The Petitioner's plan shows a proposed 9.0 foot wide concrete driveway extending into the west side yard from the existing concrete driveway in the front yard. The west side yard is 10.25 feet wide at the front of the attached garage and 11.36 feet wide at the rear of the attached garage. This would leave 0.5 feet of green space between the new driveway extension and the garage and 0.55 – 1.66 feet of green space between the new driveway and the side lot line. The adjacent house side yard is about 10 feet wide. The overhang of the roof is about 1.0 feet into the side yard and about 8.0 feet above grade. A storage shed in the side yard would have to be removed.

### **Plan Review Comments**

The side yard of this house and most houses on this block were originally built to the 10 foot wide minimum, which negates the option of storing RV's in side yards and conforming to the 5 foot setback requirement. Storing RV's in rear yards would reduce the useable space in the rear yards, which for this house is about 50' x 75', and which would still require a setback variation to run a driveway around to the rear yard.

Possible adverse impacts on the house to the west may be somewhat less light and air and more noise from an RV stored 11 feet from their front room window. Mr. Loughran has not proposed landscaping or fence as screening.

### **Recommended Motion**

To recommend approval to the City Council of petition PZC 2016-09 at 1017 71<sup>st</sup> Street for side yard variation for storage of RV as presented based on our findings of fact in regards to the Variation Authority and Standards..

### **Decision Mode**

Planning and Zoning Commission: September 7, 2016  
Municipal Services Committee: September 26, 2016  
City Council: October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	
Case No.:	2016-09
Date Received:	8/5/16 + 8/7/16
Fee Paid:	\$360
Check No.:	7083
Hearing Date:	9/7/16

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

PETITIONER INFORMATION

Albert Loughran  
Petitioner's Name

Albert & Terry Loughran  
Owner's Name

Albert Loughran  
Contact Name

1017 71<sup>st</sup> Street  
Address, City, State, Zip Code

1017 71<sup>st</sup> Street  
Address, City, State, Zip Code

630 347-1560  
Phone #

630 347 1560  
Phone #

Loughranz@hotmail.com  
Email

630-628-9495  
Fax #

Loughranz@hotmail.com  
Email

PROPERTY INFORMATION

1017 71<sup>st</sup> Street  
Property address

.23  
Acreage

09-27-100-009  
PIN(s)

Zoning

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

- Variation
- Simple Variation
- Special Use
- Rezoning

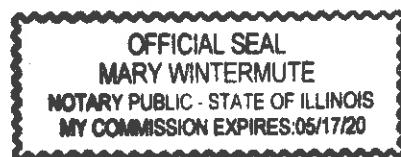
Add side concrete drive 6" from property line. approx 10"

I, Albert Loughran, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

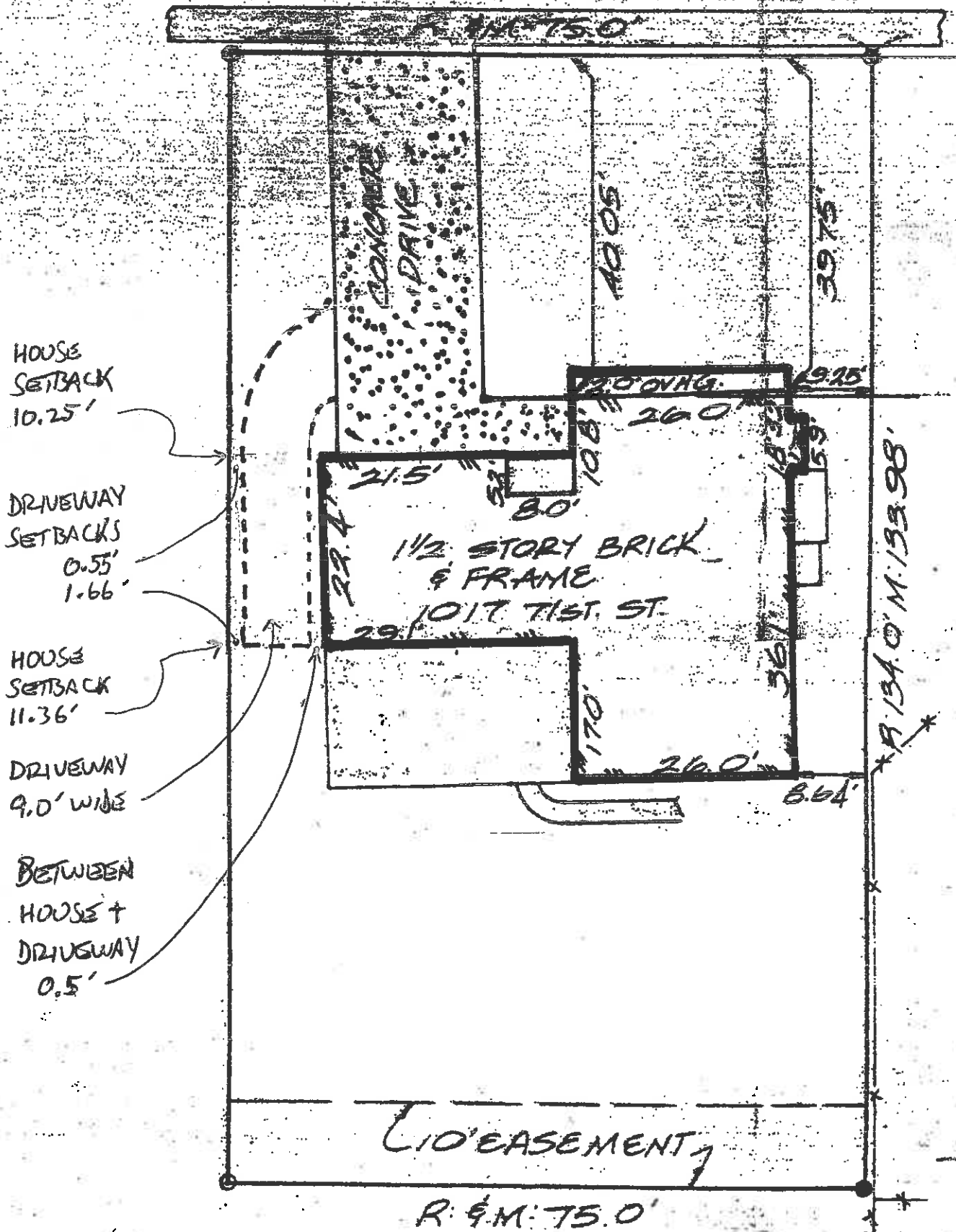
[Signature]  
Signature

Subscribed and sworn to before this 5 day of August, 20 16

[Signature]  
Notary Public



# 71ST STREET



HOUSE  
SETBACK  
10.25'

DRIVEWAY  
SETBACKS  
0.55'  
1.66'

HOUSE  
SETBACK  
11.36'

DRIVEWAY  
9.0' WIDE

BETWEEN  
HOUSE +  
DRIVEWAY  
0.5'

NOTATIONS BY STEVE MANNING 8/29/16



↙ — 1017 71ST STREET

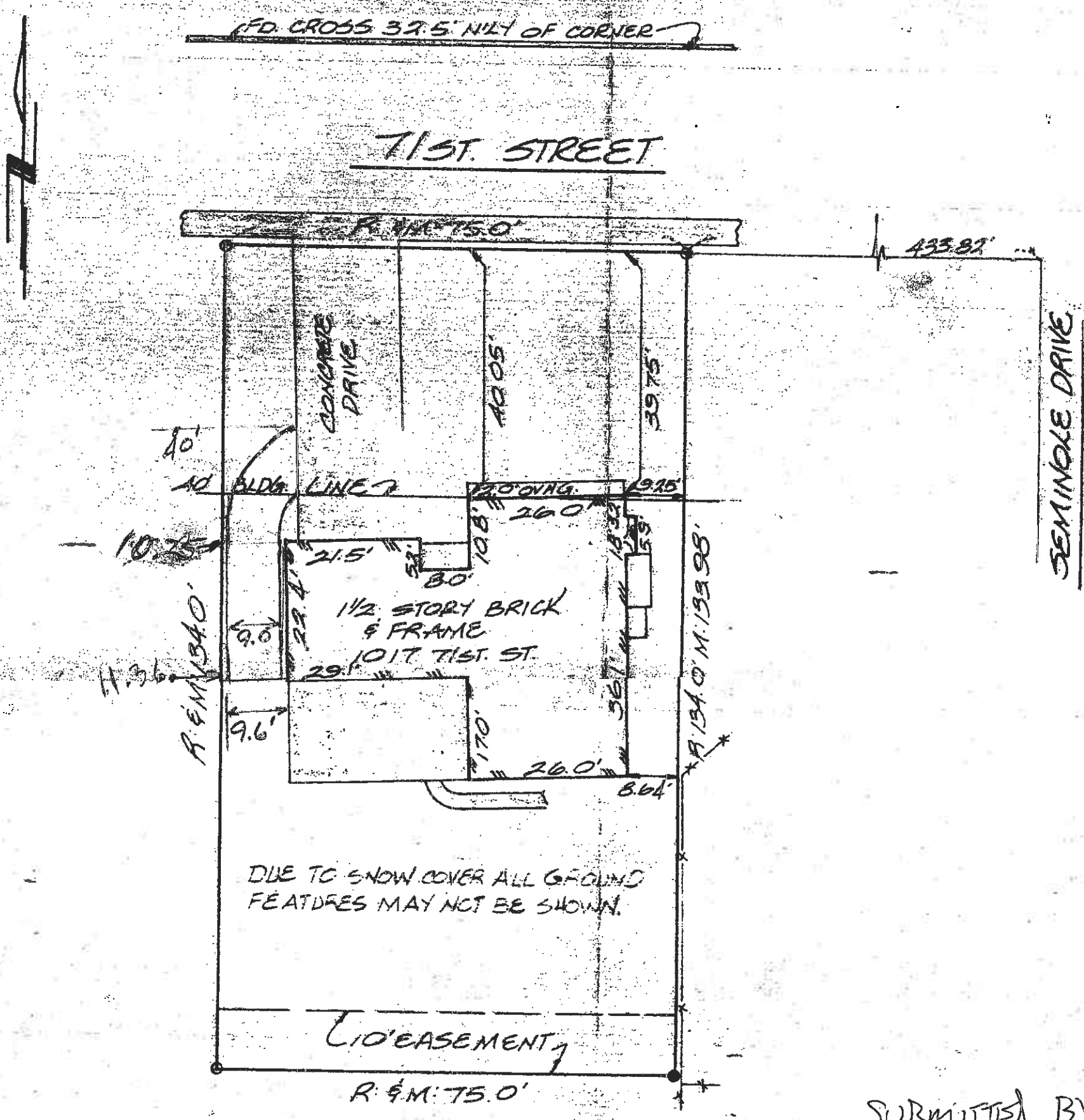




# PLAT OF SURVEY

Of Lot 329 in Hinsbrook Unit 4, a subdivision of part of the Northwest quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Subdivision recorded May 25, 1966 as Document 866-19309X in Du Page County, Illinois.

*To be recorded by lawyer*



SUBMITTED BY  
PETITIONER  
8/5/16

SCHLAF-SEDIG & ASSOCIATES  
100 South Walnut St.  
Itasca, Illinois 60143  
(312) 773-1761

State of Illinois )  
County of Du Page )

Scale 1" = 20 feet

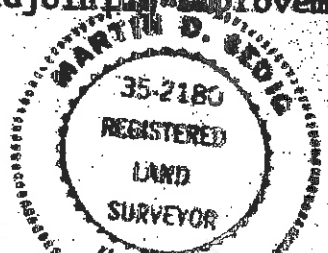
Date of Survey JANUARY 24, 1977

I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

- Legend**
- R= record distance
  - M= measured distance
  - D= deed
  - CH= chord
  - Found pipe
  - Set pipe
  - Concrete shown shaded
  - Fence line
  - - - Limits of building

I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining improvements do not encroach on the above described property.

*Martin D. Sedig*  
Compare the description of this plat with deed. Refer to title policy for items of record not shown above.





**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**September 7, 2016**

**Case**

PZC 2016-10 17W615 N. Frontage Road (R&R Motor Homes)

**Issue Statement**

Petitioners seek approval of annexation, rezoning map amendment to B-3, special use for RV rental, sales, and service, and variations to lot area, side yard, accessory building size, parking and driveway setbacks, driveway width, driveway turning radius, parking stall depth, parking curb, and landscaping.

**General Information**

Petitioner/Property Owner: Arthur Dallner Trust, Judith Greiman – Trustee  
322 Thistle Drive, Bolingbrook, IL 60490

Petitioner/Buyer Renata Zach (and Zach Radovan)  
169 Glendale Drive, Bolingbrook, IL 60440

Property Location: 17W615 N. Frontage Road

PIN: 09-34-302-007

Zoning / Land Use: Site: B-1 (DuPage County) / house  
Northwest: R-2 / day care (Ready Set Go)  
Northeast: R-3 / townhouses (Violet's Farm)  
East: B-3 / hotel (Woodspring Suites)  
South: R-1 / interstate highway (I-55)  
West: ORI / interior storage (Public Storage)

Comprehensive Plan: Office

Size of Property: 114 feet (frontage) x 370 feet (east side) x 120 feet (rear adjacent to I-55 ROW) x 385 feet (west side) = 42,504 square feet = .976 acres

Natural Features: Lawn, bushes, trees and wetlands in northeast corner

Transportation: Existing driveway access from N. Frontage Road also known as former Joliet Road and former Route 66

Site History: Site is unincorporated Downers Grove Township and has a vacant house with detached garage being the former residence of Arthur Dallner (deceased).

### **Documents Submitted**

1. Zoning petition notarized 7/26/16
2. Boundary & Topographic Survey, certified by Thomas Cesal, dated 2/24/16
3. Site Development Plan, (8 sheets), prepared by Morris Engineering, dated 08/15/2016

### **Development Description**

R&R Motor Homes has a RV business in Bolingbrook and they would like to open another facility in Darien. They primarily rent large driving RV campers, but also sell used campers and do minor mechanical maintenance of campers. They propose to convert the existing house into an office for the business and pave areas for parking and storage of about a dozen RV's. No exterior lighting or signage has been proposed. They propose to develop in phases:

1. Convert the interior of the existing house into an office, reuse the existing well and septic system, widen the driveway, pave in front of the house, regrade the yard for stormwater detention and add wetland plantings and trees and bushes.
2. Pave the side yard and part of the rear yard and fence the side and rear yards.
3. Pave more of the rear yard.
4. Demolish the existing garage, build a larger maintenance building with office space, and pave more of the front yard.

### **Plan Review Comments**

This parcel is completely surrounded by parcels that have been annexed into Darien. There is a mixed use trend of development in this neighborhood including industrial, brewery, storage, hotel, restaurant, contractor's yards, day care, dog kennel, and residential. [see attached *Land Use and Zoning maps*] There is a corresponding mix of zoning districts including B-3, ORI, and R-3 in the City and B-1 in the County. The Comprehensive Plan recommended in 2005 that future land use in this area be Office if the small parcels could be assembled to create a unified development. Development and zoning since 2005 has negated the potential for parcel assemblage. The most recent zoning map amendment was B-3 (special use) in 2015 for Woodsprings Suites hotel east of the subject site. [see attached *Zoning Amendment Standards*] *The proposed B-3 zoning would not be out of character for this area.*

The shape of the lot being extra deep but narrow somewhat limits the redevelopment potential for other uses. The low intensity character of RV rental, especially for the small lot size/capacity as proposed, is compatible with surrounding uses. [see attached *Special Use Standards*] The 'exterior architectural design' referenced in Standard #5, which would be the reuse of the small, wood frame, modest 1950's style house, would not be in character with the existing surrounding new brick buildings of Woodspring Suites, Public Storage, and Miskatonic. Any impact on property values would be difficult to measure.

*The proposed special use would not be out of character for this area.*

The engineering plans are not finalized. *[see attached City engineer's letter]* In a preliminary meeting, DuPage County they indicated that the plan concept for the wetlands on site would probably be acceptable. Petitioner wanted to go through the zoning process before they finalized the engineering. The Petitioner's proposal to reuse the existing well and septic is still pending DuPage County review. Also, site plan review was requested from the Tri-State Fire District.

