

**AGENDA**  
**Municipal Services Committee**  
**Police Department Training Room**  
**1710 Plainfield Road**  
**July 23, 2018**  
**6:30 P.M.**

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **New Business**
  - a. **Ordinance** – Approval of an ordinance adopting the updated editions of selected building codes.
  - b. **PZC 2018-05 801 Plainfield Road** - Petitioner seeks approval of a special use zoning permit to operate an eating establishment with a bar serving alcohol as lessee of Suite 12 at 801 Plainfield Road.
  - c. **Resolution** – Approval of a resolution accepting a proposal from Aqua Fiori, Inc. for the purchase and installation of an irrigation system for the City of Darien, 1702 and 1710 Plainfield Road in an amount not to exceed \$11,950.00.
  - d. **Minutes** – June 25, 2018 Municipal Services Committee
4. **Director's Report**
5. **Next scheduled meeting** – Monday, August 27, 2018
6. **Adjournment**

**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**July 23, 2018**

**ISSUE STATEMENT**

Approval of an ordinance adopting the updated editions of the following building codes:

- International Residential Code 2015
- International Building Code 2015
- International Mechanical Code 2015
- National Electrical Code 2014
- International Fire Code 2015
- International Energy Conservation Code 2015
- International Property Maintenance Code 2015
- International Fuel Gas Code 2015
- International Swimming Pool and Spa Code 2015

**ORDINANCE**

**ATTACHMENTS**

*SUMMARY OF STATE AND NATIONAL BUILDING CODES UPDATED*  
*IMPORTANT CHANGES TO 2015 INTERNATIONAL CODE COUNCIL CODES*

**BACKGROUND**

In 2012, the City Ordinance 0-43-12 made a complete revision to the administrative duties and procedures, permits, fees, contractor registration, penalties, and adopted state and national codes with local amendments; all contained in Title 4 Chapter 1 of the City Code.

The organizations that write and publish these state and national codes employ experts and use an extensive public input process to research and update standards. The codes reflect new materials, innovative methods, and improved safety practices that result in a higher quality of standards. The Tri-State, Darien-Woodridge, and Lemont Fire Protection Districts were asked to comment on code updates but no comments have been received.

The City utilizes the services of Don Morris Architects for plan review and inspections. The City also utilizes the services of EIS for elevator plan reviews and annual inspections. The previous amendments contained within the 2012 building codes shall stay in force. The following amendments shall be added:

- Pier footings are acceptable for porches and sunrooms provided plans are designed and stamped by an architect or structural engineer.
- Codification of certain wiring and conduit under the National Electrical Code.

**STAFF RECOMMENDATION**

Staff recommends approval of the ordinance as presented.

**DECISION MODE**

This item will be placed on the August 6, 2018 City Council agenda for formal approval.

**CITY OF DARIEN**  
**DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 4,  
BUILDING REGULATIONS, DARIEN BUILDING CODE,  
OF THE DARIEN CITY CODE**

**(Building Codes)**

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

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018**

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**Published in pamphlet form by authority of  
the Mayor and City Council of the City of  
Darien, DuPage County, Illinois, this \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 4,  
BUILDING REGULATIONS, DARIEN BUILDING CODE,  
OF THE DARIEN CITY CODE**

**(Building Codes)**

**WHEREAS**, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

**WHEREAS**, the City of Darien has adopted Building Regulations set forth in the Darien Building Code, Title 4 of the Darien City Code; and

**WHEREAS**, the City Council has deemed it reasonable to periodically review said Darien Building Code and make necessary changes thereto; and

**WHEREAS**, on July 23, 2018 the Municipal Services Committee has filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

**WHEREAS**, the City Council approves and adopts the findings and recommendations of the Municipal Services Committee and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

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

**SECTION 1:** Title 4, Building Regulations, Darien Building Code, of the Darien City Code, is hereby amended to read as follows.

**ORDINANCE NO.** \_\_\_\_\_

**4-1-3-1: ADOPTION OF RESIDENTIAL CODE:**

There is hereby adopted and incorporated by reference as a part of this section, the code entitled 2015 International Residential Code, one (1) copy of which is on file in the office of the City.

**4-1-3-2: AMENDMENTS TO RESIDENTIAL CODE:**

The International Residential Code, as adopted in section 4-1-3-1 of this chapter shall be amended as follows:

Section R-403.1 – revise to read as follows:

Pier footings are acceptable for open porches and are acceptable for screened-in porches, 3-season rooms, or sunrooms if designed and certified by a licensed architect.

**4-1-4-1: ADOPTION OF BUILDING CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled the 2015 International Building Code, one (1) copy of which is on file in the office of the City.

**4-1-4-2: AMENDMENTS TO BUILDING CODE:**

The International Building Code, as adopted in section 4-1-4-1 of this chapter shall be amended as follows:

**4-1-5-1: ADOPTION OF MECHANICAL CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Mechanical Code, one (1) copy of which is on file in the office of the City.

**4-1-5-2: AMENDMENTS TO MECHANICAL CODE:**

The International Mechanical Code as adopted in section 4-1-5-1 of this chapter shall be amended as follows:

**4-1-5-3: ADOPTION OF ELEVATOR CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled Illinois Elevator Safety Code (41 Illinois Administrative Code, Chapter II, Part 1000), one (1) copy of which are on file in the office of the City.

**4-1-5-4: AMENDMENTS TO ELEVATOR CODE:**

The Elevator Code, as adopted in section 4-1-5-3 of this chapter shall be amended to read as follows:

Insert the "City of Darien" wherever the code refers to jurisdiction.

Section 1.4: Definitions - Revise to read as follows:

Building Code: The International Building Code, and as amended by section 4-1-4-1 of the city code.

**ORDINANCE NO.** \_\_\_\_\_

**4-1-6-1: ADOPTION OF ELECTRICAL CODE:**

The standards and specifications, rules and regulations of the National Fire Protection Association National Electrical Code, 2014 edition, as published by the National Fire Protection Association except as amended herein, are hereby adopted as the standards and specifications, rules and regulations for installation, alteration, repair and use of electrical equipment, subject however, to the additional standards and specifications, rules and regulations as hereinafter set forth, and except where they are in conflict with the other provisions of this code and said code is hereby incorporated herein by reference, one (1) copy of which is on file in the office of the City.

**4-1-6-2: AMENDMENTS TO ELECTRICAL CODE:**

The Electrical Code adopted in Section 4-1-6-1 of this chapter shall be amended to read as follows:

- A. All conductors shall be copper.
- B. All services shall be installed in rigid metal or intermediate metal conduit. Rigid aluminum may be used for above ground installations only. EMT shall not be used for electrical services.
- C. All underground electrical services shall be installed in rigid metal conduit, intermediate metal conduit, or PVC.
- D. In poured concrete, only rigid metal conduit, intermediate metal conduit, or PVC shall be used. PVC shall convert to rigid metal conduit prior to emergence from concrete.
- E. Where used underground, PVC shall not emerge from below grade. PVC shall convert to rigid metal conduit prior to emergence.
- F. All electrical wiring shall be installed in metal conduit, EMT, IMC, or RMC only, except low voltage wiring. PVC may be permitted in wet or corrosive areas.
- G. Section 314.27(A) (2) labeled "Ceiling Outlets": add the following sentence. Fan rated boxes are required in all bedroom ceiling lighting outlets.
- H. Article 320 labeled "Armored Cable": delete this article entirely.
- I. Article 322 labeled "Flat Cable Assemblies": delete this article entirely.
- J. Article 324 labeled "Flat Conductor Cable": delete this article entirely.
- K. Article 326 labeled "Integrated Gas Spacer Cable": delete this article entirely.
- L. Article 328 labeled "Medium Voltage Cable": delete this article entirely.
- M. Section 330.10(A) labeled "Uses Permitted": amend it to read as follows. MC cable may be used for concealed work, in dry locations, where conduit is not practical to install or to be fished through existing walls, ceilings, or floors. Where exposed, MC cable shall not be longer than 3 feet before converting to conduit.
- N. Article 332 labeled "Mineral-Insulate Metal-Sheathed Cable": delete this article entirely.
- O. Article 334 labeled "Nonmetallic-Sheathed Cable": delete this article entirely.
- P. Article 338 labeled "Service-Entrance Cable": delete this article entirely.
- Q. Article 340 labeled "Underground Feeder and Branch-Circuit Cable": delete this article entirely.
- R. Section 352.10 labeled "Uses Permitted": delete (A), (C), (E), (F), and (H). Section 352.10(D) may be approved on review of the application.
- S. Section 355.10 labeled "Uses Permitted": delete (A), (C), (E), and (F).
- T. Article 362 labeled "Electrical Nonmetallic Tubing": delete this article entirely.

**ORDINANCE NO.** \_\_\_\_\_

- U. Article 382 labeled “Nonmetallic Extensions”: delete this article entirely.
- V. Article 394 labeled “Concealed Knob-and-Tube Wiring”: delete this article entirely.
- W. Article 396 labeled “Messenger-Supported Wire”: delete this article entirely.
- X. Section 410.36 labeled “Suspended Ceilings”: amend this section to read as follows.  
Florescent fixtures installed in suspended ceilings shall not be attached to the ceiling grid by screws, clips, or rivets. Florescent fixtures shall be supported by two pencil wires from the structural framing of the building to two angled corners of the fixture.
- Y. All flexible conduits shall contain an equipment grounding conductor and not be longer than 6 feet.
- Z. Commercial wiring shall be a minimum #12 AWG, except for flexible connections to lighting fixtures or control wiring.

**4-1-8-1: ADOPTION OF FIRE CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Fire Code, printed in pamphlet form, one (1) copy of which is on file in the office of the City.

**4-1-9-1: ADOPTION OF ENERGY CONSERVATION CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Energy Conservation Code, printed in pamphlet form by the International Code Council, including no errata sheets inserted therein as modified in certain respects as set forth herein, one (1) copy of which is on file in the office of the City.

**4-1-10-1: ADOPTION OF PROPERTY MAINTENANCE CODE:**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Property Maintenance Code, printed in pamphlet form by the International Code Council, including no errata sheets inserted therein as modified in certain respects as set forth herein, one (1) copy of which is on file in the office of the City.

**4-1- : ADOPTION OF FUEL GAS CODE: (TBD)**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Fuel Gas Code, printed in pamphlet form by the International Code Council, including no errata sheets inserted therein as modified in certain respects as set forth herein, one (1) copy of which is on file in the office of the City.

**4-1- : ADOPTION OF SWIMMING POOL AND SPA CODE: (TBD)**

There is hereby adopted and incorporated by reference as part of this section, the code entitled 2015 International Swimming Pool and Spa Code, printed in pamphlet form by the International Code Council, including no errata sheets inserted therein as modified in certain respects as set forth herein, one (1) copy of which is on file in the office of the City.

**ORDINANCE NO.** \_\_\_\_\_

**4-1- : ADOPTION OF ACCESSIBILITY CODE: (TBD)**

There is hereby adopted and incorporated by reference as part of this section, the code entitled Illinois Accessibility Code (71 Illinois Administrative Code, Chapter 6, Part 400), one (1) copy of which is on file in the office of the City.

**SECTION 2:** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR



ORDINANCE NO. \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

	<b>Code / Publisher</b>	<b>Adopted Edition</b>	<b>Recommended Edition</b>
1	International Residential Code / International Code Council	2012	2015
2	International Building Code / International Code Council	2012	2015
3	International Mechanical Code / International Code Council	2012	2015
4	Elevator Code / State of Illinois	State mandated	
5	National Electrical Code / National Fire Protection Association	2011	2014
6	Plumbing Code / State of Illinois	State mandated	
7	International Fire Code / International Code Council	2012	2015
8	International Energy Conservation Code / International Code Council	2012	2015
9	International Property Maintenance Code / International Code Council	2012	2015
10	International Solar Energy Provisions Code / International Code Council	2015	2015
11	International Fuel Gas Code / International Code Council	(Was part of 2012 IBC)	2015
12	International Swimming Pool and Spa Code / International Code Council	(Was part of 2012 IBC)	2015
13	Accessibility Code / State of Illinois	State mandated	
<b>Links to Power Point presentation of updates within each Code</b>			
	<a href="http://media.iccsafe.org/Annual/2015/2015IBC-Update.pdf">http://media.iccsafe.org/Annual/2015/2015IBC-Update.pdf</a>		
	<a href="http://media.iccsafe.org/Annual/2015/2015IRC-Update.pdf">http://media.iccsafe.org/Annual/2015/2015IRC-Update.pdf</a>		
	<a href="http://media.iccsafe.org/Annual/2015/2015IECC-Update.pdf">http://media.iccsafe.org/Annual/2015/2015IECC-Update.pdf</a>		
	<a href="http://media.iccsafe.org/Annual/2015/2015IFC-Update.pdf">http://media.iccsafe.org/Annual/2015/2015IFC-Update.pdf</a>		
	<a href="http://media.iccsafe.org/docs/2015IPMC%20Overview%20and%20Update%20Handout.pdf">http://media.iccsafe.org/docs/2015IPMC Overview and Update Handout.pdf</a>		
	<a href="http://media.iccsafe.org/docs/2015PMG%20Update.pdf">http://media.iccsafe.org/docs/2015PMG Update.pdf</a>		

04

Important Changes to the 2015 IBC			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 202 Definition of "Private Garage," 406.3.1 "Classification," 406.3.2 "Clear Height"	Major Change	Decrease	Private garages are no longer limited to a maximum of 3,000 sq. ft. in a building. Multiple private garages, each a maximum of 1,000 sq. ft., each separated by one-hour fire barriers or horizontal assemblies are now permitted based on their U occupancy classification. Also, a minimum of 7' clear height will be required in private garages.
IBC 202 Definition of "Fire Retardant Treated Wood"	Major Change	Decrease	Revised definition to permit other treatment methods by other than the pressure process. See also IBC Sections 2303.2.2 and 2303.2.3 for further explanation.
IBC 503 through 506 Building Heights and Area Requirements	Makes Code More User Friendly	Decrease	2012 IBC Table 503 was replaced with the 2015 IBC Tables 504.3, 504.4 and 506.2 with NO changes in the technical application, making the code more user-friendly. The maximum allowable height and number of stories can now be determined directly from Tables 504.3 and 504.4. The maximum allowable sprinkler area increase can also now be determined directly from Table 506.2.
IBC 510.2 "Horizontal Building Separation" (i.e., Podium/Pedestal Structures)	Major Change	Decrease	2012 IBC Section 510.2(2) that limited the Type IA portion of the podium/pedestal building below the horizontal separation to a maximum of one story above grade plane has been deleted in the 2015 IBC allowing the podium portion of the building to be of any height without any restriction on the number of floors. Also, 2015 IBC Section 510.2(5) permits any occupancy, except Group H, below the horizontal separation. (See also the table entry under IBC Section 903.3.1.2 for further information on podium design)
IBC 705.3 Exception #2 "Buildings on the Same Lot"	New Provision	Decrease	Permits a parking garage of Construction Type I or IIA to abut a Group R-2 building with 1½-hour-protected openings (fire doors) in the abutting exterior wall of the garage and no required opening protective(s) in the abutting wall of a sprinklered R-2 building. Previous editions of the Code did not permit any openings in these abutting exterior walls that are at a "0" fire separation distance apart and required a fire wall design between such buildings to be permitted to have openings between the abutting buildings.

<b>Important Changes to the 2015 IBC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 705.6 "Exterior Wall-Structural Stability"	Major Change	Decrease	Exterior fire-rated walls that are braced by floor or roof assemblies that have a lesser fire resistance rating are now permitted. Previous editions of the IBC Code required Construction Type III buildings with two-hour fire-rated exterior walls to have floors that support the two-hour fire-rated exterior walls to be upgraded to the two-hour fire rating. This is a major cost since apartment buildings built of Construction Type III under the legacy codes only required one-hour floor and roof assemblies to support the two-hour fire-rated exterior walls.
IBC 707.5 Exception 2 "Fire Barriers-Continuity"	New: Clarification	Decrease	Clarifies that the walls of an interior exit stairway do not need to extend through the attic space to the underside of the roof deck if the ceiling of the stairway terminates with a fire-rated top enclosure complying with Section 713.12.
IBC 714.4.2 Exception 7 "Membrane Penetration"	Revision	Decrease	This exception was new in the 2012 IBC (Section 714.4.1.2 Exception #7) and allowed for a practical application of the code in circumstances where wood-framed walls extend up to and attach directly to the underside of joist/trusses floor and roof fire-rated assemblies. It was further modified to permit the wood framed walls to be sheathed solely with Type X gypsum wallboard in lieu of being a fire resistance rated wall assembly.
IBC 717.1.1 "Ducts and Air Transfer Openings"	New Provision	Decrease	Duct will be allowed to leave a fire-rated shaft enclosure, transition horizontally, and then enter another fire-rated shaft if the duct penetrations on each side of the shafts are protected with fire dampers. Note that this is not permitted for clothes dryer exhaust ducts or any other ducts that the I Codes require to be continuous and uninterrupted.
IBC 903.2.1.6 "Assembly Occupancies on Roof"	New Provision	Decrease	Code now addresses how to deal with assembly occupancies on the roof of a building. When the occupant load > 100 for Group A-2 (i.e., restaurant), or > 300 for other Group A (i.e., meeting rooms, swimming pools) all floors to, and including, level of exit discharge are required to be sprinklered per NFPA 13 or NFPA 13R, as applicable. Since all new Group R occupancies are already required to be sprinklered, this new requirement is a good clarification of the Code for such common assembly occupancies that are to be located on the roofs of new apartment projects. Note that there is an exception to this sprinkler requirement for open parking garages of Construction Type I or Type II.