There are 17 variations requested. *[see attached Plan Review checklist and Variations map]*

1. Subject site is about 1 acre – minimum required is 6 acres.  
*The subject site is surrounded by developed property, so the size cannot be increased. Also, the Woodsprings Suites hotel was approved on a 3.5 acre site in the B-3 district.*
2. Existing house has 27.5 foot west side yard – minimum required is 40 feet.  
*Impact on the neighboring property to the west (Public Storage) is minimal since their building is a long brick wall with no windows about 15 feet off the property line.*
3. Proposed size of maintenance building is 40 feet by 60 feet – required is 800 square feet.  
*The building size would not be out of scale with nearby buildings.*
4. Proposed parking lot side setback is 10 feet – required minimum is 20'.  
*The impact will be minimized on the west side being across from the long brick wall of Public Storage and on the east side by Woodsprings Suites having extra setback and extra landscaping along side the subject site.*
5. Proposed is no parking lot barrier curb - minimum required is 6 inches.  
*Petitioner wants to allow surface runoff into the drainage swale.*
6. Existing driveway side setback is 9 feet – minimum required is 20 feet.
7. Proposed driveway width is 12 feet – minimum required for two-way traffic is 24 feet.  
*The potential exists for vehicles stopping on N. Frontage Road waiting for vehicles to exit from the facility, thus causing traffic congestion.*
8. Existing driveway (west edge at street) has little or no turning radius – at least 27.6 foot radius is needed to accommodate the longest RV's on site being 38 feet.  
*[Driveway radius and design within the ROW is the jurisdiction of IDOT]*
9. -16. The proposed landscape plan shows trees and bushes being added in all available green spaces except in the detention, drainage swale, and wetland areas on the front and east edges of the property.  
*Adding more trees and bushes to the west would have minimum benefit due to the long brick wall of Public Storage, or to the south along I-55 expressway, or to the east where WoodSpring Suites is planting extra landscaping.*
17. Proposed length of some RV parking stalls is 30 feet – at least 38 feet is needed to accommodate the longest RV's on site being 38 feet.  
*The aisles are extra wide at 60 feet, so the longer stall length is possible if the front parking lot striping is re-configured.*

**Recommended Motion**

To recommend to the City Council to approve petition PZC 2016-09 for B-3 zoning, special use, and variations as presented based on our findings of fact in regards to the Zoning Map Amendment Standards, the Special Use Standards, and the Variation Authority and Standards, subject to;

1. Re-design of the site plan to widen the driveway to 24 feet
2. Increase the turning radius of the driveway at the street to at least 27.6 feet pending review and approval by IDOT
3. Lengthening the RV parking stalls to 38 feet
4. Pending review and approval of stormwater and wetland plans by DuPage County
5. Pending review and approval of the well and septic plans by DuPage County
6. Pending review and approval of final engineering plans by the City

**Decision Mode**

Planning and Zoning Commission:	September 7, 2016
Municipal Services Committee:	September 26, 2016
City Council:	October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

Staff Use Only	10
Case No.:	PZC 2016-04
Date Received:	7/25/16 + 8/15/16
Fee Paid:	\$3585.00
Check No.:	1020, 1021
Hearing Date:	8/7/16

PETITIONER INFORMATION

Renata Zach and Estate of Arthur Dallner

Petitioner's Name

Renata Zach

Contact Name

169 Glendale Drive, Bolingbrook, IL 60440

Address, City, State, Zip Code

(630) 854-8949

Phone #

Fax #

randrrvrental@yahoo.com

Email

JUDITH E. GREIMAN

Owner's Name

322 TRISTLE DR, IL 60490

Address, City, State, Zip Code

630 378 0051

Phone #

regreiman@comcast.net

Email

PROPERTY INFORMATION

17W615 Frontage Road

Property address

09-34-302-007

PIN(s)

42,504 sq. ft. or 0.976 acres

Acreage

B1(County) to B3(City)

Zoning

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

Variation

Simple Variation

Special Use

Rezoning

SEE ATTACHED

I, JUDITH E. GREIMAN, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

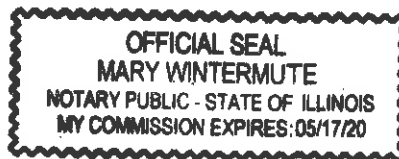
Judith E. Greiman

Signature

Subscribed and sworn to before this 26 day of July, 2016

Mary Wintermute

Notary Public



Upon annexation to Darien, the property will automatically be zoned residential. The Applicants are requesting re-zoning to B3 with Special Use so that an RV Rental business can operate on the property. The proposal is in 4 phases: Phase 1 providing for 5443 SQ FT of bituminous paved parking in front of the existing building and the construction of the BMP bio-swailes for the final build-out, Phase 2 providing for 3425 SQ FT of bituminous paved parking to the side and rear of the existing building, Phase 3 providing for 8881 SQ FT of bituminous paved parking at the rear of the property including the demolition of the existing garage, Phase 4 providing for 2338 SQ FT of bituminous paved parking at the front of the property and the construction of a maintenance building with office space at the rear of the property.

July 25, 2016

Steve Manning  
City Planner  
Village of Darien  
1702 Plainfield Road  
Darien, Illinois 60561

**Re: 17W615 North Frontage Road, Darien, Illinois**

Dear Mr. Manning,

Enclosed please find the Site Development Plans as submitted by Morris Engineering, Inc. with regards to the subject property. The purpose of this letter is to provide you with project background and our intentions for the property.

Our business is called R&R RV Rental, Inc. We are a small family owned and operated business that rents motor homes and travel trailers. We plan to utilize the property as the permanent office for the business, parking for the fleet, space for cleaning the RVs, light RV maintenance, and some small repairs as needed for operation. All paperwork and booking takes place online and over the phone.

Traffic occurrences on-site will come from our customers picking up and dropping off rental RVs. The majority of our business occurs during the months of May and September. We intend to resell our oldest RVs from the property as they reach the end of their rental life.

The following list is a variance request for the property:

Reduce side and rear yard parking setback to 10'

- The parking setback variances are required to make the site usable as a commercial property. The existing driveway currently sits 10' from the property line.

Reduce side yard building setback to 15' and rear yard building setback to 20'

- The building setback variances are required to make the site usable as a commercial property. The adjacent property to the west has buildings that are located approximately 10' from the property line.

Use existing driveway (not 24' wide)

- The business is primarily a recreational vehicle rental business. The existing driveway is more than sufficient for the type of traffic that is expected.

Reduced landscape requirements

Waiving of architectural elevation plans for the existing and the proposed buildings



The general character of the property is being changed from residential to a business via rezoning. The property will become more valuable after the proposed improvements have been completed. The requested variances will benefit the currently proposed project as well as any future developments of the property. The proposed variances will not impair the adjacent properties or create an increase of congestion on the local public streets. The surrounding properties are commercial with several of the same characteristics as the proposed site.

Our final plan for the property includes the demolition of the existing home and garage, the construction of a new maintenance building with office space at the rear of the property, and paving of the lot as indicated on the plans.

Sincerely,

Renata Zach  
R&R RV Rental, Inc.

## LIST OF VARIANCE REQUESTS

### ***B-3 District minimum lot size of 6 acres***

- The property is more or less 1 acre. The B-3 zoning was recommended by the City of Darien based on the type of business that is proposed for the property. 1 acre is more than sufficient for the type of business that is proposed for the property.

### ***Reduce side and rear yard parking setback to 10'***

- The parking setback variances are required to make the site usable as a commercial property using the existing building as an office. The existing driveway currently sits 10' from the property line.

### ***Reduce side yard building setback to 15' and rear yard building setback to 20'***

- The building setback variances are required to make the site usable as a commercial property by placing the proposed building as far back as possible on the property while also continuing to use the existing home as an office. The adjacent property to the west has buildings that are located approximately 10' from the property line.

### ***Use existing driveway (not 24' wide)***

- The business is primarily a recreational vehicle rental business. The existing driveway widened to 12' is more than sufficient for the type of traffic that is expected. The entrance at the Frontage Road has been widened to accommodate the largest RV that will be located on the site. The driveway will see minimal traffic as the employees arrive at one time and the customers will arrive at different times throughout the day.

### ***Parking requirements (4 spots per 1000 sq. ft. of building area)***

- The proposed plan is to provide 8 parking spaces. The parking will primarily be used by employees and for the customers when they are picking up and dropping off the RVs.

### ***Curb requirement around perimeter of pavement***

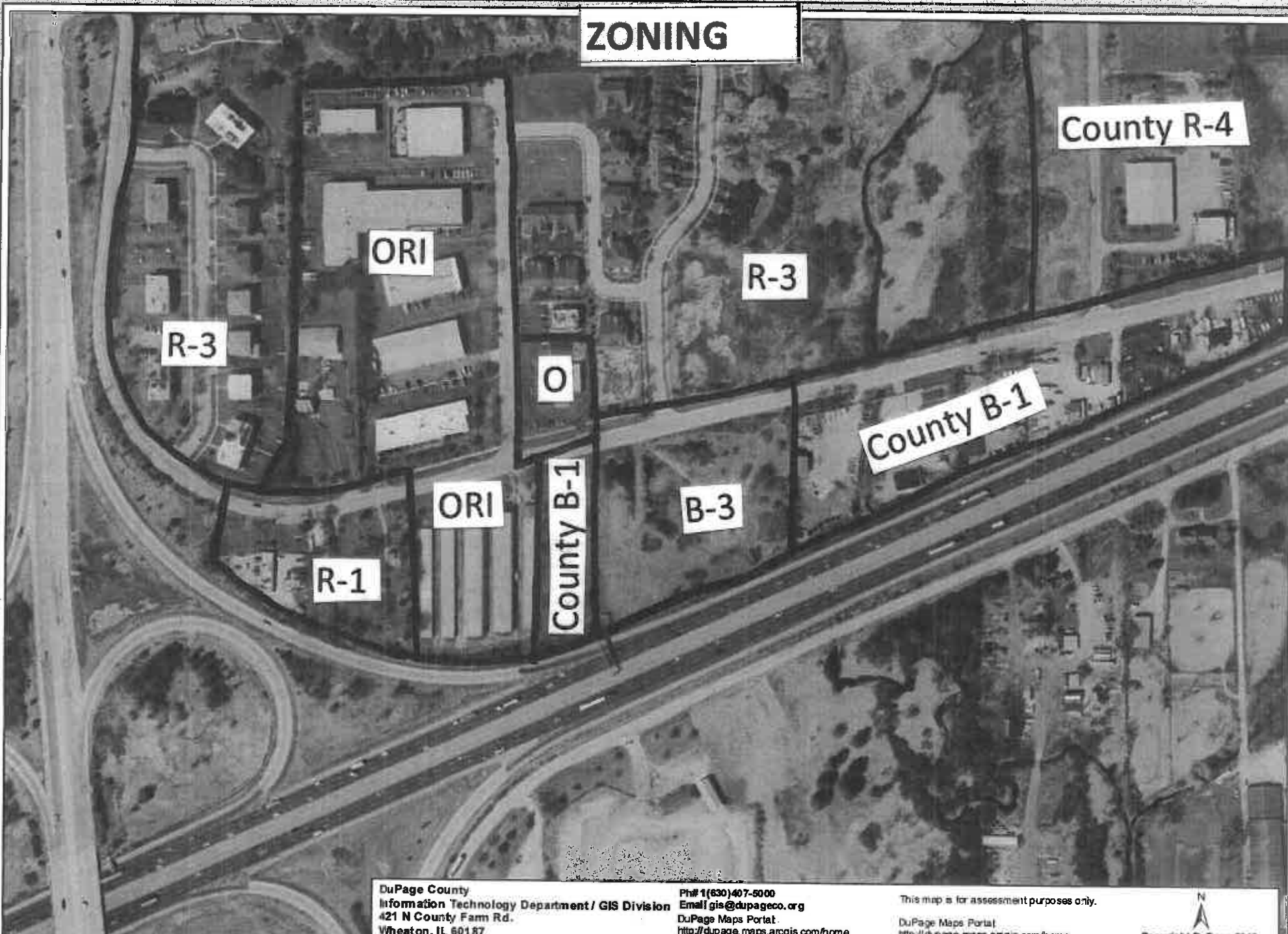
- The stormwater management plan for this site is based on overland flow routes and too shallow to manage with pipe without a pump. Barrier curb around the perimeter of the parking area would prevent the water from reaching the bio-swale.

### ***Reduced landscape requirements***

- The bio-swale takes up the majority of the space that could be used to meet the landscaping requirements. The bio-swale is required to be in compliance with the DuPage County Stormwater Ordinance

### ***Waiving of architectural elevation plans for the existing and the proposed buildings***

# ZONING



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

Ph# 1(630)407-5000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal:  
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal  
<http://dupage.maps.arcgis.com/home>

  
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<b>AREA LAND USE AND ZONING</b>				
<b>MAP</b>	<b>ADDRESS</b>	<b>NAME</b>	<b>USE</b>	<b>ZONING</b>
A		Dry Dock Inn	restaurant, bar	R-1
B			house	R-1
C			house	R-1
D	1101		house	R-1
E	1033		house	R-1
F	1001	Public Storage	indoor storage	ORI
G	17w615		SUBJECT SITE	County B-1
H	951	Woodspring Suites	hotel	B-3
I	17w515	Drescher Landscaping	contractor's yard	County B-1
J	17w521		contractor's yard	County B-1
K	17w461		contractor's yard	County B-1
L	17w443		contractor's yard, house	County B-1
M	17w431	Ed's Plumbing & Sewer	contractor's yard	County B-1
N	17w411	A&W Auto Truck Trailer	rental, sales, service, cell tower	County B-1
O		DuPage County Public W	storage yard and garage	County R-4
P			wetland, floodplain	County R-4
Q			stormwater detention	R-3
R	8431 Dawn	Violet's Farm	townhouse	R-3
S	996	Ready Set Go	day care	O
T	1000	Miskatonic, UnicARRIER	brewery, office	ORI
T1-5			industrial (multi-tenant)	ORI
U	1100	Dog District	house, kennel	ORI
V			apartments	R-3

**LAND USE AND ZONING**



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60157

Ph# 1(630)407-6000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal  
<http://dupage.maps.arcgis.com/home>

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<b>PLAN REVIEW CHECKLIST</b>				
	<b>Development:</b>	<b>R&amp;R Motor Homes</b>		
	<b>Zoning District:</b>	<b>B-3</b>		
<b>STANDARD</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIATION</b>
lot area	5A-8-4-6	6 acres	.976 acres	1
lot coverage	5A-8-4-9	75%	64%	
rear yard coverage - acc bldg	5A-5-9-5	30%	14%	
front setback - prin bldg	5A-8-4-8-A1	50'	170' (scaled)	
side setback - prin bldg	5A-8-4-8-B1a1	40'	27.5' (west scaled)	2
side/rear setback - acc bldg	5A-5-9-2-A2b1	5'	13.3' east, 15' west	
size - acc bldg	5A-5-9-5	800 sq ft	2400 sq ft	3
front setback - parking	5A-8-4-8-A2	50'	59'	
side setback - parking - east/west	5A-8-4-8-B1a2	20'	10'	4
# parking stalls - total	5A-11-5	4/1000 sq ft = 4	5	
# parking stalls - handicap	5A-11-2-3	1	1	
parking lot barrier curb	5A-11-2-1-F7	yes (6") no wheel stops	0	5
side setback - driveway	5A-11-3-B1c	20'	9'	6
driveway width	5A-11-3-B1b	12' - 1 way, 24' - 2 way	12'	7
driveway turning radius	5A-5-11-3-B1g	per largest RV (27.6')	about 15'	8
landscaping - lot - front	5A-10-5-A,D	648 points	610 points	9
landscaping - lot - west side	5A-10-5-A,D	1728 points	880 points	10
landscaping - lot - east side	5A-10-5-A,D	1665 points	690 points	11
landscaping - lot - rear	5A-10-5-A,D	540 points	600 points	
landscaping - parking - front	5A-10-6-A	1 shade tree + 30 shrubs	0 trees, 30 shrubs	12
landscaping - parking - west side	5A-10-6-A	11 shrubs	2 evergreen trees	13
landscaping - parking - east side	5A-10-6-A	1 shade tree + 44 shrubs	0	14
landscaping - parking - rear	5A-10-6-A	18 shrubs	3 shade trees	15
landscaping - bldg perimeter	5A-10-7-A	10' wide, variety species	5' wide, 1 specie	16
parking stall depth	5A-11-2-1-F	per longest RV = 38'	30'	17



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

September 2, 2016

City of Darien  
1702 Plainfield Road  
Darien, IL 60561

Attention: Mr. Steven Manning

Subject: R&R Motor Home  
17W615 N. Frontage Road  
(CBBEL Project #: 95-323H196)

Dear Steve:

As requested, we have reviewed the Site Development Plans for the aforementioned property prepared by Morris Engineering, Inc. and dated August 15, 2016. The following comments shall be addressed before we can recommend final approval:

SHEET 1

No Comments

SHEET 2

1. We presume this sheet is also intended to serve as the erosion control plan.
  - a. The silt fence is shown extending through the wetland. It should be set at the buffer limit and DuPage County typically requires a double row of silt fence in these cases.
  - b. Show silt fence across the north line of the site or encompassing the disturbed area.
  - c. Specify the construction entrance.
  - d. Specify the location of any stockpile areas.
  - e. Specify where construction workers will park.