Important Changes to the 2015 IBC (cont'd)			
Section(s) and Issue(s)	Type of Change	Cost Implication	Comment
IBC 903.2.11.3 "Automatic Sprinkler Systems – Where Required- Buildings 55' or More in Height"	Revision	Decrease	This revision clarified that the 55' is measured from the lowest level of fire department vehicle access to the finished floor level of the highest floor with an occupant load of $\geq 30$ . Exceptions are provided for open parking garages and F-2 occupancies.
903.3.1.1.2 Exception "NFPA 13 Exempt Bathroom Sprinklers"	New Provision	Decrease	The 2015 IBC references the 2013 NFPA 13. In the 2013 NFPA 13 Section 8.15.8.1 the small bathroom ( $\leq 55$ sq. ft.) sprinkler exception was deleted for apartment dwelling units. Since the NFPA 13 Committee deleted this reasonable, long-standing, sprinkler exception out of its Code, the NFPA 101 Committee, as well as the ICC Membership, decided to place it back into the 2015 NFPA 101 and 2015 IBC. The NFPA 13 Committee is in the process of attempting to place the bathroom exception for dwelling units back into its 2015 edition of NFPA 13.
903.3.1.2 "Installation Requirements NFPA 13R Sprinkler Systems"	Clarification	Decrease	Section was revised to correlate with the scope of the 2013 NFPA 13R Standard. This should help prevent any misapplication of the sprinkler standards that apply to "...Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet in height above grade plane...". The new second paragraph in this section clarifies that the number of stories of Group R occupancies above a podium or pedestal designed structure (see Section 510.4) is measured from the fire-rated horizontal separation that creates separate buildings. By default, this new second paragraph under the NFPA 13R requirements is also applicable to the number of stories of Group R occupancies above a podium structure when the entire structure is sprinklered per NFPA 13. For example, an R-2 occupancy of Construction Type IIIA, sprinklered per NFPA 13, can be five stories above the Type IA pedestal below as long as the overall building height from grade plane does not exceed 85 feet (IBC Table 504.3)
IBC 1011.12 Exception "Stairway to Roof"	New Exception	Decrease	For stairways in buildings $\geq$ four stories above grade plane that do not have an occupied roof or elevator equipment on the roof, access to the roof does not need to be by one of the stairways in the building. It can be provided by an alternating tread device, a ship's ladder or a permanent ladder.
IBC 1011.16 "Ladders"	New Provision	Decrease	New section with specific requirements for permanent ladders. Such ladders cannot serve as a part of the means of egress from occupied spaces within a building.

Important Changes to the 2015 IBC (cont'd)			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 1016.2(1) "Egress through Intervening Spaces," 3006.4 Means of Egress"	New Provision	Decrease	Exit access is permitted through an enclosed elevator lobby that leads to at least one of the required exits. Exit access to not less than one of the other required exits shall be provided without travel through the enclosed elevator lobby.
IBC 1023.3.1 Exception 2 "Interior Exit Stairway Extension"	New Provision	Decrease	An exit stairway does not require a door at the stairway opening into an exit passageway if the exit passageway has no other openings into it from the building.
IBC 1107.4 Exceptions 3 and 4 "Accessible Route"	New Provision	Decrease	Exceptions added to exempt, in certain cases, accessible stories and mezzanines in buildings with Group R-2 units or dormitories if accessibility is provided to other facilities.
Previous 2012 IBC Section 3004 "Hoistway Venting"	Deleted	Decrease	The hoistway venting requirements have been deleted from the 2015 IBC since they were antiquated and wasted building energy. Only Section 3004.3.1, "Plumbing and Mechanical Systems," was retained, and it was relocated to Section 3002.9
IBC 101.4.7 "Existing Buildings," Previous 2012 IBC Chapter 34 "Existing Buildings"	Deleted 2012 IBC Chapter 34	None	The requirements (Chapter 34) for existing structures have been removed from the 2015 IBC. All existing construction requirements are now in the 2015 International Existing Building Code (IEBC).
IBC 104.11 "Alternative Materials, Design, and Methods of Construction and Equipment"	Revision	None	Last sentence was added that requires the code official to provide in writing the reasons why the alternative was not approved if he/she rejects the application for an alternative design under this section of the Code.
903.3.1.2.2 "Open-Ended Corridors"	New Provision - Correlation	None	This new section was added to the sprinkler requirements just to clarify that when applying the open-ended corridor (i.e., open breezeway) sprinkler requirements of Section 1027.6 Exception 3.1 to a building sprinklered in accordance with NFPA 13R, it is the intent of the IBC Code to also require the open-ended corridors and its associated exterior stairs to be sprinklered when using Exception 3 of Section 1027.6.
903.3.5 "Water Supplies"	Revision	None	New last sentence in section was added to clarify that the fire flow test for the design of the sprinkler system needs to be adjusted for seasonal and daily pressure fluctuations.
IBC 907.2.11.4 "Smoke Alarms Near Bathrooms"	New Provision	None	Smoke alarms are to be located a minimum of three feet from the bathroom door when the bathroom contains a bathtub or shower.

<b>Important Changes to the 2015 IBC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 907.2.11.3 and 907.2.11.4 "Single and Multiple-Station Smoke Alarms Near Cooking Appliances"	New Provision - Correlation	None	These new sections were added to the alarm requirements to correlate with the requirements in NFPA 72 on the placement of smoke alarms. When ionization smoke alarms are to be installed they shall be placed a minimum of 20 feet from cooking devices, or a minimum of 10 feet if they have an alarm-silencing switch. If photoelectric smoke alarms are to be installed they shall be placed a minimum of six feet from cooking devices.
IBC Table 1006.2.1 "Spaces with One Exit or Exit Access Doorway"	New Provision	None	Combined 2012 IBC Tables 1014.3 and 1015.1 into a single table for user-friendliness. Note that Table 1006.2.1 covers the maximum common path of egress travel distance to that point where the occupants have separate access to two exits (or are already outside the building), whereas Table 1017.2 covers the total exit access travel distance to an exit.
IBC 1006.2.1, Exception 1, Table 1006.3.2(1) and 1006.3.2 Single Exits in Buildings	Revised	None	It is permitted for multiple dwelling units, in groups of four units or less per floor, to have access to a single means of egress. The change also reflects the revised travel distance for single exit design allowing a maximum common path of egress travel distance of 125 feet.
IBC Section 915 "Carbon Monoxide (CO) Detection"	Relocated to its Own Section in Chapter 9, Reformatted and Revised	None	The CO alarm requirements that were new in the 2012 IBC and located in Section 908.7 have been relocated and extensively revised and clarified in the 2015 IBC. A CO alarm is to be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in R-2 occupancies that have fuel-burning appliances/fireplaces and/or attached private garages. Buildings with open parking garages complying with Section 406.5 or enclosed parking garages complying with Section 406.6 are not considered private garages.
IBC 1010.1.7, Exception #2 "Thresholds at Doorways"	New Provision	None	In Type B dwelling units that permit a four -inch elevation change at the door, the threshold height on the exterior side of the door shall not exceed 4¾" in height above the exterior deck, patio or balcony for sliding doors and not more than 4½" for other doors.
IBC 1210.2.3 "Shower Compartments"	Revised	None	The height of the required nonabsorbent surface has been raised from 70 inches to 72 inches.

<b>Important Changes to the 2015 IBC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 1405.3 "Vapor Retarders"	Revised	None	Requirements for vapor retarders have been modified. In Climate Zones 1 and 2, Class I and II vapor retarders are not permitted on the interior side of frame walls. In Climate Zones 3 and 4, Class I vapor retarders are not permitted on the interior of frame walls. Class III vapor retarders are required in specific locations.
IBC 3104.5 Connections of Pedestrian Walkway to Buildings"	Makes Code More User Friendly	None	Revised, reformatted section with no intended changes to the existing requirements.
IBC Section 3006 "Elevator Lobbies and Hoistway Opening Protection	New Section with Relocated Requirements	None	The elevator lobby requirements that were located in 2012 IBC Section 713.14.1 were reformatted and relocated into newly created Sections 3006.2 and 3006.3 in the 2015 IBC.
IBC 403.3.3 "Sprinkler Secondary Water Supply"	Relocated	None	Sprinkler systems in high-rise buildings in Seismic Design Category C, D, E or F are required to have a secondary water supply.
IBC 202 Definition of "Corridor Damper," 717.3.2.4 "Corridor Damper Rating," 717.3.3.5 "Corridor Damper Actuation," 717.5.4.1 Exception #1 "Where Required-Corridors"	New Provision	Unknown	New design option protecting the ceiling membrane's HVAC penetrations for a fire-rated exit access corridor where the ceiling of the corridor is constructed using a fire-rated corridor wall assembly placed horizontally.
IBC 602.4 Cross-Laminated Timber Use in Construction Type IV	New Provision	Unknown	Revisions allow the use of fire-retardant-treated lumber, cross-laminated timber and glued-laminated plank in specific applications.
IBC 703.2.4 Fire-Resistance Ratings and Fire Tests: Supplemental Features"	New Provision	Unknown	When a listed fire resistance assembly is modified, sufficient data shall be made available to the code official to show that the required fire resistance rating is not reduced.
IBC 705.2 "Projections," 705.2.3 "Combustible Projections"	Major Change	Unknown	Table 705.2, "Minimum Distance of Projections," was modified and simplified and now requires an increase in the separation required between the leading edge of a building's projection and the property line (or fire separation distance line). Section 705.2.3 was simplified and requires added protection where a combustible projection is within 5' of a property line (or FSD).
907.2.11.7 "Smoke Detection System"	New Provision	Unknown	Clarifies that an acceptable alternative to providing single and multiple-station smoke alarms is to use smoke detectors, listed per UL 268, that are part of the building's fire alarm system.