SHEET 3

1. The existing spot grades are too light to read.
2. The slope of the parking lot from the southwest corner (689.2 spot grade) to the 689 contour is at a slope of approximately 0.1%. This is too flat and will not drain properly.
3. The proposed improvements encroach on the wetland buffer. At the pre-application meeting with DuPage County staff, they indicated this would likely be approved. Provide documentation of "No Objection" from DuPage County.
4. The proposed driveway is only 12 feet wide. This is not adequate for two-way traffic.



5. Specify how the existing house/proposed office is served with potable water. No water service or well head is shown. If it is to be served by a well, provide documentation from the DuPage Health Department that it is sufficient for the proposed use.
6. Provide documentation from the DuPage Health Department that the existing septic system is adequate for the proposed use.
7. Show the limits of the existing septic tank and septic field.
8. Provide a schedule for the buildout of the various phases.

SHEET 4

1. The proposed parking stalls are labeled as 10' X 20' but scale to 9' X 18'. Verify that the required number of stalls fit in the space provided.

SHEETS 5-7

No comments.

SHEET 8

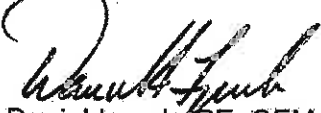
1. Modify the handicapped parking stall detail to specify yellow striping as required by the Illinois Accessibility Code. Also modify the fine to \$250 and provide a sign detail.
2. It seems very unlikely that the existing driveway meets the proposed cross-section as specified. Either provide documentation of the existing pavement or specify full removal and replacement.

GENERAL COMMENTS:

1. Provide a stormwater submittal for the proposed development.
2. Because the site contains wetlands, it will be necessary for DuPage County to sign-off on the project. During the pre-application meeting, they indicated they could issue a letter of no objection if there is only nominal impact to the wetland buffer, which appears to be the case.
3. A permit will be required from IDOT for work in the right of way.
4. We suggest that the plans be provided to the fire protection district for comment.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Daniel Lynch, PE, CFM  
Head, Municipal Engineering Department



# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1969

## ZONING MAP AMENDMENT STANDARDS

The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council. [Zoning Code Section 5A-2-2-6G]

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area.
2. The zoning classifications of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use.
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted.
6. The policies of all current official plans or plan elements of the City.



# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1969

## SPECIAL USE STANDARDS

No special use shall be recommended nor approved unless findings of fact have been made on those of the following factors which relate to the special use being sought.

[Zoning Code Section 5A-2-2-6G]

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 or 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 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 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 be modified by the City.



# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1969

## VARIATION AUTHORITY & STANDARDS

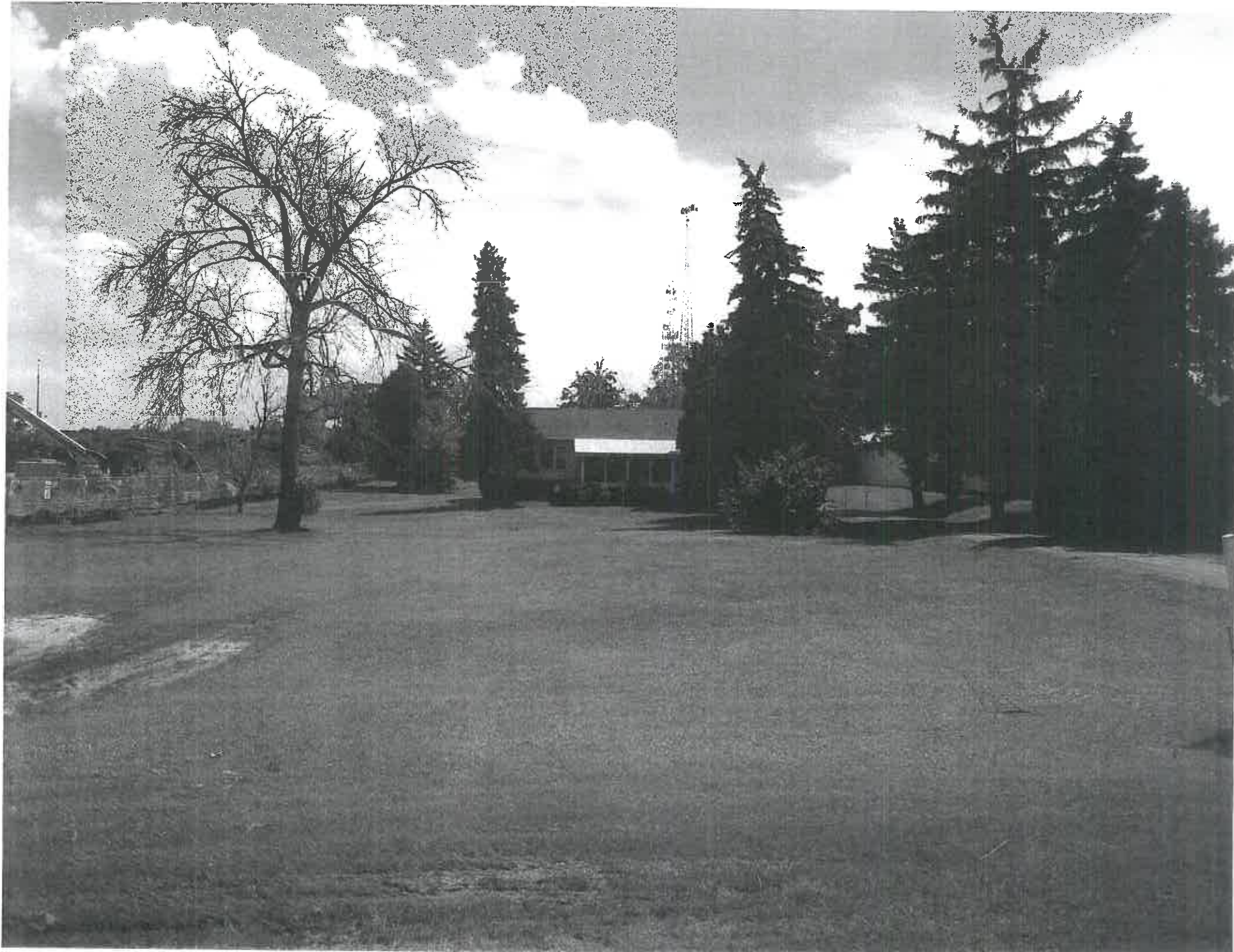
### Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

### Zoning Code Section 5A-2-2-3 (G): Standards

The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

1. Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and 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.







**PUBLIC HEARING**

REGARDING THIS PROPERTY AT  
DARREN CITY HALL  
1702 PLAINFIELD ROAD

SEPTEMBER 7, 2016 7 PM  
FOR MORE INFO CALL 830-852-5000

For Sale  
Call  
675-1600



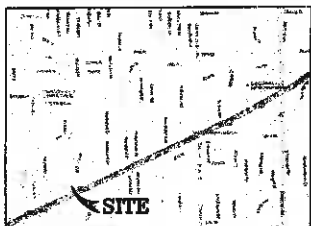
# BOUNDARY & TOPOGRAPHIC SURVEY

OF

PROPERTY ADDRESS: 17 W 615 NORTH FRONTAGE ROAD, DARIEN, ILLINOIS

THE WEST HALF (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF TRACT 1, EXCEPT THAT PART OF TRACT 1 LYING SOUTH OF A STRAIGHT LINE WHICH INTERSECTS THE WESTERLY LINE OF TRACT 1 AT A POINT 20.0 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 1 AND EXTENDS TO THE SOUTHEAST CORNER OF TRACT 1 OF DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT #11 OF PART OF TRACT 5 OF DOWNERS GROVE TOWNSHIP SUPERVISORS PLAT #6, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 34; THEN WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 601.24 FEET; FOR A PLACE OF BEGINNING, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 972.87 FEET; THENCE NORTH 0° 32' EAST A DISTANCE OF 1530.0 FEET TO THE CENTER LINE OF JOLIET ROAD (U.S. HIGHWAY 66); THENCE NORTH 77° 21' EAST ALONG THE CENTER LINE OF JOLIET ROAD (U.S. HIGHWAY 66) A DISTANCE OF 977.35 FEET; THENCE SOUTH 0° 00' EAST A DISTANCE OF 1742.82 FEET TO THE PLACE OF BEGINNING, ALL LOCATED IN SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 42,504 SF  
OR 0.976 ACRES MORE OR LESS



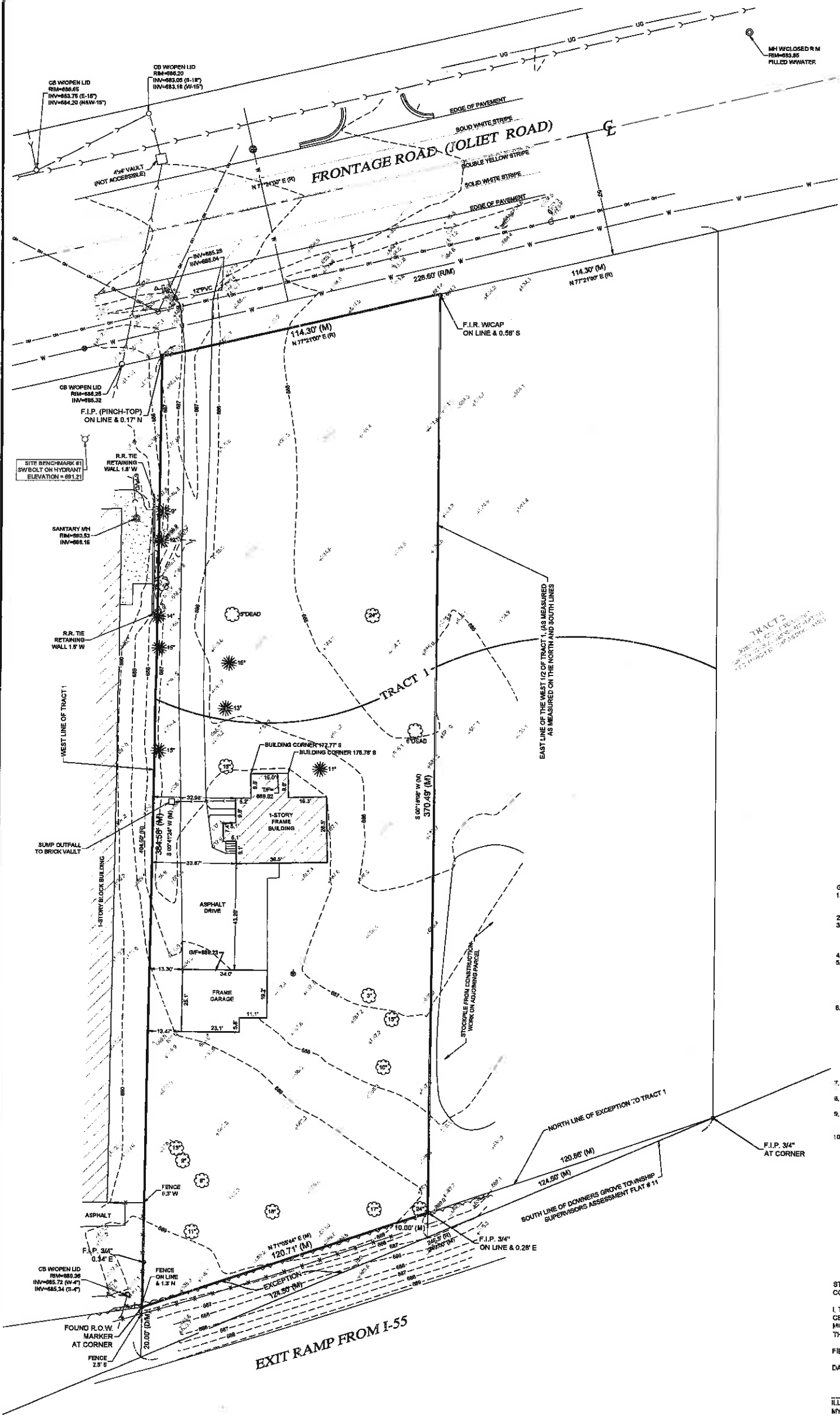
LOCATION MAP



BASE OF BEARING:  
SOUTH-EASTLY 198.17' OF WAY LINE FOR JOLIET ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT, N77°21'00" E (RECORD)

## LEGEND

---	EXISTING BOUNDARY	⊙	EXIST. MANHOLE
---	EXISTING EASEMENT	○	EXIST. CATCH BASIN
---	EXISTING SETBACK	□	EXIST. CURB INLET
---	EXISTING FENCE	—	STORM SEWER
---	EXISTING BUILDING	—	SANITARY SEWER
---	CENTER LINE	⊙	WATER VALVE
---	B.L. BUILDING LINE	⊙	BUFF/LO BOX (B-BOX)
---	F.I.P. FOUND IRON PIPE	⊙	WATER VALVE & W/UT
---	T/F TOP OF FOUNDATION	⊙	FIRE HYDRANT
---	G/F GARAGE FLOOR ELEVATION	⊙	GAS METER
---	ASPHALT SURFACE	⊙	ELECTRIC METER
---	BUILDING/STRUCTURE	⊙	ELECTRIC PEDESTAL
---	CONCRETE SURFACE	⊙	UTILITY POLE
---		⊙	PHONE PEDESTAL
---		⊙	CABLE TV PEDESTAL
---		⊙	LIGHT POST
---		⊙	STREET SIGN
---		⊙	DOWNSPOUT
---		⊙	TREE



**SOURCE BENCHMARK**  
DUPAGE COUNTY, ILLINOIS 2008 GEODETIC SURVEY MONUMENT (GPM)  
PID: MF125  
NORTHING: 184641  
EASTING: 101873  
COUNTY: DUPAGE  
TOWNSHIP: DOWNERS GROVE NORTH  
DESCRIPTION: STATION IS LOCATED SOUTH OF THE INTERSECTION OF LEMONT ROAD AND 87TH STREET. STATION IS 86.5 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE TO DARIEN WATER AND TOWER PROPERTY, 35.5 FEET SOUTHWEST OF A FIRE HYDRANT, AND 62 FEET WEST OF THE CENTERLINE OF LEMONT ROAD.  
NAVD83 ELEVATION: 784.09

**SOURCE BENCHMARK**  
DUPAGE COUNTY, ILLINOIS 2008 GEODETIC SURVEY MONUMENT (GPM)  
PID: DC328  
NORTHING: 1847415  
EASTING: 103046  
COUNTY: DUPAGE  
TOWNSHIP: DOWNERS GROVE NORTH  
DESCRIPTION: STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.8 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FEET NORTH OF THE CENTERLINE OF 83RD STREET.  
NAVD83 ELEVATION: 732.93

**SITE BENCHMARK #1**  
SOUTHWEST BOLT ON HYDRANT LOCATED 30' WEST OF SUBJECT PARCEL, AND 30' SOUTH OF SOUTH RIGHT-OF-WAY FOR JOLIET ROAD.  
ELEVATION = 881.21

- GENERAL NOTES:
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
  - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM.
  - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SAND. UNDERGROUND UTILITIES OR DRAIN TILES OTHER THAN SHOWN CAN NOT BE ACCURATELY LOCATED UNLESS THEY ARE EXCAVATED. IN THE JURISDICTION OF THIS PARCEL, JULIE (CR 811) LOCATES REQUESTED BY A SURVEYOR MAY BE IGNORED OR LOCATED INADEQUATELY/INCOMPLETELY. IF THE CLIENT REQUIRES MORE DETAILED INFORMATION REGARDING UTILITIES, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE MAY BE NECESSARY. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE.
  - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
  - CALL JULIE AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
  - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION REGARDING OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTION'S ZONING ORDINANCES AND/OR CODES AS AMENDED.

STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON FEBRUARY 18TH, 2016.

DATED, THIS 24TH DAY OF FEBRUARY, A.D., 2016, AT USLE, ILLINOIS.

*Thomas J. Geal*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2016  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-C01245

CLIENT: R&R MOTOR HOME RENTAL



DATE	
1	
2	
3	
4	
5	
6	

**MEI**  
MORRIS ENGINEERING, INC.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.ecivil.com

BOUNDARY AND TOPOGRAPHIC SURVEY  
17 W 615 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS

FIELD CHECK: <input checked="" type="checkbox"/> GB	SHEET <b>1</b> OF 1 SHEETS PROJ# 16-02-8000
DATE: 2/24/2016	
FORMS: HORIZ 1"=20'	
VERT: NONE	

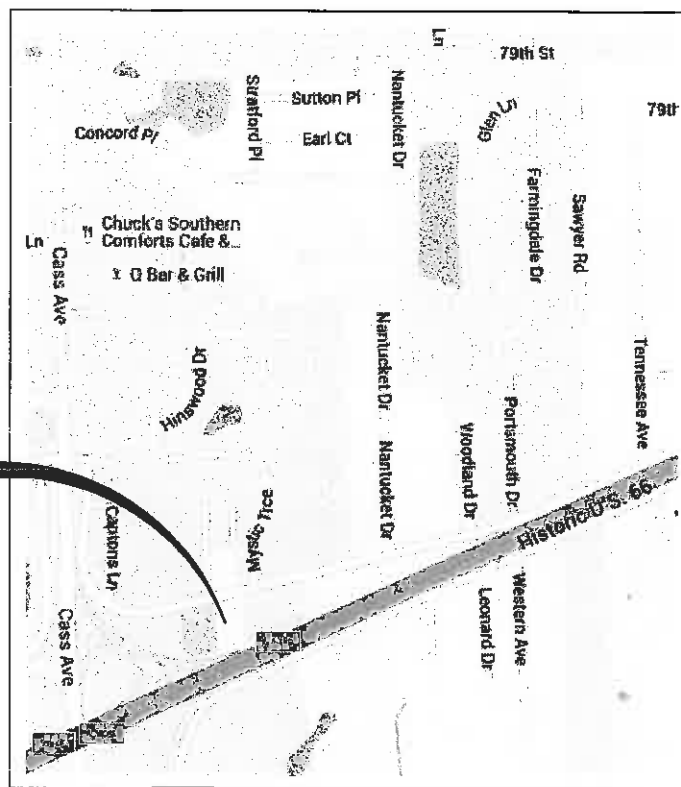
# SITE DEVELOPMENT PLAN OF 17 W 615 NORTH FRONTAGE ROAD DARIEN, ILLINOIS

## LEGEND

EXISTING	PROPOSED		
		MANHOLE	
		CATCH BASIN	
		INLET	
		CLEANOUT	
		FLARED END SECTION	
		WATER VALVE BOX	
		BUFFALO BOX (B.BOX)	
		WATER VALVE & VAULT	
		FIRE HYDRANT	
		WELL	
		GAS VALVE	
		GAS METER	
		COMMUNICATION CANISTER	
		COMMUNICATION HANDHOLE	
		ELECTRIC CANISTER	
		ELECTRIC HANDHOLE	
		ELECTRIC MANHOLE	
		ELECTRIC METER	
		TRAFFIC SIGNAL	
		TRAFFIC HANDHOLE	
		TRAFFIC CONTROL BOX	
		UTILITY POLE	
		UTILITY POLE W/ LIGHT	
		STREET LIGHT	
		STREET SIGN	
		BORING LOCATION	
		MAILBOX	
		SPOT ELEVATIONS	
		PROPERTY LINE	
		ADJACENT PROPERTY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		RIGHT OF WAY LINE	
		STORM SEWER LINE	
		SANITARY SEWER LINE	
		WATERMAIN LINE	
		UNDERGROUND GAS LINE	
		UNDERGROUND COMM. LINE	
		UNDERGROUND ELECTRIC	
		OVERHEAD UTILITY	
		FENCE LINE	
		GUARDRAIL LINE	
		CONTOUR LINE	

THE WEST HALF (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF TRACT 1, EXCEPT THAT PART OF TRACT 1 LYING SOUTH OF A STRAIGHT LINE WHICH INTERSECTS THE WESTERLY LINE OF TRACT 1 AT A POINT 20.0 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 1 AND EXTENDS TO THE SOUTHEAST CORNER OF TRACT 1 OF DOWNERS GROVE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT #11 OF PART OF TRACT 5 OF DOWNERS GROVE TOWNSHIP SUPERVISOR'S PLAT #3, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 34; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 872.87 FEET; THENCE NORTH 07° 32' EAST A DISTANCE OF 1530.0 FEET TO THE CENTER LINE OF JOULET ROAD (U.S. HIGHWAY 66); THENCE NORTH 77° 21' EAST ALONG THE CENTER LINE OF JOULET ROAD (U.S. HIGHWAY 66) A DISTANCE OF 877.35 FEET; THENCE SOUTH 0° 00' EAST A DISTANCE OF 1742.33 FEET TO THE PLACE OF BEGINNING, ALL LOCATED IN SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 42,504 SF  
OR 0.976 ACRES MORE OR LESS



**PROJECT LOCATION MAP**

## INDEX OF SHEETS

1. COVER SHEET
2. DEMOLITION PLAN
3. SITE PLAN
4. FINAL SITE LAYOUT
5. LANDSCAPE PLAN
6. LANDSCAPE BIOSWALE SPECIFICATIONS
7. LANDSCAPE PLANT SPECIFICATIONS
8. DETAILS

DATE	REVISION
06/22/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
08/13/2016	REVISED PER COMMENTS RECEIVED FROM DARIEN

SHEET TITLE
17 W 615 NORTH FRONTAGE ROAD DARIEN, ILLINOIS

**SOURCE BENCHMARK**  
 DUPAGE COUNTY, ILLINOIS 2006 GEODETIC SURVEY MONUMENT (GPS)  
 P.D. MPT25  
 NORTHING: 1844631  
 EASTING: 1071873  
 COUNTY: DUPAGE  
 TOWNSHIP: DOWNERS GROVE NORTH  
 DESCRIPTION: STATION IS LOCATED SOUTH OF THE INTERSECTION OF LEMONT ROAD AND 87TH STREET. STATION IS 89.5 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE TO DUKEN WATER AND TOWER PROPERTY, 36.6 FEET SOUTHWEST OF A FIRE HYDRANT, AND 52 FEET WEST OF THE CENTERLINE OF LEMONT ROAD.  
 NAVD83 ELEVATION: 784.00

**SOURCE BENCHMARK**  
 DUPAGE COUNTY, ILLINOIS 2006 GEODETIC SURVEY MONUMENT (GPS)  
 P.D. CK6299  
 NORTHING: 1847415  
 EASTING: 1009049  
 COUNTY: DUPAGE  
 TOWNSHIP: DOWNERS GROVE NORTH  
 DESCRIPTION: STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.0 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 NORTH OF THE CENTERLINE OF 83RD STREET.  
 NAVD83 ELEVATION: 732.93

**SITE BENCHMARK #1**  
 SOUTHWEST BOLT ON HYDRANT LOCATED 37 FEET WEST OF SUBJECT PARCEL, AND 31' SOUTH OF SOUTH RIGHT OF WAY FOR JOULET ROAD.  
 ELEVATION = 591.21

*Call Before You Dig*

**JULIE**  
ILLINOIS  
ONE-CALL SYSTEM  
800.892.0123

**PREPARED FOR**  
**R&R MOTOR HOME SALES AND RENTAL**  
 169 GLENDALE DRIVE  
 BOLINGBROOK, ILLINOIS 60440  
 630-854-8949  
 RADOVANZACH@YAHOO.COM

### NOTICE TO CONTRACTORS

**EXISTING UTILITIES**  
 WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

### ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)  
 SS  
 COUNTY OF DUPAGE)

I, STEVEN J. DAUL, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 615 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

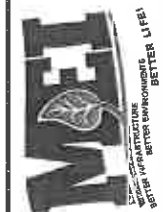
DATED THIS 15TH DAY OF AUGUST, A.D. 2016

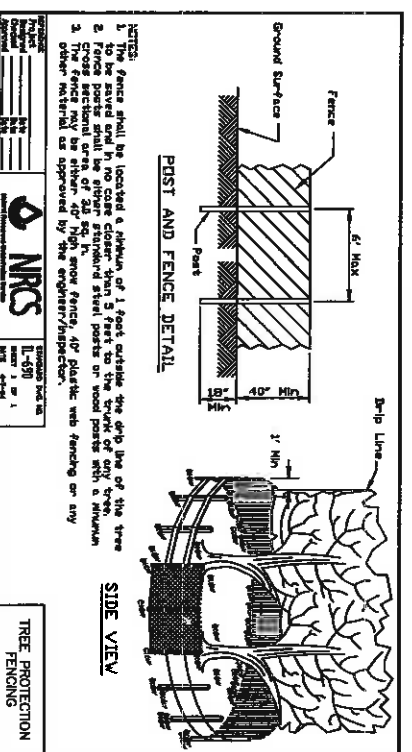
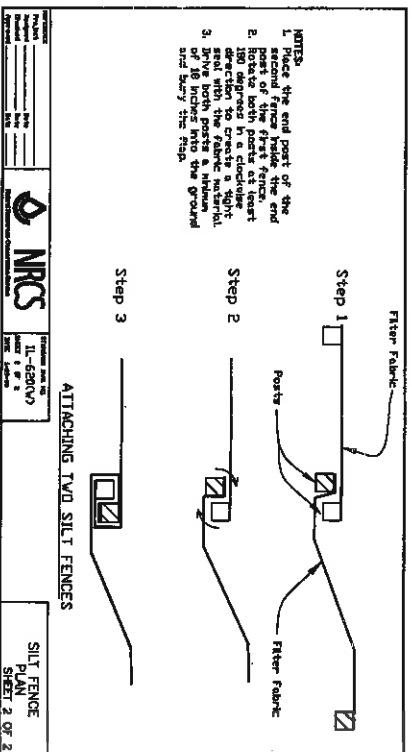
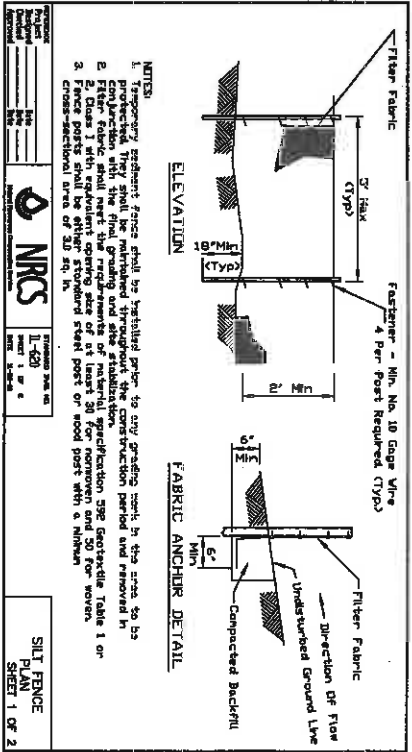
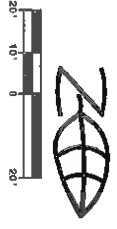
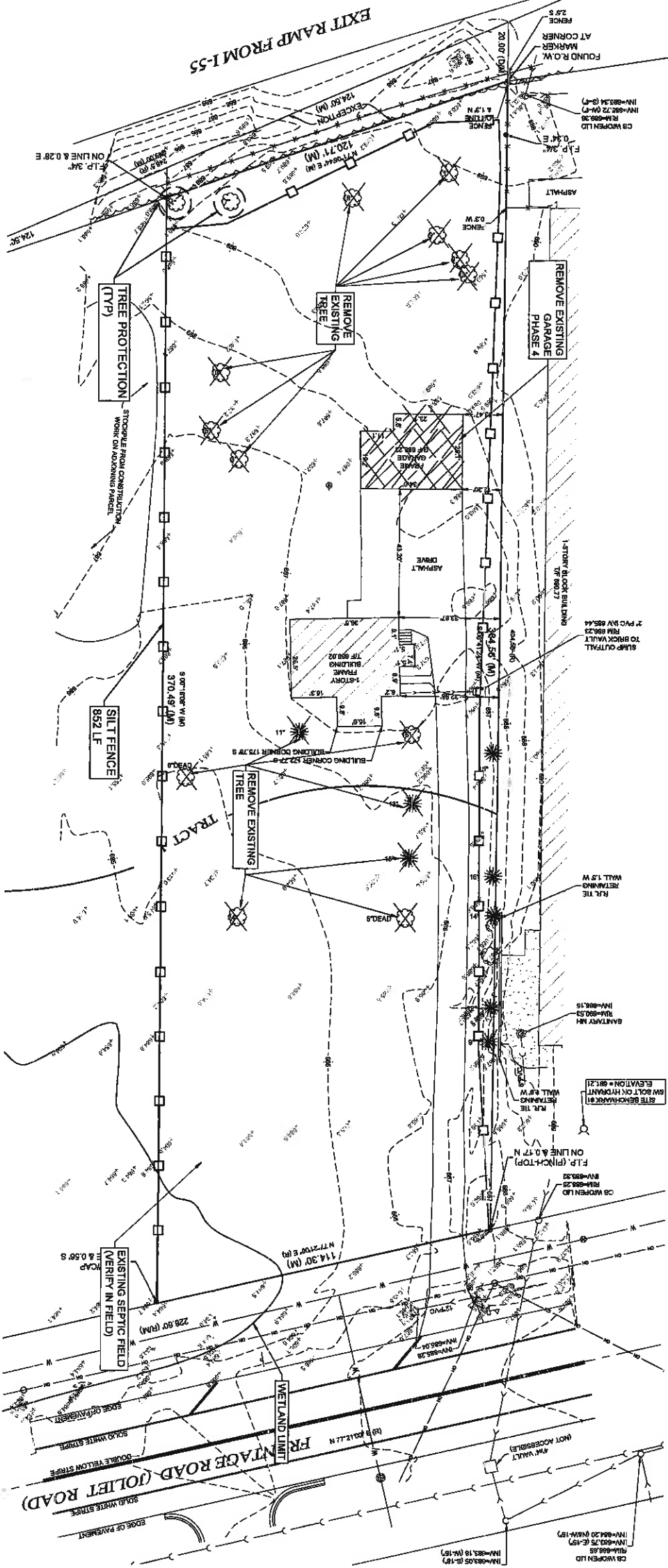
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-056211  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2017



FIELD CHECKED BY: GB
DRAWN BY: NS
CHECKED BY: EF
APPROVED BY: SD
DATE: 8/15/2016
SCALE: HORIZ NONE
VERT NONE
SHEET
1
OF 8 SHEETS
PROJ # 16-02-8000

**Morris Engineering, Inc.**  
 Civil Engineering • Consulting  
 Land Surveying  
 615 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-4770  
 Survey: (630) 271-0666  
 FAX: (630) 271-0774  
 Website: www.mecivil.com