Important Changes to the 2015 IBC (cont'd)			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
913.2.2 "Circuits Supplying Fire Pumps"	New Provision	Unknown	New section requires that the power supply cables shall be listed and installed in accordance with UL 2196.
IBC 1019 Exception 3, "Exit Access Stairways and Ramps"	New Provision	Unknown	New provisions for exit stairways and ramps require enclosed stairways and ramps with exception for interior of dwelling units.
IBC 308.3 "Group I-1," 308.3.1 "Condition 1, 308.3.2 "Condition 2," 404.5 Excep- tion "Smoke Control," 420.4. "Smoke Barriers in Group I-1, Condition 2," 420.5 "Auto- matic Sprinkler System," 420.6 "Fire Alarm Systems and Smoke Alarms," 709.5 Exceptions "Openings," 903.2.6 Exception 1 "Group I," 903.3.2(3) "Quick- response and Residential Sprinklers," 904.13 "Domes- tic Cooking Systems in Group I-2 Condition 1," 907.2.6 Group I Manual Fire Alarm," 907.2.11.2 "Smoke Alarms," 907.2.11.5 "Interconnection of Smoke Alarms," 907.2.13 Exception 6 "High-Rise Buildings," 907.5.2.2 Excep- tion "Emergency Voice/Alarm Communications," 907.5.2.3.2 "Group I-1 Visi- ble Alarms," 909.5.3 Excep- tion 3 and 909.5.3.1 "Smoke Barrier Opening Protection," 915.1.1 "CO Detection," 1010.1.9.6 "Controlled Egress Doors in Group I-1 and I-2," 1010.1.9.8 "Sensor Release of Electrically Locked Egress Doors," 1010.1.9.9 "Electro- magnetically Locked Egress Doors," 1020.1 Exception 2 "Corridor Construction," Ta- ble 1020.1 "Corridor Fire- Resistance Rating," 3006.2(2) "Hoistway Opening Protec- tion Required"	Major Changes for I-1 Occupancies	Unknown	<p>There have been a number of requests for conver- sions of existing R-2 projects into assisted living facilities as the baby boomers are now in their 60s. To provide some general guidance to firms that may be considering either the construction of new pro- jects or conversion of existing buildings to such occupancies, the two rows on I-1 and R-4 occupan- cies are provided showing the revised requirements in the 2015 IBC for these occupancies.</p> <p>Also be aware that there may be modifications to the requirements in the 2015 IBC that relate to an existing building's conversion to another occupan- cy. See the requirements in the 2015 International Existing Building Code (IEBC), Chapter 10, "Change of Occupancy".</p> <p>Assisted living facilities (<math>\geq 17</math> persons) are now divided into two conditions with different require- ments throughout the Code. I-1 Condition 1 only applies to occupants who are capable of responding to an emergency without any assistance to leave the building. I-1 Condition 2 applies to occupants who will require limited verbal or physical assistance to respond to an emergency and safely egress from the building.</p>

<b>Important Changes to the 2015 IBC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
Chapter 10 "Means of Egress"	Major Revisions, Relocations and Clarifications	Unknown	2012 IBC Sections 1015 and 1021 requirements were relocated and revised into the general provisions of Sections 1006 and 1007. All the section numbers that were in the 2012 IBC have been changed in the 2015 IBC because of the extensive reorganization and revisions during this code cycle. Users of the Code are cautioned to do an extensive review of Chapter 10 before designing a project under this new edition of the Code.
IBC 1007 "Exit and Exit Access Doorway Configuration"	New Provision	Unknown	New section with specific requirements on how to measure the separation distance between exits, exit access doorways/stairways and ramps.
IBC 1015.7 Exception "Roof Access"	New Exception	Unknown	Exception eliminates the guards required for roof access where the roof hatch opening is located within 10' of the roof edge or the open side is located > 30" above the floor, roof or grade above, where permanent fall arrest/restraint anchorage connector devices complying with ANSI/ASSE Z 359.1 are provided.
IBC 2406.4.7 "Safety Glazing Adjacent to the Bottom Stairway Landing"	Revision	Unknown	Requires safety glazing if glazing is located < 60" above the bottom of a stair, or within a 60" horizontal arc if < 180 degrees from the bottom tread nosing.
IBC 111.1 "Use and Occupancy"	Revision	Increase	A change in a building use, or portion thereof, with no change in its occupancy classification will now require a new Certificate of Occupancy.
IBC 716.5.8.4 "Opening Protectives—Safety Glazing"	Revision	Increase	Previous editions of the Code only required safety glazing for "fire protection-rated" glazing in fire door assemblies, now it will be required also for "fire resistance-rated" glazing in fire door assemblies. Note that Section 716.5.8.1.1 provides the locations where "fire resistance-rated" glazing in fire door assemblies can be used, and Section 716.5.8.1.2 provides the requirements where "fire protection-rated" glazing in fire door assemblies can be used.
903.3.8 "Limited Area Sprinkler Systems"	Major Revisions	Increase	In existing, non-sprinklered apartment buildings, limited area sprinkler systems were mostly provided in basements where storage rooms, boiler rooms and similar spaces were located. Revisions reduced the number of sprinklers from 20 to six that can be used on a "limited area sprinkler system" in any single fire area. In addition, it now requires hydraulic calculations to be done to show that these sprinklers that are piped off the domestic water supply can control a fire.

<b>Important Changes to the 2015 IBC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 907.2.9.3 "Alarm Systems - Group R-2 College and University Buildings"	Clarification	Increase	In the previous edition of the IBC, the alarm requirements of this section appeared to apply to buildings that are owned by a college or university. For the 2015 IBC it was clarified that this requirement was for Group R-2 occupancies that are "...operated by a college or university for student or staff housing..." Requires an automatic smoke detection system in the common corridors/spaces, laundry, mechanical equipment and storage rooms. It also requires the smoke alarms in the dwelling/sleeping units to be interconnected with the fire alarm system
IBC 1015.8 "Window Opening Guard Protection"	New Provision	Increase	Window openings more than 72" above grade that are less than 36" above the floor must be protected with guards or fixed openings that will not allow the passage of a four-inch-diameter sphere.
IBC 1107.6.2.1 "Live/Work Units"	New Provision	Increase	The nonresidential portion of a live/work unit is required to be accessible. The entire live/work unit is required to be accessible if the residential portion of the live/work unit is required to be a Type B dwelling unit.
IBC 1107.7.2 Multistory Type B Dwelling Units	New Provision	Increase	The primary entry level in a multistory Type B dwelling unit that is served by an elevator must have a living area, kitchen and toilet facility.
IBC 1110.2.2, 1110.2.3 and 1110.4.13, Exception 3. "Accessible Recreational Facilities"	New Provision	Increase	New requirement that apartment properties comply with ANSI A117.1 recreational facility requirements. Accessible means of entry into a swimming pool, spa or similar water feature is not required in R-2, R-3 and R-4 occupancies.
IBC 1203.2 "Attic Ventilation"	New Provision	Increase	The ventilation requirements for attics have been upgraded to reflect the new code requirements for energy conservation. Specific requirements have been added for enclosed attics and a new section (IBC 1203.3) has been added for unvented attic and unvented enclosed rated assemblies.
IBC Chapter 17 "Special Inspections and Tests"	New Provision and Revised	Increase	New requirements for special testing have been added detailing specific requirements that must be complied with when special inspection is required. Requirements for inspection of specific materials have been modified or added.

<b>Important Changes to the 2015 IFC</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IFC 1103.3.2 Elevator Emergency Operation	New Provision	Decrease	New exception to requirements for updating elevators to latest standard which include installation of protective doors, sprinkler protection, and for freight elevators sprinkler protection provided at least one elevator complies with A 17.3.
IFC 1104.22(4) "Means of Egress for Existing Buildings—Exterior Stairway Protection"	Deletion of 2012 IFC Section 1104.21(4.1)	Decrease	Remainder of Section 1104.21 was moved to 1104.22. The requirement to retroactively sprinkler existing, open-ended corridor (i.e., open breezeway) buildings was deleted.
IFC 1103.7.6 Exception 4 "Manual Fire Alarm System in Existing Group R-2 Occupancies"	New Exception	Decrease	Exception 4 eliminates the requirement for a manual fire alarm system in an existing R-2 occupancy where all four requirements are met. <ol style="list-style-type: none"> <li>1. Building is <math>\leq</math> three stories in height above grade plane.</li> <li>2. Dwelling units are not served by interior corridors.</li> <li>3. Dwelling units are separated from each other by 3/4 hour fire barriers.</li> <li>4. Dwelling units are provided with smoke alarms per Section 907.2.11.</li> </ol>
IFC Appendix B B105 "Fire Flow Requirements for Buildings"	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix B mandatory in the adopting ordinance, then fire flows for townhouses and other buildings can be reduced based on the construction type and sprinkler system installed (NFPA 13, NFPA 13R or NFPA 13D).
IFC Appendix C "Fire Hydrant Locations and Distribution"	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix C mandatory in the adopting ordinance, then the revisions to Sections C103.2 Exception and C104.1 provide increased spacing for existing fire hydrants and credit for existing fire hydrants on adjacent properties that can be used. Also new footnotes "f" and "g" permit fire hydrant spacing increases based on the type of sprinkler system installed in the building.
IFC Appendix L "Fire Fighter Air Replenishment Systems (FARS)"	New Provision	Increase	If a jurisdiction adopts the IFC and makes Appendix L mandatory in the adopting ordinance, then buildings required by the local adopting ordinance to have FARS would be required to comply with Appendix L's design, installation, testing and maintenance requirements.
IFC Appendix M "High-Rise – Retroactive Automatic Sprinkler Requirement"	New Provision	Increase	If a jurisdiction adopts the IFC and makes Appendix M mandatory in the adopting ordinance, then all existing high-rise buildings in that jurisdiction will be required to be sprinklered.

<b>Important Changes to the 2015 IEBC</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IEBC 406.3 and 702.5 – “Replacement Window Emergency Escape and Rescue Openings”	New Provision	Decrease	Under the Prescriptive Compliance Method or Level 1 Alterations, the replacement window must be the largest standard size that will fit within the existing frame.
IEBC 803.6 “Fire-Resistance Rating”	New Provision	Decrease	Under Level 2 Alterations, in buildings where an automatic sprinkler system is installed throughout, the required fire resistance rating of building elements and materials can be reduced to meet the requirements of the current building code.
IEBC 706 “Reroofing”	New Provision	Unknown	Under Level 1 Alterations, requirements from 2015 IBC Section 1511 were also placed in the IEBC.
2012 IBC Chapter 34 has been deleted and all of the requirements for existing buildings are now found in the 2015 IEBC	Editorial	None	The 2015 IEBC applies to repair, alteration, and change of occupancy, additions, and relocations of existing buildings.
IEBC 906.2 Alterations Level III	New Provision - Clarification	None	Revised to clarify that where four or more Group I-1, I-2, R-1, R-2, R-3 or R4 dwelling or sleeping units are be altered, the requirements of Section 1107 of the IBC for Type B units and Chapter 9 of the IBC for visible alarms apply only to the spaces being altered. Exception: Group I-1, I-2, R-1, R-2, R-3 and R-4 dwelling or sleeping units where the first certificate of occupancy was issued before March 15, 1991 are not required to provide Type B dwelling or sleeping units.
IEBC 406.2 and 702.4 - Replacement Window Fall Protection	New Provision	Increase	Under the Prescriptive Compliance Method or Level 1 Alterations, requirements for limits on window openings, similar to those for new construction, are required for replacement windows. Window openings more than 72 inches above the exterior grade and less than 36 inches above the finished floor are required to have control devices that limit the opening so that a four-inch sphere will not pass.
IEBC 904.2 Fire Alarm System - Alteration Level 3	New Provision	Increase	Install fire alarm and detection system with any Level 3 alteration.

Important Changes to the 2015 IPC			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IPC 106.1.1 "Annual Permit"	New Provision	Decrease	An annual permit for plumbing repairs can be issued to a person, firm or corporation to perform plumbing work on individual plumbing items that have already been approved when they employ a qualified tradesperson.

Important Changes to the 2015 IECC			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IECC C402 and Chapter 5 Performance Compliance Options	Revision	Decrease	Allow component performance design options for wall, floor, roof and other systems using overall building insulation values to reduce insulation values in individual components
IECC C504.2.3 Roof Covering Air Barrier	Revision	Decrease	Exemption for repair/replacement of roof recovering from the requirement for an air barrier.
IECC C406 and Chapter 5 Energy Efficiency Packages	Revision	Unknown	Additional choices for required additional energy efficiency packages that can be more cost-effective for new and existing buildings.
IECC Tables C402.1, C402.4, R402.1.2 and R402.1.4—R-values and U-values	No Change from the 2012 IECC	Increase from the 2009 IECC	The R-value and corresponding U-value tables for the commercial and residential requirements have not been changed (except roof insulation), and are the same as in the 2012 versions of the IECC which are not cost effective. See separate document, <i>Recommended Amendments to the 2015 International Energy Conservation Code (IECC)</i> , for more information.
IECC R402.4.1.2—Thermal Envelope Air Barrier Testing	No Change from the 2012 IECC	Increase from the 2009 IECC	The residential Section R402.1.2 requires that the air barrier be pressure tested in accordance with a test method for one- and two-family dwellings that is not appropriate for R-2 occupancies. See separate document, <i>Recommended Amendments to the 2015 International Energy Conservation Code (IECC)</i> , for more information.
IECC Commercial and Residential Provisions	Revisions and Editorial	Increase	The Commercial portions, which apply to R-2 occupancies four-or-more stories in height; and the Residential portions, which apply to R-2 occupancies three-or-less stories in height, have major revisions to text which need to be considered during the design process.
IECC C403.3.2.1 and Chapter 5	Revision	Increase	Increased hot water piping insulation levels with limits on lengths of hot water piping.

<b>Important Changes to the 2015 IECC (cont'd)</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IECC Table C403.2.3(9) Minimum Efficiency Air Conditioners and Condensing Units Serving Computer Rooms	Revision	Increase	Increased stringency of computer room HVAC minimum efficiency levels.
IECC C403.2.4.7 Fault Detection	New Provision	Increase	Required inclusion of a fault detection and diagnostics reporting system on all 4.5 ton or larger air-cooled, HVAC systems.
IECC C403.2.6.2 Garage Ventilation Controls	New Provision	Increase	Mandatory installation of automatic garage controls.
IECC C405 and Chapter 5 Lighting Controls	New Provision	Increase	Additional more stringent requirements for daylighting, lighting controls and allowed lighting power densities in new and existing buildings.
IECC C408.2.5.2.6 Lighting Operation and Maintenance Manuals	New Provision	Increase	Lighting contractor required to provide operations and maintenance manuals for lighting and lighting controls.
IECC C408.3.1 Occupant Sensor Controls	Revision	Increase	Requirement for functional testing of occupant sensor controls and time-switch controls.
IECC Chapter 5 Existing Buildings	New Provision	Increase	New Chapter 5, Existing Structures with provisions for existing buildings in addition to those contained in the IEBC.

<b>Important Changes to the 2015 IMC</b>			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IMC 106.1.1 "Annual Permit"	New Provision	Decrease	An annual permit for mechanical repairs can be issued to a person, firm or corporation to perform mechanical work on individual mechanical system or equipment that has already been approved when they employ a qualified tradesperson.
IMC 403.3.2 Mechanical Ventilation	New Provision	Increase	Ventilation requirements for R-2 occupancies three stories or less in height have been completely revised to include requirements for inclusion of mechanical exhaust and supply for each dwelling unit.

<b>Important Changes to the 2015 IFGC</b>			
<b>Section(s) and Issue(s)</b>	<b>Type of Change</b>	<b>Cost Implication</b>	<b>Comment</b>
IFGC 307.6 A/C Condensation Pumps	New Provision	Increase	Condensation pumps located in attics, crawl spaces and other uninhabited spaces must have controls that shut down the appliance upon failure of the pumping system.
IFGC 404.7 "Protection Against Physical Damage"	New Provision	Increase	Provisions added to protect concealed piping from penetration by nails, screws and other fasteners.



**AGENDA MEMO**  
**MUNICIPAL SERVICES COMMITTEE**  
**July 23, 2018**

**Case**

PZC 2018-05      801 Plainfield Road      (VFW)

**Issue Statement**

Petitioner seeks approval of a special use zoning permit to operate an eating establishment with a bar serving alcohol as lessee of Suite 12 at 801 Plainfield Road.