**MEI**  
 BETTER INFRASTRUCTURE BETTER ENVIRONMENT BETTER LIFE!

PROJECT: 17 W 615 NORTH FRONTAGE ROAD, DARIEN, ILLINOIS  
 SHEET: 2 OF 8 SHEETS  
 DATE: 06/15/2016

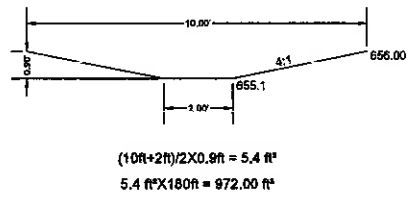
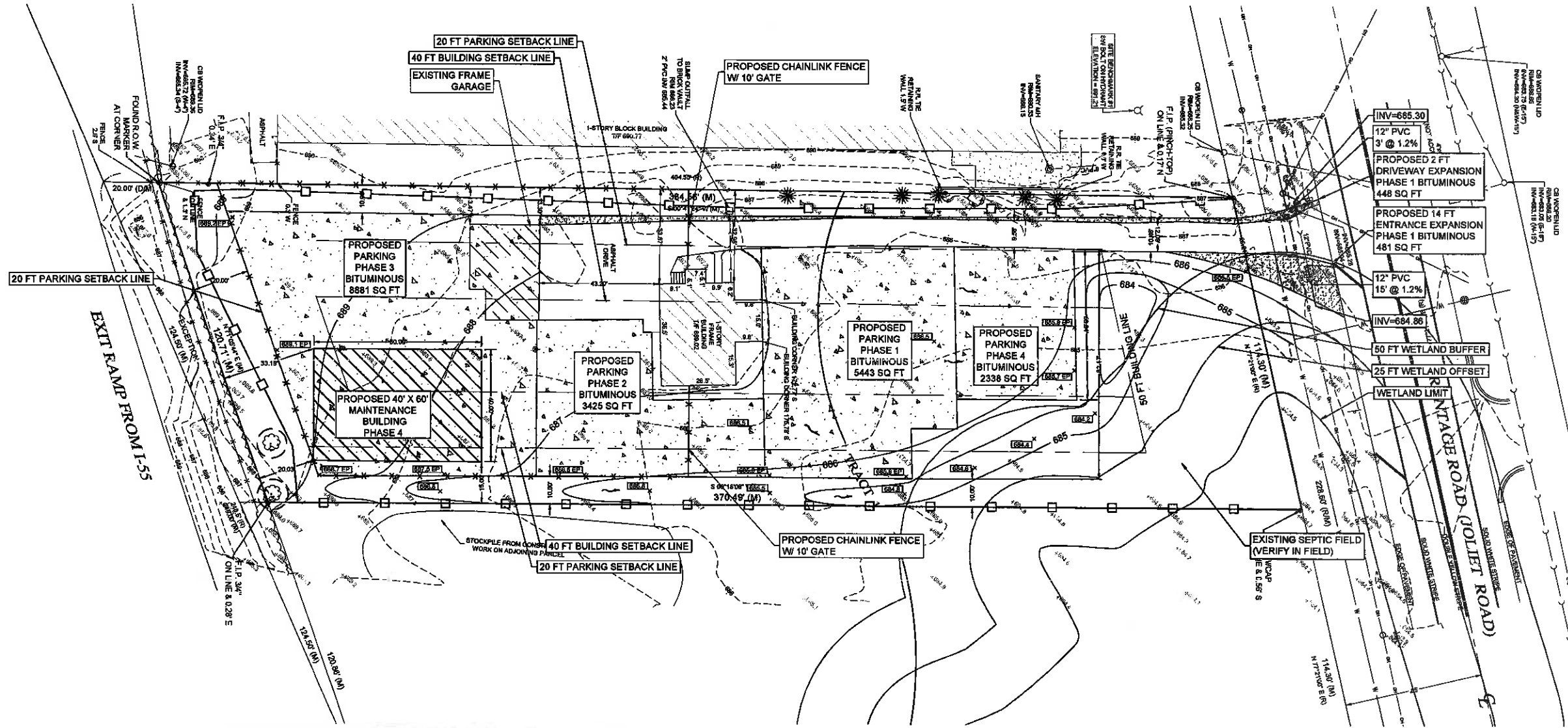
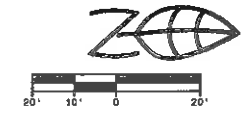
**Morris Engineering, Inc.**  
 Civil Engineering • Consulting  
 Land Surveying  
 515 Waterville Road, Uia, IL 60532  
 Phone: (830) 271-0770  
 Survey: (830) 271-0598  
 FAX: (830) 271-0774  
 Website: www.edivil.com

**DEMOLITION PLAN**

**17 W 615 NORTH FRONTAGE ROAD  
 DARIEN, ILLINOIS**

DATE	REVISION
05/23/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
06/15/2016	REVISED PER COMMENTS RECEIVED FROM DARREN

# SITE DEVELOPMENT PLAN



TOTAL SITE AREA = 42514.6 ft<sup>2</sup>

EXISTING DRIVEWAY = 4131 ft<sup>2</sup>  
 EXISTING BUILDING = 1149 ft<sup>2</sup>  
 EXISTING GARAGE = 792 ft<sup>2</sup>  
 PROPOSED DRIVE = 929 ft<sup>2</sup>  
 PROPOSED PARKING 1 = 5443 ft<sup>2</sup>  
 PROPOSED PARKING 2 = 3425 ft<sup>2</sup>  
 PROPOSED PARKING 3 = 8881 ft<sup>2</sup>  
 PROPOSED PARKING 4 = 2338 ft<sup>2</sup>  
 27051 ft<sup>2</sup>

NET NEW IMPERVIOUS AREA = 21502 ft<sup>2</sup>

BMP VOLUME REQUIRED  
 1.25" / 1 ft<sup>2</sup> X 21925 ft<sup>2</sup> = 2239.79 ft<sup>3</sup>

EXISTING BUILDING AREAS

EXISTING BUILDING = 1149 ft<sup>2</sup>  
 EXISTING GARAGE = 792 ft<sup>2</sup>  
 PROPOSED MAINTENANCE = 2400 ft<sup>2</sup>

PHASE 1-3 = 1941 ft<sup>2</sup>  
 PHASE 4 = 3549 ft<sup>2</sup>

BMP VOLUME PROVIDED

ELEVATION	AREA	VOLUME
684.00	481.3 ft <sup>2</sup>	0.00 ft <sup>3</sup>
685.00	1978.76 ft <sup>2</sup>	1241.15 ft <sup>3</sup>

VOLUME FROM SWALE = 997.0 ft<sup>3</sup>  
 TOTAL VOLUME = 2240.15 ft<sup>3</sup>

NOTE:  
 1. CONSTRUCTION OF PCBMP SHALL BE COMPLETED AS PART OF PHASE I.  
 2. PRELIMINARY BFE USED

DATE

1	10/21/2018	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
2	07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
3	08/12/2016	REVISED PER COMMENTS RECEIVED FROM DARRIN
4		
5		
6		

SITE DEVELOPMENT PLAN  
 17 W 615 NORTH FRONTAGE ROAD  
 DARIEN, ILLINOIS

Morris Engineering, Inc.  
 Civil Engineering - Consulting  
 Land Surveying  
 515 Westville Road, Lake, IL 60532  
 Phone: (830) 271-0370  
 Survey: (830) 271-0399  
 FAX: (830) 271-0774  
 Website: www.mehi.com

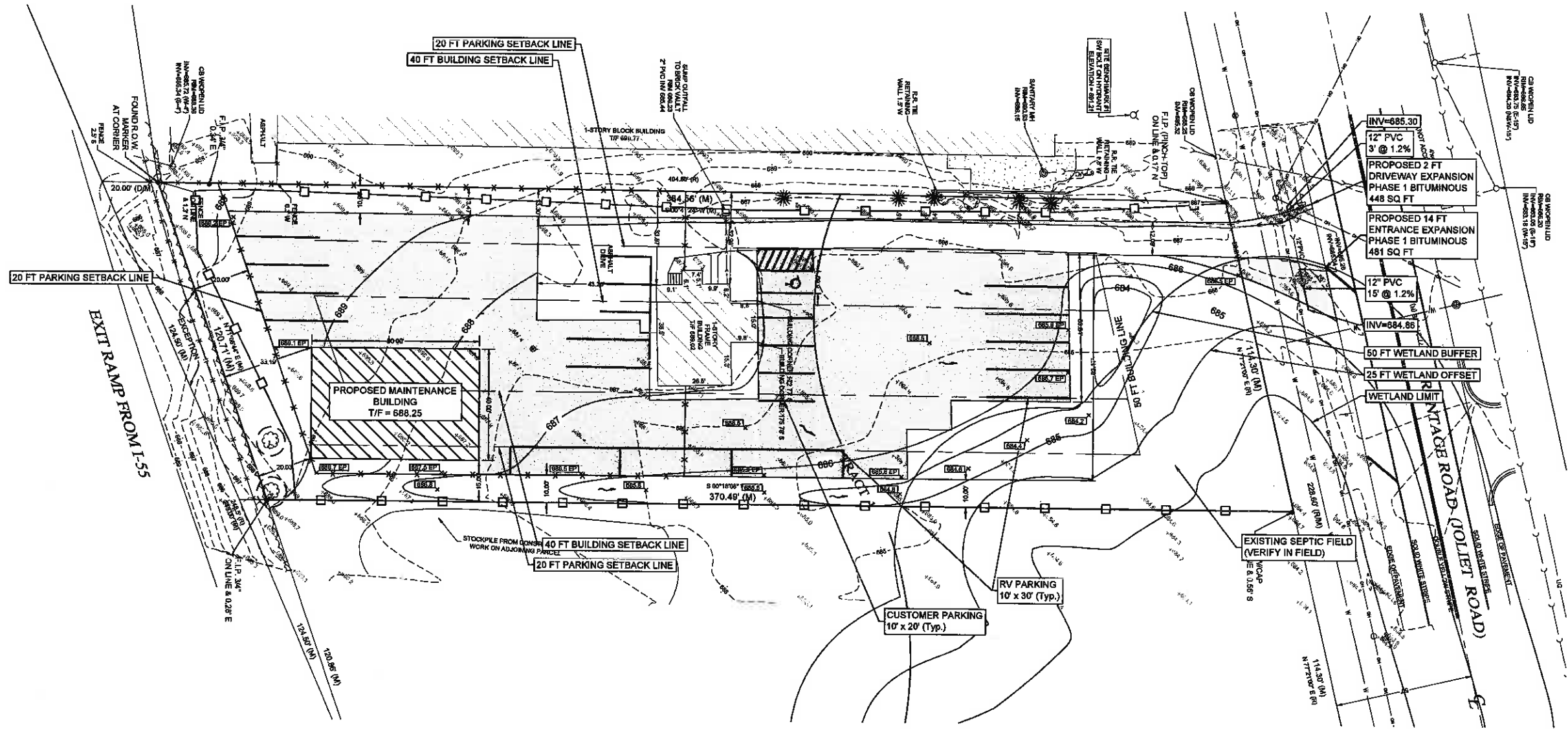


FIELD CREW: GB  
 DRAWN BY: NB  
 CHECKED BY: EF  
 APPROVED BY: SD  
 DATE: 05/20/18  
 SCALE: HORIZ 1"=20'  
 VERT NONE

SHEET  
**3**  
 OF 8 SHEETS  
 PROJ # 18-02-0000

02/20/18 12:10:33 PM PL: D:\mehi\pfiles\18-02-0000-0000.dwg  
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# FINAL SITE PLAN



DATE	DESCRIPTION
05/25/2016	REVISED PER DAVENPORT COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DAVENPORT COUNTY STORMWATER MEETING
09/15/2016	REVISED PER COMMENTS RECEIVED FROM DAREN

FINAL SITE LAYOUT  
 17 W 615 NORTH FRONTAGE ROAD  
 DARIEN, ILLINOIS

Morris Engineering, Inc.  
 Civil Engineering • Consulting  
 Land Surveying  
 515 Wrenville Road, Suite 111, 60532  
 Phone: (630) 271-0770  
 Survey: (630) 271-0599  
 Fax: (630) 271-0774  
 Website: www.mechf.com

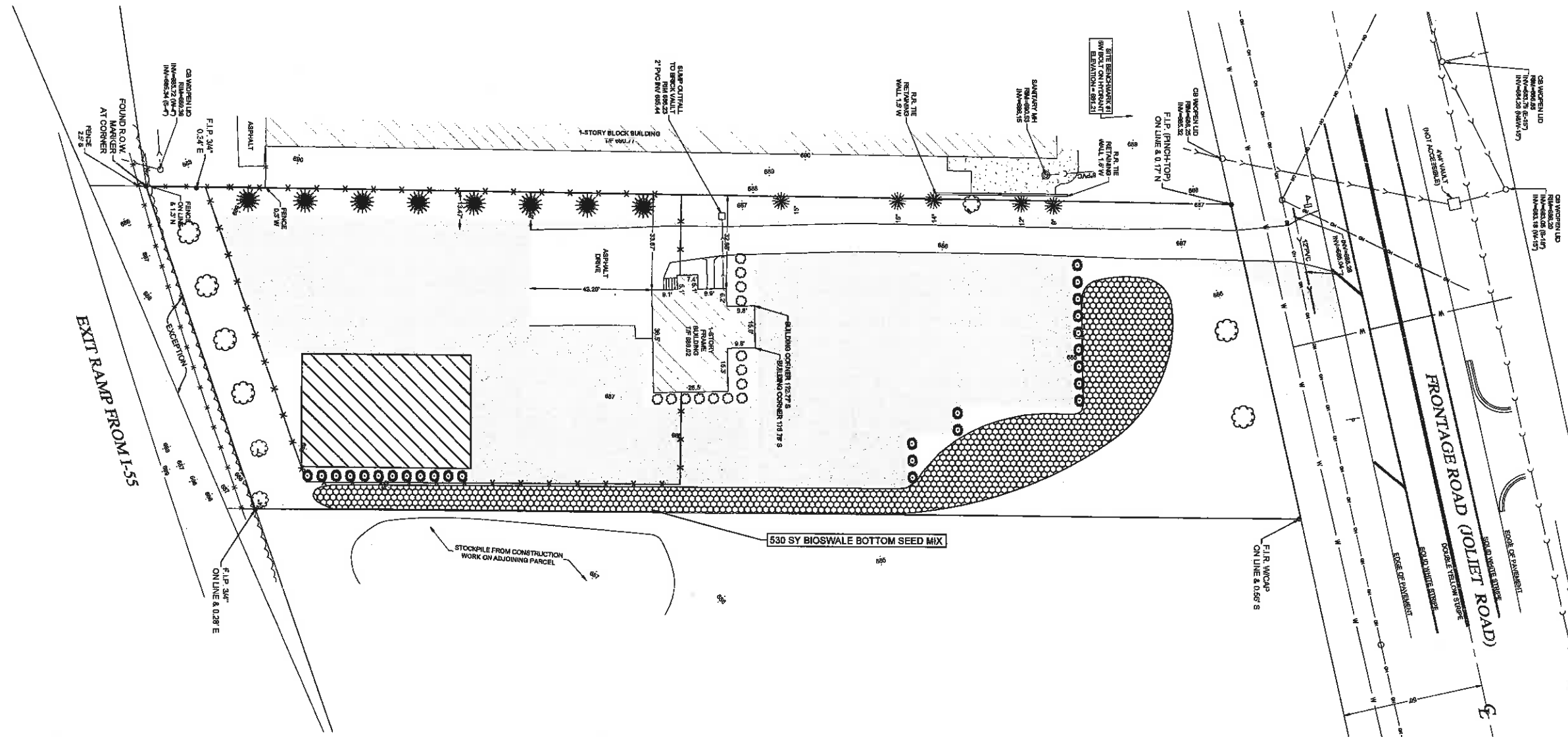


FIELD CHECK:	GB
DRAWN BY:	MC
CHECKED BY:	EF
APPROVED BY:	SD
DATE:	05/20/16
SCALE:	HORIZ 1"=20' VERT NONE

SHEET  
**4**  
 OF 8 SHEETS  
 PROJ # 16-02-6000

12/15/2015 12:10:33 PM  
 118-02-6000 - Frontage Rd Davenport-EngREV 3/16/16-02-6000-ENG.dwg

# LANDSCAPE PLAN



### PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AN	6	*ACER MGLRUM	BLACK MAPLE	B & B	3.0' CAL	UPLAND / DRY
PPG	5	*PICEA PLUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B & B	2.0' CAL	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
HV	26	*HAMAMELIS VIRGINIANA	WITCH HAZEL	5 GAL	DRY-MESIC	
VP	14	*VIBURNUM PRUNIFOLIUM	BLACK HAW	5 GAL	MESIC	
SOIL/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
SEED	780 SY	*FOA PRATENSIS	SEED MIX	SEED	SEED MIX (SEE SHEET 8)	
SEED	480 SY		SWALE BOTTOM SEED MIX	SEED	SEED MIX (SEE SHEET 8)	

\*OR EQUIVALENT

Yard	Common Name	Botanical Name	Qty	Specs Points	Total Points
Front (Linear Footage) * (Factor) = Points Required 114 * 4.5 = 513	Witch Hazel	Hamamelis Virginiana	8	50	400
	Black Haw	Viburnum Prunifolium	14	15	210
Total Front Yard					610
Interior Side (Linear Footage) * (Factor) = Points Required 754 * 4.5 = 3393	Colorado Blue Spruce	Picea Pungens 'Glauca'	8	60	480
	Witch Hazel	Hamamelis Virginiana	12	50	600
	Black Haw	Viburnum Prunifolium	6	15	90
Total Side Yard					1170
Rear (Linear Footage) * (Factor) = Points Required 114 * 4.5 = 513	Black Maple	Acer Marium	6	100	600
Total Rear Yard					600

DATE	REVISION
09/23/2016	REVISED PER DAVAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DAVAGE COUNTY STORMWATER MEETING
09/15/2016	REVISED PER COMMENTS RECEIVED FROM DAVAGE

LANDSCAPE PLAN  
17 W 615 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS

Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warramilla Road, Lake, IL 60652  
Phone: (830) 271-0270  
Survey: (830) 271-0590  
FAX: (830) 271-0774  
Website: www.mehill.com