**General Information**

Petitioners / Owners:	Darien VFW Post 2838 / Rossi Real Estate Group
Property Location / PIN#:	801 Plainfield Road / 09-27-207-026
Zoning / Land Use:	Site:                                B-1 / commercial
	East, West:                      B-1 / commercial
	North:                             R-1 / maintenance facility
	South:                            R-3 / multi-family residential
Comprehensive Plan:	Future Land Use:              Commercial
Size of Subject Lot:	Approximately 90 feet wide by 300 feet deep 29,185 square feet
Natural Features:	Relatively flat with trees along both frontages
Transportation:	Driveways to Plainfield Road and 75 <sup>th</sup> Street

**Zoning Provisions**

Section 5A-2-2-6(G): Special Use Standards

**Development History and Proposal**

The VFW is a non-profit corporation and they operated a drinking establishment at 7515 Cass Avenue in the former Heritage Plaza building in 2013. They now propose to operate a business having 5 video gambling stations with bar and lounge that would serve alcohol and prepared food such as pizza, sandwiches, and snacks. The VFW intends to use the revenue generated for veteran assistance and community service programs. They also have a long range goal of constructing a permanent building.

The B-1 district does not allow drinking (only) establishments but does allow eating establishments, which may serve alcohol, as a special use. In May, the City Council amended the Class M liquor standards allowing licenses to nonprofit organizations for consumption on site only between 11:00 AM to 11:00 PM. The liquor code also requires 100' separation from church and school buildings. The subject site is over 200' from the Our Lady of Peace church and school building at 701 Plainfield Road.

The subject site is in the center building of a three-building group on three lots known as Hinsbrook Plaza. This plaza has a mix of commercial uses including stores, offices, medical and dental clinics, beauty salons, laundromat, and eating establishments. The subject site is a vacant space known as Unit 12 at the northwest corner of the building that was formerly occupied by

Oak Brook Allergists. The same building has another vacant unit that was occupied by Chiba Restaurant. Multiple driveway access and parking around the three buildings are shared and it appears to be sufficient. The Petitioner’ letter attached responds to the 8 standards for special uses in the Zoning Code.

**Petitioner Documents** (attached to this memo)

1. Petition
2. Plat of Survey
3. Floor Plan
4. Letter to the Mayor 3.20.18
5. Food List
6. Letter with findings of fact 6.19.18

**Staff Documents** (attached to this memo)

7. Photo – aerial of neighborhood
8. Photo of buildings
9. Special Use Standards
10. Draft ordinance that would approve petition

**PZC Hearing**

At the public hearing on July 18, Matt Goodwin presented the VFW plans. No one else testified. Commissioners acknowledged that their role was not to review the liquor license application or the gaming license application, just the special use for eating establishment in the B-1 district. The vote was 7-0 in favor of a recommendation to approve as presented with no conditions based on a finding that the proposed use would be similar to other uses that were in the same building and are now in the same shopping center and therefore would be compatible in terms of property values (Standard #3), design and function of the premises (Standard #5), and with minimal additional congestion (Standard #7).

**Pending Meeting Schedule**

Planning and Zoning Commission:	July 18, 2018
Municipal Services Committee:	July 23, 2018
City Council:	August 6, 2018

**CITY OF DARIEN, ILLINOIS, Community Development Department**

Staff Use Only	
Case No.:	2018-08
Date Received:	6/20/18
Fee Paid:	\$55
Check No.:	396
Hearing Date:	7/19/18

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

**PETITIONER INFORMATION**

Darien VFW Post 2838  
Petitioner's Name

Matt Goodwin  
Contact Name

PO Box 955, Westmont, IL 60559  
Address, City, State, Zip Code

630-688-0591  
Phone #

Fax #

mattgoodwin@darienvfw2838.org  
Email

Rossi Real Estate Group  
Owner's Name

1015 Butterfield Rd., Downers Grove IL, 60515  
Address, City, State, Zip Code

630-652-2934  
Phone #

giolittoa@rossi-realestate.com  
Email

**PROPERTY INFORMATION**

801 Plainfield Rd., Suite 12  
Property address

0.67  
Acreage

0927207026  
PIN(s)

B-1  
Zoning

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

**REQUEST**

Brief description of the request(s):

- Variation
- Special Use
- Simple Variation
- Rezoning

Request to operate an eating establishment within B-1 zoned area

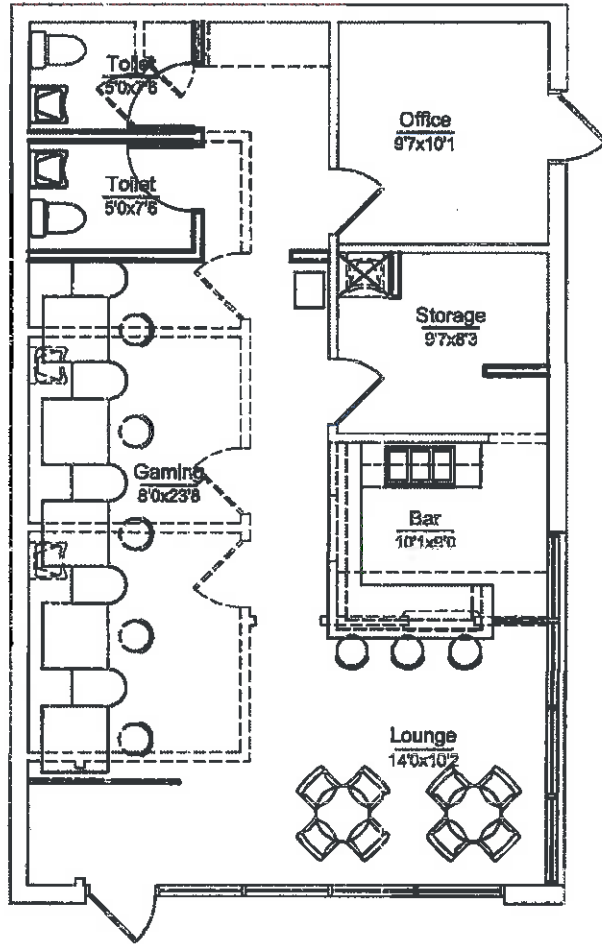
I, Matt Goodwin do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

  
Signature

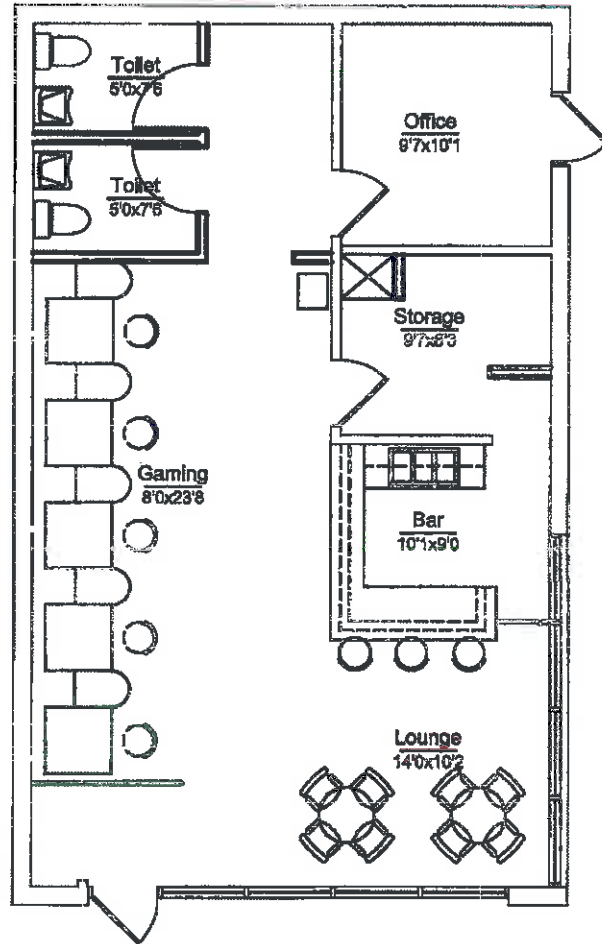
Subscribed and sworn to before this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public





**1**  
**A1** **Plan w/ Demolition**  
Scale : 1/8" = 1'-0"



**2**  
**A1** **Plan**  
Scale : 1/8" = 1'-0"

ARCHITECT SEAL ;  
These drawings were prepared under my  
supervision and in accordance with all  
applicable Federal and State regulations  
and in accordance with the V. of Darden  
Date: \_\_\_\_\_  
REG. ARCH.

Plan  
Office  
801 Plainfield Darden, Illinois  
**ERROL JAY KIRSCH ARCHITECTS**  
1048 Fair Oaks Oak Park, IL email@ejka.com tel 708.388.9198

Date of Printing :  
5/23/2018 3:24:20 PM

No	Issued for	Date

SHEET NO.  
**A1**



**VETERANS OF FOREIGN WARS**  
DARIEN MEMORIAL POST 2838  
P.O. BOX 855  
WESTMONT, ILLINOIS 60560

March 20, 2018

Mayor Weaver  
1701 Plainfield Rd  
Darien, IL 60561

Dear Mayor Weaver:

Darien VFW Post 2838 would like to operate a parlor style video gaming site and has negotiated an agreement to rent the store front at 801 Plainfield Road being vacated by the Oak Brook Allergists. We are writing to request City Council consideration of issuing our post a gaming license.

All revenue generated would become part of the Post's fund raising that goes to funding veteran assistance and community service programs – supporting veterans, school children, and local needy families. Unlike a for-profit business, no one in our organization benefits personally from the proceeds of any of our organization's efforts.

We completely understand the City Council does not take this decision and consideration lightly. It is our sincere hope the Council will look favorably on our organization and grant this request. As you and the aldermen know, our organization provides financial support to the local schools and other community organizations' projects, and conduct numerous hours of community service for the City each year. This endeavor would allow us to increase our good works in the community.

I thank you in advance for your consideration and am available to address any issues related to this request. My contact information is: telephone 630-688-0591 and email [mattgoodwin@darienfvw2838.org](mailto:mattgoodwin@darienfvw2838.org).

Sincerely,

Matt Goodwin

cc: Bryon Vana

## Steven Manning

---

**From:** Matt Goodwin <mattgoodwin@darienfw2838.org>  
**Sent:** Monday, June 18, 2018 3:24 PM  
**To:** Dan Gombac  
**Cc:** Steven Manning  
**Subject:** VFW Food

Dan,

Per our phone call, here is a rough list of the food items we will be serving at the post:

Frozen pizzas  
Pre-made and fully wrapped sandwiches  
Pre-packaged chips, popcorn, and snacks  
Pre-packaged candy and cookies

Hope this helps clarify any issues.

Thanks KS,  
Matt Goodwin

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**VETERANS OF FOREIGN WARS**  
DARIEN MEMORIAL POST 2838  
P.O. BOX 855  
WESTMONT, ILLINOIS 60559

June 19, 2018

To Whom It May Concern:

The following is the Darien VFW's facts based assessment of Special Use Standards for the special use permit process pertaining to 801 Plainfield Road:

1. The requested use grants entertainment and opportunity to connect with the City's only veterans organization. Such use is in the interests of convenience to the public.
2. The requested use, eating establishment, does not endanger the health, safety, or general welfare of the public.
3. The requested use will not impact surrounding businesses, has been deemed acceptable by the landlord as not impeding other business within the structure, and will, potentially, increase property values as the space is currently unoccupied.
4. Adopting the special use of an "eating establishment" at our unit in this structure will, in no way, impede the development of surrounding properties. This has been evidenced by the same special use being granted for the "Chiba" restaurant when it occupied space in the same building.
5. No planned alterations to the building will be in violation of any other city ordinances or changes made to any exterior features of the property be unsightly, depreciative to the value of the area, or otherwise distasteful.
6. Adequate utilities, access roads, and other requirements are already in place for this location to support the special use requested.
7. The location already has significant ingress and egress from both Plainfield Road and 75<sup>th</sup> Street to support the special use requested
8. No other portions of this special use will conflict with any other building code or ordinance of the City of Darien that have not already been addressed or remedied through the Planning and Development Committee, the Plan Commission, or the City Council

Sincerely yours,

A handwritten signature in black ink, appearing to be "M. J. O.", written in a cursive style.





<b>DuPage County</b> Information Technology Department/ GIS Division 421 N County Farm Rd. Wheaton, IL 60157	<b>PH: 1(630)407-8000</b> Email: <a href="mailto:gis@dupagaco.org">gis@dupagaco.org</a> DuPage Maps Portal : <a href="http://dupage.maps.arcgis.com/frame">http://dupage.maps.arcgis.com/frame</a>	This map is for assess DuPage County Web : <a href="http://www.dupagaco.org">www.dupagaco.org</a>
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07/12/2018 23:29



# CITY OF DARIEN

In the County of DuPage and the State of Illinois  
Incorporated 1889

## **SPECIAL USE STANDARDS**

Zoning Code Section 5A-2-2-5(G)

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

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish 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, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and the Planning and Development Committee.



**CITY OF DARIEN**  
**DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A  
SPECIAL USE FOR AN EATING ESTABLISHMENT**

**(PZC 2018-05, 801 PLAINFIELD ROAD, UNIT 12, VFW)**

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

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.**

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE APPROVING A  
SPECIAL USE FOR AN EATING ESTABLISHMENT**

**(PZC 2018-05, 801 PLAINFIELD ROAD, UNIT 12, VFW)**

**WHEREAS**, the City of Darien is a home rule unit of government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

**WHEREAS**, the property legally described in Section 1 ("Subject Property"), is zoned B-1 Neighborhood Convenience Shopping District pursuant to the Darien Zoning Ordinance; and

**WHEREAS**, petitioner has submitted a petition for a special use to allow an Eating Establishment with a bar serving alcohol within the B-1 zoning district; and

**WHEREAS**, pursuant to proper legal notice, a Public Hearing was held before the Planning and Zoning Commission on July 18, 2018 regarding the petitions; and

**WHEREAS**, the Planning and Zoning Commission at its regular meeting of July 18, 2018 forwarded its findings and recommendation of approval of the petition to the City Council; and

**WHEREAS**, on July 23, 2016, the Municipal Services Committee of the City Council reviewed the petitions and forwarded its recommendation of approval of the petition to the City Council; and

WHEREAS, the City Council has reviewed the findings and recommendations described above and has determined that it is in the best interests of the City to grant the petition subject to the terms, conditions and limitations described below.

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

**SECTION 1: Subject Property.** This Ordinance is limited and restricted to the property generally located at 801 Plainfield Road , Unit 12, Darien, Illinois and legally described as follows:

THAT PART OF THE EAST 89.96 FEET OF THE WEST 175.18 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF PLAINFIELD ROAD (EXCEPT THE SOUTH 100 FEET THEREOF AND EXCEPT THE NORTHWESTERLY 40 FEET THEREOF TAKEN FOR HIGHWAY PURPOSES), IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBER: 09-27-207-026

**SECTION 2: Special Use Granted.** Pursuant to Section 5A-8-2-4(D): Special Uses, of the Darien Zoning Ordinance, a special use is hereby granted to allow for the operation of an Eating Establishment with a bar serving alcohol.

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

ORDINANCE NO. \_\_\_\_\_

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**AGENDA MEMO**  
**Municipal Services**  
**July 23, 2018**

**ISSUE STATEMENT**

Approval of a resolution accepting a proposal from Aqua Fiori, Inc. for the purchase and installation of an irrigation system for the City of Darien, 1702 and 1710 Plainfield Road in an amount not to exceed \$11,950.00.

**BACKGROUND/HISTORY**

Currently, City Staff attempts to irrigate the landscape plantings in 2017, at the City of Darien grounds. Upon review, many hours are utilized in attempting to irrigate the landscaping using garden hoses. Due to the City's Staff hours of operation, attempting to water the landscaping between the hours of 7:00 AM and 3:00 PM, and consideration of the watering restriction ordinance, Staff is limited to irrigate the grounds effectively and efficiently. The effects of the lack of irrigation especially with the trees and shrubbery are evident particularly during the summer months.

The proposed irrigation system would promote landscape upkeep and provide flourishing landscape setting. The irrigation system be completed in two phases.

Phase One - would include the West System, which would include all landscaping adjacent to the police department. The cost of Phase One is proposed at \$7,200.00.

Phase Two - would include the East System, which would include all landscaping adjacent to the Administration Building. The cost of Phase Two is proposed at \$4,750.00.

The City Staff requested competitive quotes for the project and received 2 quotes. Below are the competitive results:

Company	Total Cost
Western Irrigation, Inc.	\$14,977.00
Aqua Fiori, Inc.	\$11,950.00

The FY18/19 Budget includes funding for the irrigation project at the City Hall and would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 18/19 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4223	Maintenance Building-Irrigation	\$ 15,000	\$ 11,950	\$3,050

**STAFF RECOMMENDATION**

Staff recommends approval of a resolution accepting a proposal from Aqua Fiori, Inc. for the purchase and installation of an irrigation system for the City of Darien, 1702 and 1710 Plainfield Road in an amount not to exceed \$11,950.00.

**ALTERNATE CONSIDERATION**

As directed by the Municipal Services Committee.

**DECISION MODE**

This item will be placed on the August 6, 2018 City Council agenda for formal consideration.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING A PROPOSAL FROM AQUA FIORI, INC. FOR THE PURCHASE AND INSTALLATION OF AN IRRIGATION SYSTEM FOR THE CITY OF DARIEN, 1702 AND 1710 PLAINFIELD ROAD, IN AN AMOUNT NOT TO EXCEED \$11,950.00**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:**

**SECTION 1:** The City Council of the City of Darien hereby authorizes the Mayor and City Clerk to accept a proposal from Aqua Fiori, Inc. for the purchase and installation of an irrigation system for the City of Darien, 1702 and 1710 Plainfield Road, in an amount not to exceed \$11,950.00, a copy of which is attached hereto as "Exhibit A".