FIELD DRAW: CB  
 DRAWN BY: NG  
 CHECKED BY: EF  
 APPROVED BY: SD  
 DATE: 05/2016  
 SCALE: HORIZ 1"=20'  
 VERT NONE  
 SHEET  
**5**  
 OF 8 SHEETS  
 PROJ # 16-02-6000



**Low Pro Mesic Prairie with Flowers Mix**

A shorter grass, sedge, and forb mix for average to good soils. Best dormant seeded.

	lb/ac
Agropyron trachycarum Slender Wheat Grass	0.750
Aristida canescens Leadplant	0.125
Andropogon scoparius (Schizachyrium s.) Little Bluestem	3.000
Aster azureus (ooleptangensis) Sky Blue Aster	0.063
Aster laevis Smooth Blue Aster	0.063
Aster nova-angliae New England Aster	0.063
Baptisia leucantha (B. lactea) White Indigo	0.063
Bouteloua curtipendula Sideoats Gramma	3.000
Carex annectens Yellow-fruited Sedge	0.062
Carex bicknellii Bicknell's Sedge	0.062
Carex brevior "Short" Sedge	0.062
Cassia fasciculata (Chamaecrista f.) Partridge Pea	0.125
Echinacea pallida Pale Purple Coneflower	0.281
Elymus canadensis Canadian Wild Rye	2.000
Eryngium yuccifolium Rattlesnake Master	0.188
Helopsis helianthoides Early Sunflower	0.125
Hypericum pyramidatum Great St John'swort	0.031
Lespedeza capitata Roundhead Bushclover	0.125
Liatris aspera Button Blazingstar	0.125
Liatris pycnostachya Prairie Blazingstar	0.188
Muhlenbergia fistulosa Bergamot	0.031
Parthenium integrifolium Wild Quinine	0.188
Panicum virgatum Switch Grass	0.063
Peristemon digitalis Foxglove Beardtongue	0.125
Petalostemum purpureum (Dalea p.) Purple Prairie Clover	0.063
Physostegia virginiana False Dragonhead	0.063
Potentilla arguta Prairie Cinquefoil	0.063
Ratibida pinnata Yellow Coneflower	0.125
Rosa blanda Early Wild Rose	0.031
Rudbeckia hirta Black-eyed Susan	0.500
Rudbeckia subtomentosa Sweet Coneflower	0.031
Silphium integrifolium Rosin Weed	0.188
Solidago nemoralis Oldfield Goldenrod	0.125
Solidago riddellii Riddell's Goldenrod	0.063
Solidago rigida Stiff Goldenrod	0.063
Sporobolus heterolepis Prairie Dropseed	0.250
Tradescantia ohioensis Ohio Spiderwort	0.125
Verbena stricta Hoary Vervain	0.125
Vernonia fasciculata Common Ironweed	0.188
Vernonia missurica Missouri Ironweed	0.063
Veronicastrum virginicum Culver's Physic	0.006
Avena sativa (wild oats) and Lolium multiflorum (annual rye)	3.000

**Conventional Seed Mix**

Turf Contractor to review areas to be sodded with owner/general contractor prior to submitting bid.

1976 S.Y. Conventional Seed for Erosion Control Blanket (Includes 5% for slopes and waste.)

25 Rollsw/Curlex Erosion Control Blanket (8'x90' Rolls) (Staple in place.)

Includes 5% for slopes and waste.

Seed Mix Conventional Seeding:

- 40% Kentucky Bluegrass
- 20% Park Kentucky Bluegrass
- 20% Creeping Red Fescue
- 20% Perennial Rye Grass

**Urban Wet prairie swale bottom**

Species	lb/ac
Andropogon scoparius (Schizachyrium s.) Little Bluestem	2.000
Asclepias Species Milkweed	0.063
Aster nova-angliae New England Aster	0.031
Aster simplex Panicled Aster	0.031
Calamagrostis canadensis Blue Joint Grass	0.031
Carex annectens xanthocarpa Yellow Sedge	0.063
Carex bebbii Bebb's Sedge	0.063
Carex bicknellii Bicknell's Sedge	0.500
Carex lupuliformis Knobbed Hop Sedge	0.063
Carex normalis Normal Sedge	0.063
Carex stipata Awl-fruited Sedge	0.500
Carex vulpinoidea Fox Sedge	2.000
Cassia fasciculata Partridge Pea	0.250
Elymus canadensis Canadian Wild Rye	2.000
Elymus virginicus Virginia Wild Rye	2.000
Epilobium coloratum Cinnamon Willow Herb	0.015
Eupatorium perfoliatum Boneset	0.015
Glyceria striata Fowl Manna Grass	0.063
Iris virginica Blue Flag	0.125
Juncus balticus littoralis Lake Shore Rush	0.250
Juncus torreyi Torrey's Rush	0.063
Leersia oryzoides Rice Cut Grass	0.031
Lobelia siphilitica Blue Lobelia	0.031
Mimulus ringens Monkey Flower	0.031
Panicum virgatum Switch Grass	1.000
Physostegia virginiana False Dragonhead	0.063
Poa palustris Marsh Blue Grass	1.000
Pycnanthemum virginicum Common Mt. Mint	0.016
Ratibida pinnata Yellow Coneflower	0.250
Rudbeckia hirta Black-eyed Susan	0.500
Scirpus atrovirens Dark Green Rush	0.500
Silphium perfoliatum Cup Plant	0.125
Solidago riddellii Riddell's Goldenrod	0.063
Solidago rigida Stiff Goldenrod	0.125
Verbena hastata Blue Vervain	0.500
Vernonia fasciculata Common Ironweed	0.018
Zizia aurea Golden Alexander	0.031
Avena sativa (wild oats) and Lolium multiflorum (annual rye)	3.000

**Low Pro Mesic Blanket**

Low Pro Mesic Seed Mix:

137 Rolls W/BioNet C125BN Double Net Coconut Blanket (8'x90' Rolls). Includes 5% for slope waste. This blanket will not be stapled in place.

**Swale Bottom Plug list**

Aster nova-angliae New England Aster
Aster simplex Panicled Aster
Calamagrostis canadensis Blue Joint Grass
Carex annectens xanthocarpa Yellow Sedge
Carex bebbii Bebb's Sedge
Carex bicknellii Bicknell's Sedge
Carex lupuliformis Knobbed Hop Sedge
Carex stipata Awl-fruited Sedge
Carex vulpinoidea Fox Sedge
Eupatorium perfoliatum Boneset
Glyceria striata Fowl Manna Grass
Iris virginica Blue Flag
Juncus balticus littoralis Lake Shore Rush
Juncus torreyi Torrey's Rush
Leersia oryzoides Rice Cut Grass
Mimulus ringens Monkey Flower
Panicum virgatum Switch Grass
Physostegia virginiana False Dragonhead
Ratibida pinnata Yellow Coneflower
Scirpus atrovirens Dark Green Rush
Silphium perfoliatum Cup Plant
Solidago riddellii Riddell's Goldenrod
Solidago rigida Stiff Goldenrod
Verbena hastata Blue Vervain
Vernonia fasciculata Common Ironweed
Zizia aurea Golden Alexander

plant on 12 to 18 inch centers  
no species should comprise more than 10% of the plugs  
Plugs shall be GT 38s or equivalent

**Seeding dates for optimum results**

Frost dates	last frost	first frost
Rockford	May 13	Sept 25
Chicago	April 25	Oct 22

**Nurse crops**

Nurse crops are counter-productive and not necessary. Use standard erosion control measures, e.g. straw, hydromulch, erosion blankets. If nurse crops are used, do not exceed our recommended rates.

**Post planting management**

Identify specifications are based on quality assurance up front and no follow up or post planting maintenance, hence questionable successes. Good spots balance quality assurance with absolutely necessary post planting maintenance. No maintenance, no guarantee!!

All upland plantings must be mowed during the first growing season 5 to 5 times between May and August, leaving 8-12 inches stubble going into winter. In the early spring of second growing season, mow very low, simulating a burn. As growing season progresses, mow as weeds develop, approximately two or more times. Perennial weeds should be herbicided.

Alternately, appropriately designed upland plantings can be treated with Plateau™ at a low rate (approximately 4 to 6 ounces per acre, BUT CONSULT THE LABEL) and mowed 2 times first year, 2 times second year.

Wetland plantings may be mowed when practical and accessible.

Plantings should not be burned prior to the end of their 2<sup>nd</sup> or 3<sup>rd</sup> full growing season. Plantings should be burned for several years thereafter, but not late spring.

Long-term maintenance consists of burning, mowing, and doing nothing (and spot controlling weeds). Management practices should be rotated and implemented at varying times of the year. Larger plantings should be divided into management units that receive different practices at different times during the same year. Performing the same maintenance operation at the same season every year will alter the floristic composition. Perennial weeds should be spot treated with selective herbicides as per the label.

**Sample schedule**

Plot 1	Plot 2	Plot 3
Year 1 mow for weed control	mow for weed control	mow for weed control
Year 2 early spring mow	early spring mow	early spring mow
Year 3 early spring mow/burn	early spring mow/burn	early spring mow/burn
Year 4 fall burn	fall burn	fall burn
Year 5 fall burn	fall burn	fall burn
Year 6 mowing	early spring burn	fall burn
Year 7 early spring mow	fall burn	summer burn!

DATE	REVISION
06/22/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
08/15/2016	REVISED PER COMMENTS RECEIVED FROM DARIEN

**LANDSCAPE BIOSWALE SPECIFICATIONS**  
**17 W 615 NORTH FRONTAGE ROAD**  
**DARIEN, ILLINOIS**

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 FAX: (630) 271-0774  
 Website: www.morriseng.com



FIELD CREW:	GB
DRAWN BY:	MG
CHECKED BY:	EF
APPROVED BY:	SD
DATE:	05/20/16
SCALE:	HORIZ NONE
	VERT NONE

12/20/15 10:16:33 AM  
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**PLANT SPECIFICATIONS:**

A. PLANT LIST: ALL SHADE TREES AND EVERGREEN TREES SHOULD BE BID IN THEIR ENTIRETY (SEE PLANS). UNIT PRICING FOR ALL MATERIALS TO BE SUBMITTED WITH THE BID. SEE PLANTING DETAIL FOR BED PREPARATION SPECIFICATIONS.

B. BIDDERS SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND BECOMING FAMILIAR WITH ITS VARIOUS CONSTRAINTS AND LIMITATIONS.

C. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO PERFORM WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/HER BID.

D. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ITEMS AS SHOWN ON THE PLANS AND/OR SPECIFICATIONS. WORK SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE DONE AS IF SHOWN ON BOTH AND SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND, THE CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT/OWNER AS SHOWN AS ERRORS OR DISCREPANCIES ARE DISCOVERED AND NOT PROCEED WITH ANY WORK WHERE UNCERTAINTY EXISTS.

E. SHOULD ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, LIME-ROCK SUB-BASE, BRICK OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

F. THE LANDSCAPE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE.

G. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND STORM AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRICAL AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED IN THE CONSTRUCTION PHASE. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE OWNER SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

H. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ADEQUATE PROTECTION SHALL BE GIVEN TO ALL FEATURES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.

I. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVICES AGENCIES I.E. "JULIE" (1-800-892-0123), IN THE VICINITY OF UTILITIES. HAND EXCAVATE TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.

J. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT OR OWNER BEFORE PLANTING.

K. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIME PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS/HER FAULT OR NEGLIGENCE DURING THE EXECUTION OF WORK.

L. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN OR DESIGNATED ON THE PLANS AND SPECIFICATIONS.

O. THE QUANTITIES GIVEN IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PLANT ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS AT NO ADDITIONAL COST. ANY DISCREPANCIES FOUND BETWEEN THE PLAN AND THE PLANT LIST SHALL BE NOTED AT THE BOTTOM OF THE BID SO ACCURATE QUANTITIES CAN BE INCORPORATED IN THE FINAL CONTRACT.

P. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE. NAMES OR VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. PLANT MATERIAL TO BE SECURED FROM NURSERIES WITHIN NORTHERN ILLINOIS AREA.

Q. GRADE 'A' SHREDDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR A FULL THREE INCH DEPTH (3") OF MULCH TO BE APPLIED ONLY TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE OF MULCH (AFTER SETTLING OCCURS) SHOULD BE 1" BELOW ADJACENT CURBS. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE LANDSCAPE CONTRACTOR FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.

R. IF IT IS NECESSARY TO STAKE TREES, STAKE AND GUY IN ACCORDANCE WITH STAKING DETAILS. CONTRACTOR RESPONSIBLE FOR RESETTling PLANTS AFTER THEY HAVE BEEN BLOWN OVER, AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT OF BEING BLOWN OVER.

S. VOID.

T. BACK-FILL SHALL BE WATERED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, RAKE SMOOTH TO FINISH GRADE AND MULCH ALL PLANT BEDS. ALL SHADE AND PINE TREES INSTALLED BY THE CONTRACTOR SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING GROUNDING OF TREE TRUNKS BY NEED LATER EQUIPMENT, A THREE (3") INCH DEEP X FIVE FOOT (5') DIAMETER MULCHED RING SHALL BE INSTALLED.

U. BED PREPARATION: A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF MUSHROOM COMPOST AND A GRANULAR FERTILIZER SHALL BE ROTO-TILLED INTO THE SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BEDS JUST PRIOR TO THE INSTALLATION OF PLANTS.

FERTILIZERS-THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 UNIT OF NITROGEN PER 1,000 SQUARE FEET. (THIS IS EQUIVALENT TO 16 LBS. OF NITROGEN PER 1,000 SQUARE FEET, 600 LBS. PER ACRE MINIMUM).

V. GUARANTEE  
GENERAL-PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. WARRANTY ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME SPECIFIED. AFTER RECEIVING A NOTICE OF PROVISIONAL ACCEPTANCE (WRITTEN), THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA, OR INCIDENTS BEYOND LANDSCAPE INSTALLER'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER SIXTY (60) MILES PER HOUR, FIRES, OR VANDALISM.

W. REPLACEMENTS-DURING THE WARRANTY PERIOD, REPLACE AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER MAINTENANCE. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT NO ADDITIONAL EXPENSE TO THE OWNER. ONLY ONE REPLACEMENT OF ANY PLANT IS REQUIRED AFTER PROVISIONAL ACCEPTANCE, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS. REPLACEMENT PLANTS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. REPLACEMENTS SHALL BE MADE NO LATER THAN THE NEXT SUCCEEDING PLANTING SEASON, OR AS SCHEDULED BY THE OWNER. FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITION. THE LANDSCAPE ARCHITECT MAY EXTEND THE GUARANTEE PERIOD FOR A SECOND GROWING SEASON ON THOSE PLANTS FOUND TO BE IN HIS/HER OPINION, QUESTIONABLE IN THEIR APPEARANCE BUT ABLE TO SURVIVE AND DEVELOP INTO FULL, VICEROUS PLANT(S) FULFILLING THE FUNCTIONAL AND AESTHETIC REQUIREMENTS FOR WHICH THEY WERE ORIGINALLY INTENDED.

X. ALL WORK UNDER THIS CONTRACT SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

Y. ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED WITHIN SIX (6) MONTHS AFTER THE OCCUPANCY OR USE OF THE BUILDING OR PREMISES. DEAD PLANT MATERIALS SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUANTITY AND QUALITY OF LANDSCAPING AS INITIALLY APPROVED.

Z. ALL GRADE, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

AA. ALL PROPOSED TREES TO BE INSTALLED WHETHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED-LINES ARE NOT TO BE OBSTRUCTED.

BB. MAINTAIN LAWNS FOR THREE WEEKS AFTER INSTALLATION, INCLUDING WATERING, SEEDING, RESEEDING, RESODDING, MOWING, TRIMMING AND EDGING. EACH MOWING SHALL OCCUR WHEN THE GRASS HAS REACHED A HEIGHT OF 3-1/2 INCHES. MOW TO A HEIGHT OF 2-1/2 INCHES. SODDED AREAS SHALL BE ROLLED WITH A 200-POUND ROLLER WITHIN THIRTY (30) DAYS AFTER INSTALLATION.

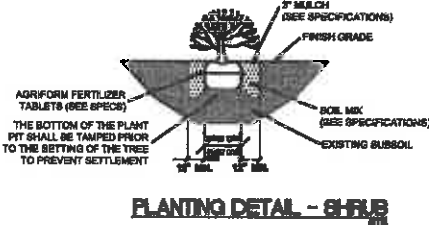
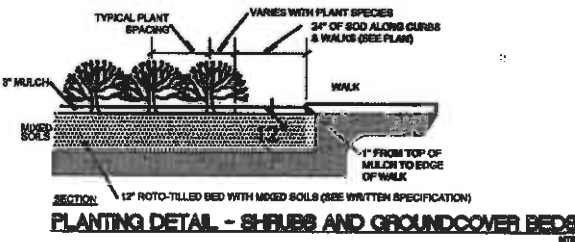
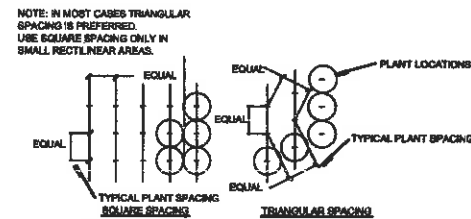
CC. ALL TURF AREAS TO BE SOD.

DD. THE OWNER AND/OR LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REJECT ANY PLANT MATERIAL THAT IS DEEMED UNACCEPTABLE, I.E. POOR BRANCHING HABITS, FORKED OR CROOKED TRUNKS, DAMAGED, ETC. THE MATERIAL WILL BE REPLACED AT THE LANDSCAPE CONTRACTORS EXPENSE.

EE. CONTACT THE DEVELOPER TO DETERMINE IF AN IRRIGATION DESIGN AND BID IS NECESSARY.

FF. DO NOT INSTALL PERENNIALS AFTER SEPTEMBER 30TH OF ANY GIVEN YEAR.

FF. PLANT SUBSTITUTES MUST BE APPROVED BY THE VILLAGE OF SCHMALBURG. INSTALLED SIZES MUST BE WITHIN 3", EVEN AFTER PRUNING AND SHAPING. EXPECTED GROWTH, I.E. SPIREA AND POTENTILLA, ETC. WILL NOT BE CONSIDERED.

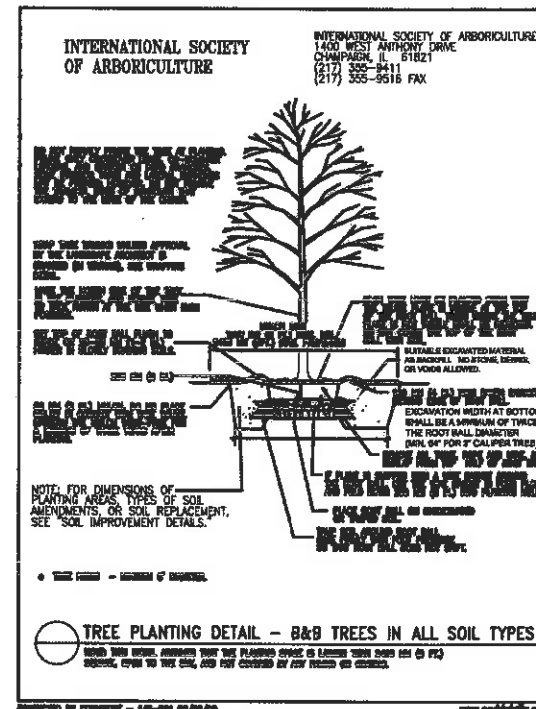
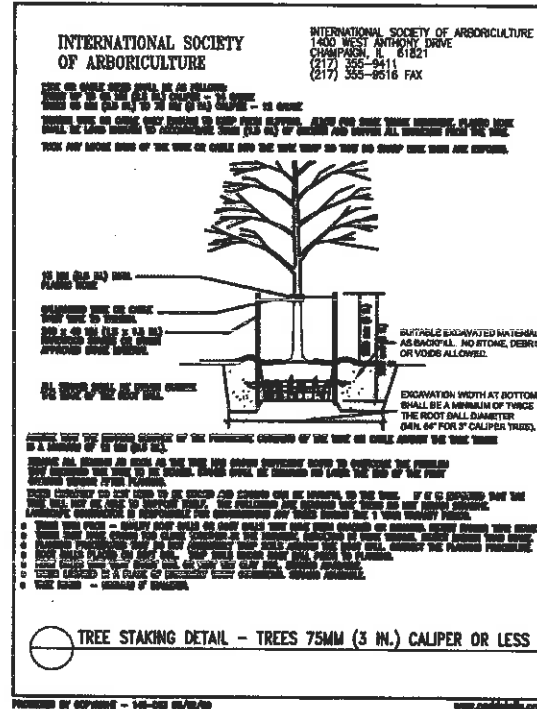
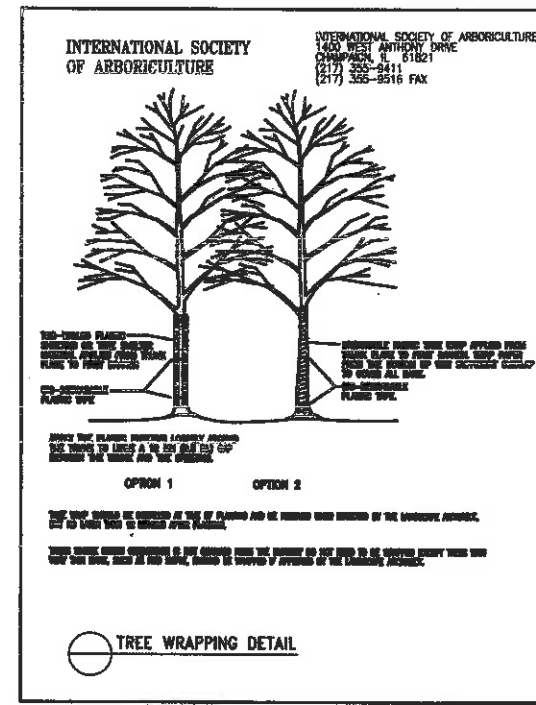
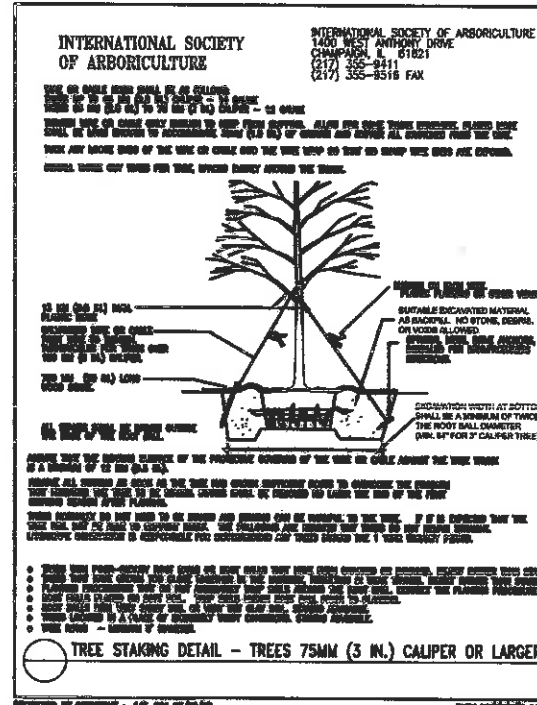


GG. MULCH MUST BE PULLED AT LEAST 2 INCHES FROM THE BASE OF THE TREE, SO THAT THE TRUNK AND ROOT CROWN ARE EXPOSED.

HH. RECOMMENDED MULCHING DEPTH IS 2"-4". PLEASE AVOID OVER-MULCHING AND CREATING MULCH VOLCANOES.

II. MULCH BEDS AT THE TIME OF PLANTING SHALL EXTEND A MINIMUM OF TWO (2) FEET BEYOND THE CENTER OF A TREE OR SHRUB.

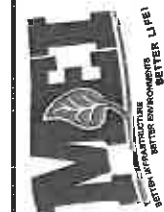
JJ. THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS.



DATE	REVISION	DESCRIPTION
05/22/2018	1	REVISION PER DUFARE COUNTY STORMWATER RECOMENDATION
07/11/2018	2	REVISION PER DUFARE COUNTY STORMWATER MEETING
09/15/2018	3	REVISION PER COMMENTS RECEIVED FROM OWNER
	4	
	5	

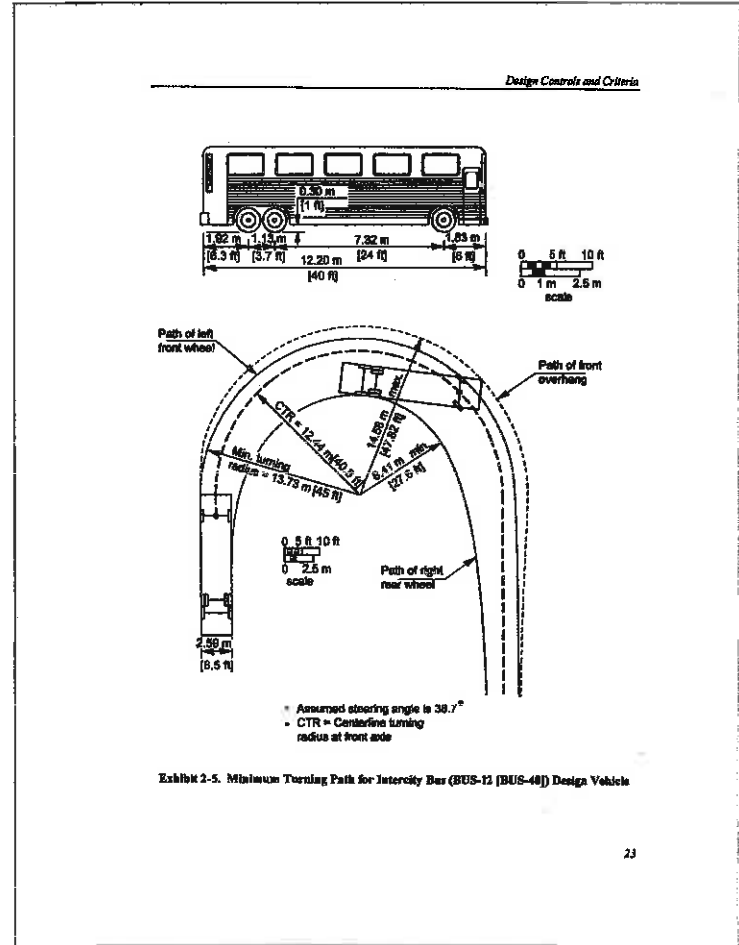
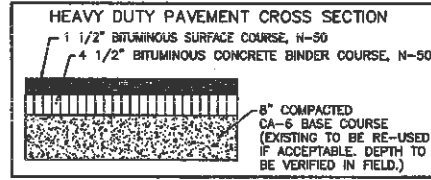
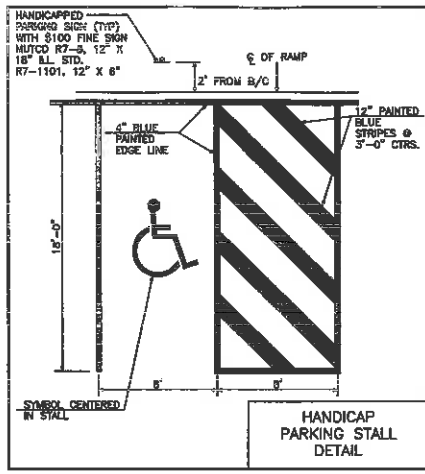
**LANDSCAPE PLANT SPECIFICATIONS**  
**17 W 615 NORTH FRONTAGE ROAD**  
**DARIEN, ILLINOIS**

**Morris Engineering, Inc.**  
 Civil Engineering • Consulting  
 Land Surveying  
 515 North River Street, Suite 400  
 Danville, IL 60018  
 Phone: (630) 271-0770  
 Fax: (630) 271-0774  
 Website: www.morrisinc.com



FIELD CHECK: CS  
 DRAWN BY: MG  
 CHECKED BY: EF  
 APPROVED BY: ED  
 DATE: 05/2018  
 ROAD: HORIZ NONE  
VERT NONE  
 SHEET  
**7**  
 OF 8 SHEETS  
 PROJ # 16-02-6000

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DATE	REVISION
05/25/2016	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
07/11/2016	REVISED PER DUPAGE COUNTY STORMWATER MEETING
08/10/2016	REVISED PER COMMENTS RECEIVED FROM DARIEN

SHEET TITLE

17 W 615 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS

Morris Engineering, Inc.  
Civil Engineering - Consulting  
Land Surveying  
515 Warrville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0569  
FAX: (630) 271-0774  
Website: www.esvil.com



FIELD CHECK:	GB
DRAWN BY:	NG
CHECKED BY:	EF
APPROVED BY:	SD
DATE:	5/25/2016
SCALE:	HORIZ. NONE VERT. NONE

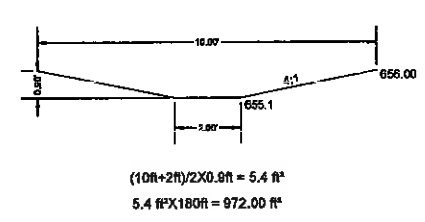
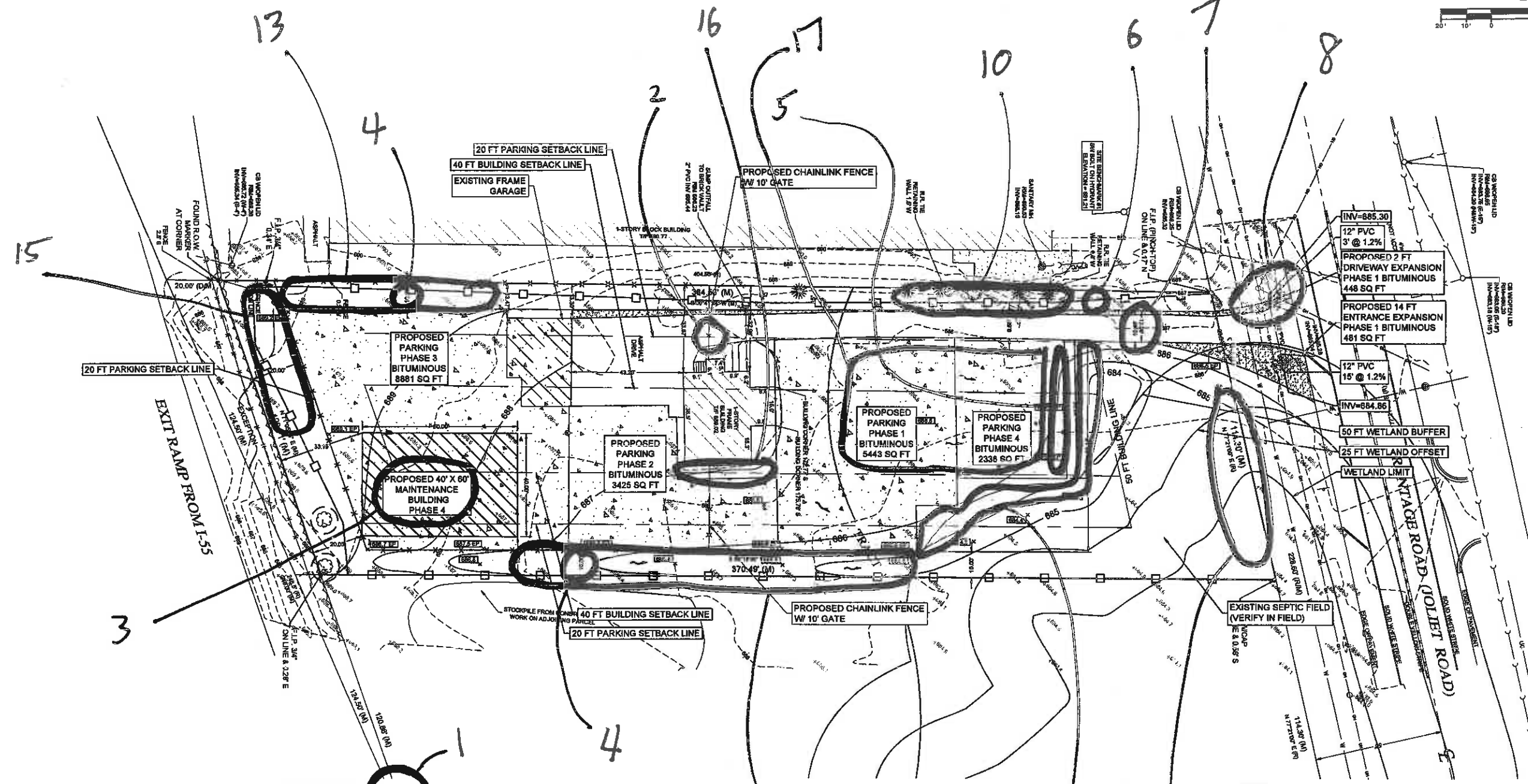
SHEET