**SECTION 2:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 6<sup>th</sup> day of August, 2018.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 6<sup>th</sup> day of August, 2018.**

\_\_\_\_\_  
KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY



**Aqua Fiori, Inc.**  
**Lawn Sprinkler Systems**  
1215 North 25th Ave. Melrose Park, IL 60160  
Phone (708) 345-4433 Fax (708) 345-4434

05095

Customer Name: **Darien Police Station**  
Phone Number: **630-514-3453**

Date: **July 17, 2018**  
E-mail: **kthrom@darienil.gov**

Aqua Fiori, Inc. proposes to furnish and install for the customer above on the property commonly known as:  
**1710 Plainfield Road, Darien IL**

Rotary Heads - Hunter PGP/MP Rotors  
Spray Heads - Hunter Pro Spray  
Electrical Valves - Hunter Valves  
Controller - Hunter Pro C Zones - \_\_\_\_\_  
Exterior Pipe: - 1" Wilkins 375 RPZ outside Underground Pipe - Polyethylene/PVC

**Areas that will get watered: North, east & south side of property planting beds only, approximately 57 heads. Includes directional bore under concrete entrances approximately 60 feet total.**

**Guarantee:** Any parts that become defective through normal wear and tear will be repaired or replaced without cost to the purchaser for a period of four years from the date of installation. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the proposal. All agreements contingent upon delays beyond our control. Our workers are fully covered by Worker's compensation insurance.

All parts approximated and will vary when job is installed.

Aqua Fiori, Inc. is NOT responsible for damaging anything underground, unless clearly marked (painted/flagged) by JULIE and or the Owner of the property and discussed with foreman.

Illinois Plumbing Code mandates that every Lawn Sprinkler System has a RPZ valve. It is the sole responsibility of the homeowner to call Aqua Fiori, Inc. to test and certify your RPZ valve annually.

It is the sole responsibility of the owner of the above stated property to have the irrigation system professionally winterized every fall.

**We Propose:** Hereby to furnish material and labor complete in accordance with these specifications, for the Sum of:

**(\$7,200) Seven Thousand Two Hundred Dollars**

Payable as follows: 50% deposit. Balance due when job is finished.

**Authorized Signature:** \_\_\_\_\_

**\*This proposal may be withdrawn if not accepted within 10 days.**

Aqua Fiori, Inc. is 100% committed to customer satisfaction. We build lawn sprinkler systems that are designed to last a lifetime. Please feel free to call us at any time if you have any questions or comments.

**Acceptance of Proposal:** The price, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. By signing below, I hereby authorize Aqua Fiori, Inc. to perform the service described above to my property. I agree to pay collection costs, responsible attorney fees and 18% APR for amount unpaid upon completion of the services. You and your employee may enter the property.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*If you have any further questions please feel free to contact our office at (708) 345-4433. We appreciate the opportunity to bid on the installation of a Lawn Sprinkler System at your residence.**



**Aqua Fiori, Inc.**  
**Lawn Sprinkler Systems**

1215 North 25th Ave. Melrose Park, IL 60180  
Phone (708) 345-4433 Fax (708) 345-4434

05095

Customer Name: **Darien City Hall**  
Phone Number: **630-514-3453**

Date: **July 17, 2018**  
E-mail: **kthrom@darienil.gov**

Aqua Fiori, Inc. proposes to furnish and install for the customer above on the property commonly known as:  
**1702 Plainfield Road, Darien IL**

Rotary Heads - Hunter PGP/MP Rotors  
Spray Heads - Hunter Pro Spray  
Electrical Valves - Hunter Valves  
Controller - Hunter Pro C Zones - \_\_\_\_\_  
Exterior Pipe: - 1" Wilkins 375 RPZ outside Underground Pipe - Polyethylene

**Areas that will get watered: North, south & west side of property planting beds only, approximately 27 heads.**

**Guarantee:** Any parts that become defective through normal wear and tear will be repaired or replaced without cost to the purchaser for a period of four years from the date of installation. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the proposal. All agreements contingent upon delays beyond our control. Our workers are fully covered by Worker's compensation insurance.

All parts approximated and will vary when job is installed.

Aqua Fiori, Inc. is NOT responsible for damaging anything underground, unless clearly marked (painted/flagged) by JULIE and or the Owner of the property and discussed with foreman.

Illinois Plumbing Code mandates that every Lawn Sprinkler System has a RPZ valve. It is the sole responsibility of the homeowner to call Aqua Fiori, Inc. to test and certify your RPZ valve annually.

It is the sole responsibility of the owner of the above stated property to have the irrigation system professionally winterized every fall.

**We Propose:** Hereby to furnish material and labor complete in accordance with these specifications, for the Sum of:

**(\$4,750) Four Thousand Seven Hundred Fifty Dollars**

Payable as follows: 50% deposit. Balance due when job is finished.

**Authorized Signature:** \_\_\_\_\_

\*This proposal may be withdrawn if not accepted within 10 days.

Aqua Fiori, Inc. is 100% committed to customer satisfaction. We build lawn sprinkler systems that are designed to last a lifetime. Please feel free to call us at any time if you have any questions or comments.

**Acceptance of Proposal:** The price, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. By signing below, I hereby authorize Aqua Fiori, Inc. to perform the service described above to my property. I agree to pay collection costs, responsible attorney fees and 18% APR for amount unpaid upon completion of the services. You and your employee may enter the property.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*If you have any further questions please feel free to contact our office at (708) 345-4433. We appreciate the opportunity to bid on the installation of a Lawn Sprinkler System at your residence.

**MINUTES  
CITY OF DARIEN  
MUNICIPAL SERVICES COMMITTEE MEETING  
June 25, 2018**

**PRESENT:** Alderman Joseph Marchese–Chairman, Alderman Thomas Belczak, Dan Gombac  
– Director, Steve Manning- City Planner

**ABSENT:** Alderman Thomas Chlystek

**ESTABLISH QUORUM**

Chairman Joseph Marchese called the meeting to order at 6:30 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

**NEW BUSINESS**

- a. **PZC 2018-04: 6926 Crest Road: Petitioners seek approval of a variation to the Darien Zoning Code for side yard setback for a proposed attached garage to their home at 6926 Crest Road.**

Mr. Steve Manning, City Planner presented the staff report. He stated that the petitioners have made many improvements to their home including converting an attached garage into home space.

Mr. Manning reported that the PZC struggled with the request and voted 5-2 in favor because of the petitioner's medical condition to have to walk outside to a detached garage. Mr. Manning reported that the idea of building a garage in the rear was presented to the petitioners but that they declined.

Alderman Belczak questioned why the garage was abandoned in 2014. He stated that the present situation is a self-created problem.

Mr. Manning reported that in 2014 the petitioners did not have money and that the medical condition worsened.

Mr. Dan Gombac, Director reported that there are a lot of unique circumstances in the area with zero and 3 foot setbacks. He reported on the cause and effect of impervious surface and concrete driveway and sidewalk. Mr. Gombac stated that the request is not out of character with the neighborhood and that there are houses to the south that would not meet Code.

Alderman Belczak stated that he liked the way it looks but that he was having a hard time because there was a solution and that the petitioners elected not to do.

Mr. Manning reported that there is a medical condition. He stated that the petitioner's medical condition was visible.

Chairperson Marchese stated that the petitioners have made a lot of improvements to the home.

There was some discussion from the Committee to discuss this request in more detail and to have the petitioners present.

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

**Alderman Belczak made a motion and it was seconded by Alderman Marchese to continue discussion of PZC 2018-04: 6926 Crest Road until the next Municipal Services Committee Meeting on July 23, 2018 or earlier.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.**

- b. Resolution - Accepting a quote from Allied Door Inc. to remove existing overhead door, modify header and install a new garage door and controller at the Public Works Water Plant located at 1930 Manning Road at a cost not to exceed \$10,618.16.**

Mr. Dan Gombac, Director reported that the exiting pump house was built in the early 70's. He reported that the building has an overhead door system which limits the department storage of the water trailer or backhoe. Mr. Gombac reported this improvement will allow for storage of additional equipment.

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

**Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of a Resolution accepting a quote from Allied Door Inc. to remove existing overhead door, modify header and install a new garage door and controller at the Public Works Water Plant located at 1930 Manning Road at a cost not to exceed \$10,618.16.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.**

- c. Minutes – May 29, 2018 Municipal Services Committee**

**Alderman Marchese made a motion and it was seconded by Alderman Belczak approval of the minutes of the May 29, 2018 Municipal Services Committee Meeting.**

**Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.**

### **DIRECTOR'S REPORT**

Mr. Dan Gombac, Director reported that Alderman Chlystek requested an update of the Public Works projects. He reported that the projects are moving along but that it is not a good time because of all of the rain. He further reported on Plainfield Road.

Chairperson Marchese stated that the Lion's Club is interested in purchasing a shed or renting a shed.

Mr. Gombac reported that the Lions Club should submit something formally to the City.

### **NEXT SCHEDULED MEETING**

Chairperson Marchese announced that the next Meeting is scheduled for Monday, July 23, 2018.

**ADJOURNMENT**

**With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:11 p.m.**

**RESPECTFULLY SUBMITTED:**

\_\_\_\_\_  
**Joseph Marchese**  
**Chairman**

\_\_\_\_\_  
**Thomas Belczak**  
**Alderman**

\_\_\_\_\_  
**Thomas Chlystek**  
**Alderman**