8

OF 8 SHEETS

PROJ # 16-02-6000

# SITE DEVELOPMENT PLAN



**TOTAL SITE AREA = 42514.6 ft²**

EXISTING DRIVEWAY = 4131 ft²  
 EXISTING BUILDING = 1149 ft²  
 EXISTING GARAGE = 792 ft²  
 PROPOSED DRIVE = 929 ft²  
 PROPOSED PARKING 1 = 5443 ft²  
 PROPOSED PARKING 2 = 3425 ft²  
 PROPOSED PARKING 3 = 8881 ft²  
 PROPOSED PARKING 4 = 2338 ft²  
 27051 ft²

NET NEW IMPERVIOUS AREA = 21502 ft²

BMP VOLUME REQUIRED  
 1.25" / 1" ft² X 21925 ft² = 2239.79 ft³

**EXISTING BUILDING AREAS**

EXISTING BUILDING = 1149 ft²  
 EXISTING GARAGE = 792 ft²  
 PROPOSED MAINTENANCE = 2400 ft²

PHASE 1-3 = 1941 ft²  
 PHASE 4 = 3549 ft²

**BMP VOLUME PROVIDED**

ELEVATION	AREA	VOLUME
884.00	481.3 ft²	0.00 ft³
885.00	1978.75 ft²	1241.15 ft³
VOLUME FROM SWALE = 997.0 ft³		
TOTAL VOLUME = 2240.15 ft³		

NOTE:  
 1. CONSTRUCTION OF PCBMP SHALL BE COMPLETED AS PART OF PHASE I.  
 2. PRELIMINARY BFE USED

DATE

1	05/15/2018	REVISED PER DUPAGE COUNTY STORMWATER RECOMMENDATION
2	07/11/2018	REVISED PER DUPAGE COUNTY STORMWATER MEETING
3	08/15/2018	REVISED PER COMMENTS RECEIVED FROM DUPAGE
4		
5		
6		

SITE DEVELOPMENT PLAN

17 W 615 NORTH FRONTAGE ROAD  
 DARIEN, ILLINOIS

Morris Engineering, Inc.  
 Civil Engineering - Consulting  
 Land Surveying  
 515 Warrick Road, Joliet, IL 60532  
 Phone: (815) 271-0770  
 Survey: (815) 271-0599  
 Fax: (815) 271-0774  
 Website: www.morrisinc.com

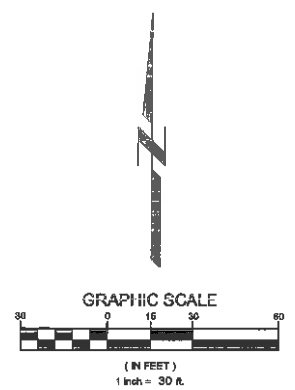
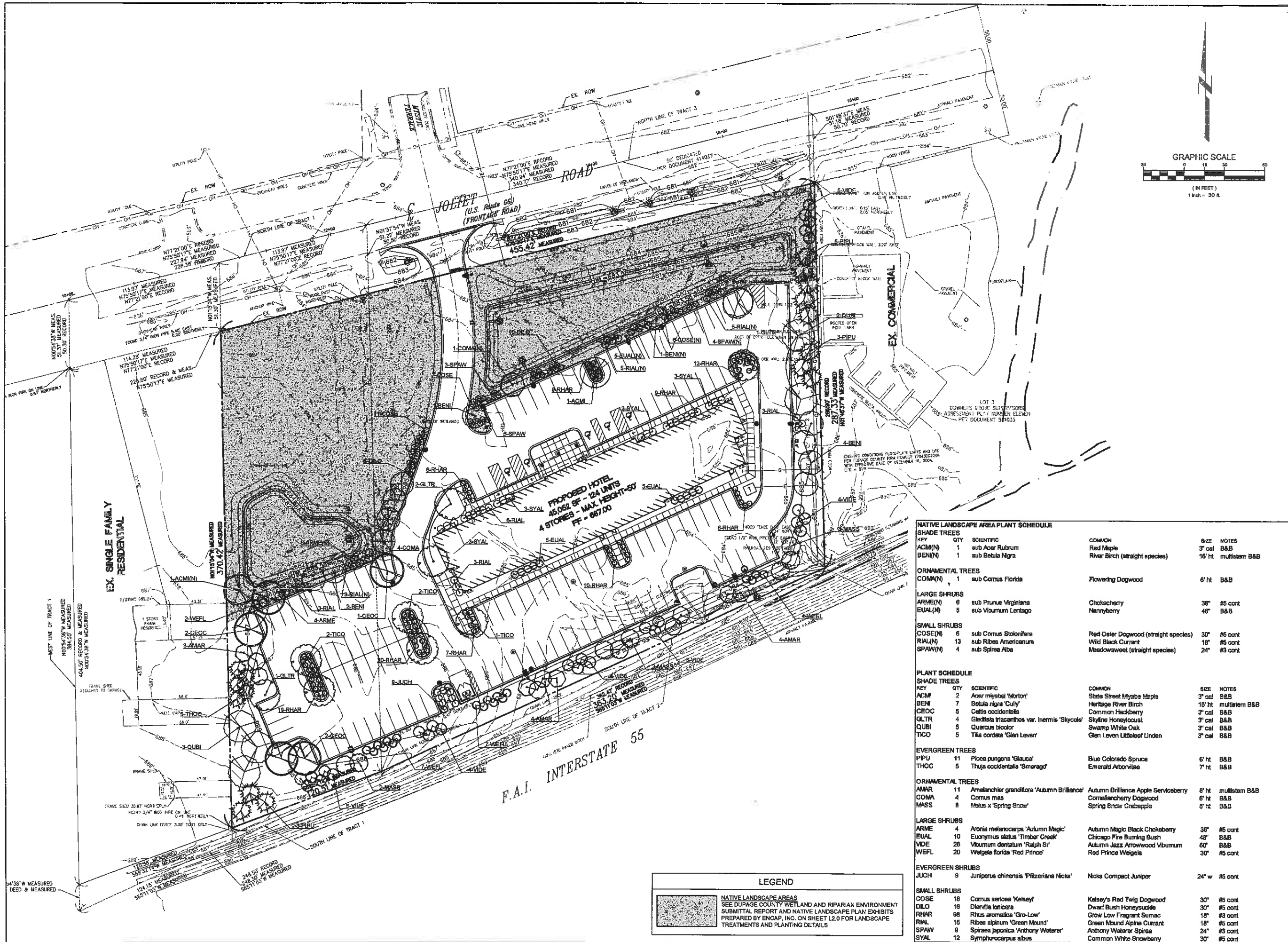


FIELD CHECK: GB  
 DRAWN BY: NS  
 CHECKED BY: EF  
 APPROVED BY: SD  
 DATE: 5/5/2018  
 SCALE: HORIZONTAL 1"=20'  
 VERT: HORIZONTAL

SHEET  
**3**  
 OF 8 SHEETS  
 PROJ # 16-02-0000

# VARIATIONS

11/18/2018 11:03:33 AM  
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NATIVE LANDSCAPE AREA PLANT SCHEDULE						
SHADE TREES	KEY	QTY	SCIENTIFIC	COMMON	SIZE	NOTES
ACM(N)	1	sub	Acer Rubrum	Red Maple	3" cal	B&B
BENI(N)	1	sub	Betula Nigra	River Birch (straight species)	16' ht	multistem B&B
ORNAMENTAL TREES				Flowering Dogwood	6' ht	B&B
COMA(N)	1	sub	Cornus Florida			
LARGE SHRUBS				Chokecherry	36"	#5 cont
ARME(N)	6	sub	Prunus Virginiana			
EUAL(N)	5	sub	Viburnum Lentago	Nannyberry	48"	B&B
SMALL SHRUBS				Red Osier Dogwood (straight species)	30"	#5 cont
COSE(N)	6	sub	Cornus Stolonifera			
RIAL(N)	13	sub	Ribes Americanum	Wild Black Currant	18"	#5 cont
SPAW(N)	4	sub	Spiraea Alba	Meadowsweet (straight species)	24"	#3 cont
PLANT SCHEDULE						
SHADE TREES	KEY	QTY	SCIENTIFIC	COMMON	SIZE	NOTES
ACM	2		Acer nigrum 'Morton'	State Street Myrtle Maple	3" cal	B&B
BENI	7		Betula nigra 'Cully'	Heritage River Birch	16' ht	multistem B&B
CEOC	5		Celtis occidentalis	Common Hackberry	3" cal	B&B
GLTR	4		Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	3" cal	B&B
QUBI	5		Quercus bicolor	Swamp White Oak	3" cal	B&B
TICO	5		Tilia cordata 'Glen Laver'	Glen Laven Littleleaf Linden	3" cal	B&B
EVERGREEN TREES				Blue Colorado Spruce	6' ht	B&B
PIPU	11		Picea pungens 'Glaucia'			
THOC	5		Thuja occidentalis 'Smeragd'	Emerald Arborvitae	7' ht	B&B
ORNAMENTAL TREES				Autumn Brilliance Apple Serviceberry	8' ht	multistem B&B
AMAR	11		Amelanchier grandiflora 'Autumn Brilliance'			
COMA	4		Cornus mas	Cornelancherry Dogwood	6' ht	B&B
MASS	8		Melus x 'Spring Snow'	Spring Snow Crabapple	8' ht	B&B
LARGE SHRUBS				Autumn Magic Black Chokeberry	36"	#5 cont
ARME	4		Aronia melanocarpa 'Autumn Magic'			
EUAL	10		Euonymus alatus 'Timber Creek'	Chicago Fire Burning Bush	48"	B&B
VDE	28		Viburnum dentatum 'Ralph Sr'	Autumn Jazz Arrowwood Viburnum	60"	B&B
WEFL	20		Weigela florida 'Red Prince'	Red Prince Weigela	30"	#5 cont
EVERGREEN SHRUBS				Nicks Compact Juniper	24" w	#5 cont
JUCH	9		Juniperus chinensis 'Pfitzeriana Nicks'			
SMALL SHRUBS				Kelsey's Red Twig Dogwood	30"	#5 cont
COSE	18		Cornus sericea 'Kelsey'			
DILO	16		Diervilla lonicera	Dwarf Bush Honeysuckle	30"	#5 cont
RHAR	98		Rhus aromatica 'Gro-Low'	Grow Low Fragrant Sumac	18"	#3 cont
RIAL	16		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18"	#5 cont
SPAW	9		Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	24"	#3 cont
SYAL	12		Symphoricarpos albus	Common White Snowberry	30"	#5 cont

**LEGEND**

NATIVE LANDSCAPE AREAS  
SEE DUPAGE COUNTY WETLAND AND RIPARIAN ENVIRONMENT  
SUBMITTAL REPORT AND NATIVE LANDSCAPE PLAN EXHIBITS  
PREPARED BY ENCAP, INC. ON SHEET L2.0 FOR LANDSCAPE  
TREATMENTS AND PLANTING DETAILS

REVISIONS	
7	03-21-15 REVISED PER SANITARY SEWER/WATER MAIN CONFLICT
6	02-18-15 REVISED DRAIN ROAD RICH GRADING PER EX. VMA COVER
5	01-21-15 REVISED PER DOT REVIEW
4	11-30-14 REVISED PER DOT REVIEW
3	10-19-14 ISSUED FOR CONSTRUCTION
2	08-26-14 REVISED PER CITY, DOT AND DUPAGE COUNTY REVIEWS
1	05-22-14 REVISED PER CITY REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

**CIVWORKS**  
Consulting, LLC

3540 N. NEWA AVE  
CHICAGO, IL 60634  
PH: (773) 457-9454  
FAX: (773) 457-9454  
E-MAIL: info@civworks.com  
WWW: www.civworks.com

**SITE LANDSCAPING PLAN**

**PROPOSED WOODSPRING SUITES HOTEL**  
(FORMERLY NAMED VALUE PLACE HOTEL)

951 N. FRONTAGE ROAD, DARIEN, IL

PROJ. MGR.: OF  
PROJ. ENG.: OF  
DRAWN BY:  
DATE: 04-03-2015  
SCALE: 1"=30'

**SHEET NO.**  
**L1.0**

PROJ. NUMBER: 14013

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
June 15, 2016**

**PRESENT:** Bryan Gay, Andrew Kelly, Ron Kiefer, Lou Mallers, Ray Mielkus, Ken Ritzert, Dan Gombac - Director, Steven Manning - City Planner, Elizabeth Lahey - Secretary

**ABSENT:** Beverly Meyer, Robert Cortez, John Laratta

Acting Chairperson Mielkus called the meeting to order at 7:02 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 2016-07: 7722 Warwick Avenue: Petitioner seeks approval of a variation to increase the permitted amount of rear yard coverage by accessory structures from 30% to 36% in order to construct an above-ground pool.**

Mr. Steven Manning, City Planner reported that the petitioner installed an above-ground pool within the rear yard before securing a building permit. He reported that the Zoning Ordinance limits the amount of lot coverage by structures and impervious surfaces. He further reported that 30% of the rear yard is the maximum permitted amount of coverage and with the addition of the pool, the amount of rear yard coverage is 36%, or approximately 281 square feet over the permit amount.

Mr. Manning reported that prior to the pool, existing structures and impervious surfaces in the rear yard included a detached garage, portion of the driveway and a patio.

Mr. Dan Gombac, Director reported that the petitioner Mr. Bob Worley is a neighbor and that Mr. Worley approached him after installation of the pool. He stated that once Mr. Worley found out he needed a permit he came and then discovered that there was a variation due to lot coverage.

Commissioner Mallers questioned how long the pool has been up.

Mr. Gombac reported that the pool went up approximately four weeks ago.

The petitioner, Mr. Robert Worley reported that he did not have a pool there previously. He stated that the pool is 4 feet and above ground.

Commissioner Kiefer questioned if there were any concerns from the neighbors.

Mr. Gombac reported that there were no concerns from the residents.

Mr. Worley stated that he was not aware that a permit was needed.

Mr. Gombac reported that the property drains from the back to the front and that there are no issues with water drainage.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:11 p.m.

**Commissioner Mallers made a motion and it was seconded by Commissioner Kelly that based upon the submitted petition and the information presented, the request associated with PZC 2016-07 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 6-0.**

Mr. Gombac reported that this would be forwarded to the Municipal Services Committee on Monday, June 20th at 6:00 p.m.

- B. Public Hearing PZC 2016-08: 7417 Cass Avenue, Buona Beef: Petitioner seeks approval of a plat of resubdivision and the following variations:**
- 1. A reduction in the minimum required lot area from 2.00 acres to 1.157 acres.**
  - 2. A reduction in the minimum required northern interior side yard from 30 feet to 0 feet.**
  - 3. A reduction in the minimum required rear yard from 30 feet to 0 feet.**
  - 4. An increase in the maximum permitted paved or impervious surface coverage from 75% to 83%.**

Mr. Steven Manning, City Planner reported that Buona Beef is located within the Jewel-Osco shopping center at the northeast corner of Cass Avenue and 75th Street. He reported that the shopping center includes Jewel-Osco, Sears Outlet, Concentra Immediate Care, Taco Bell and Buona Beef. Mr. Manning reported that Buona Beef proposes to create a lot of record and plans to purchase the lot. He further reported that there are no changes to the property and that staff has no objections.

Mr. Dan Gombac, Director reported that Buona Beef replaced the Royal Shield and Buona Beef would like to break away from the shopping center.

Mr. Steve Bauer, Attorney, Mile High Beef reported that they are an affiliate of Buona Beef. He stated that there are no changes. He submitted supporting documents 1-5 located in the agenda memo as record.

There was no one in the audience wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 7:20 p.m.

**Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request associated with PZC 2016-08 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 6-0.**

Mr. Gombac reported that this would be forwarded to the Municipal Services Committee on Monday, June 20th at 6:00 p.m.

**CORRESPONDENCE**

None.



**OLD BUSINESS/PLANNER'S REPORT**

None.

**MINUTES**

**Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the June 1, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0.**

**Commissioner Mallers made a motion and it was seconded by Commissioner Ritzert to approve the June 1, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0.**

**NEXT MEETING**

Mr. Manning announced that the next meeting is scheduled for Wednesday, July 6, 2016 at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:25 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

\_\_\_\_\_  
**Elizabeth Lahey**  
**Secretary**

\_\_\_\_\_  
**Ray Mielkus**  
**Acting Chairman**