

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, August 5, 2015
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2015-08: Central Ave. Ventures, LLC, 1033-35 S. Frontage Road:
Petitioner seeks approval of a text amendment, special uses and variations from the Zoning Ordinance and Sign Code related to repairing, servicing of trucks, trailers including, but not limited to transport refrigeration, standby vehicle generators, cellular communications, maintenance, body shop and engine rebuilding.
 - B. **PZC 2015-11: Our Lady of Peace, 709 Plainfield Road:** Petitioner seeks approval of variations from the Sign Code.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: July 1, 2015, and July 15, 2015.
6. Next Meeting: **August 19, 2015, 7:00 PM**
7. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: August 5, 2015

Issue Statement

PZC 2015-08: Central Ave. Ventures, LLC, 1033-35 S. Frontage Road: Petitioner seeks approval of the following:

1. Text Amendment: To permit retail sales within the I-1 General Industrial zoning district, Zoning Ordinance Section 5A-9-4-3
2. Special Use: To permit a garage for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding within the I-1 General Industrial zoning district, Zoning Ordinance Section 5A-9-4-4.
3. Special Use: To permit a freight terminal within the I-1 General Industrial zoning district, Zoning Ordinance Section 5A-9-4-4.
4. Special Use: To permit outdoor storage within the I-1 General Industrial zoning district, Zoning Ordinance Section 5A-9-4-4.
5. Variation: To reduce the required parking lot setback from 30 feet to 10 feet, 17 feet and 5 feet along rear, east and west side yards respectively, Zoning Ordinance Section 5A-9-4-7.
6. Variation: To eliminate the required hard surface for parking lot and to permit the existing stone aggregate on the south portion of the site, Zoning Ordinance Section 5A-11-2-1(F).
7. Variation: To increase the total permitted impervious surface from 75% to 81.4%, Zoning Ordinance Section 5A-9-4-8.
8. Variation: To permit a third driveway off of S. Frontage Road, said third driveway being less than the required 200 feet apart, Zoning Ordinance Section 5A-11-3(B).
9. Variation: To permit a loading dock within the front where it is otherwise required to be within an interior side yard or rear yard, Zoning Ordinance Section 5A-11-4-1(C)
10. Variation: To eliminate the required screening fence along the rear, east and west side lot lines, Zoning Ordinance Section 5A-9-4-7(B).
11. Variation: To permit a permit a pole mounted, free-standing sign, Sign Code Section 4-3-7(B).
12. Variation: To increase the permitted sign height from 6 feet to 57 feet, Sign Code Section 4-3-10(C).
13. Variation: To increase the permitted sign area from 60 square feet to 144 square feet, Sign Code Section 4-3-10(C).3
14. Variation: To permit a pole sign within 20 feet of a driveway, Sign Code Section 4-3-7(E).
15. Variation: To eliminate the required perimeter yard landscaping along the south and east lot lines, Zoning Ordinance Section 5A-10-5

General Information

Petitioner: Central Ave. Ventures, LLC
Doug Calay
700 Enterprise Street
Aurora, IL 60504

Property Owner: GD Darien LLC
1035 S. Frontage Road
Darien, IL 60561

Property Location: 1033-35 S. Frontage Road

PINs: 09-34-303-025; 09-34-303-027; 09-34-303-029

Existing Zoning: I-1 General Industrial

Existing Land Use: Vacant

Proposed Land Use: Garage for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding (principal use)

Comprehensive Plan Update: Industry

Surrounding Zoning and Land Use:

North: OR&I Office, Research and Light Industry: I-55, vacant (proposed hotel).
South: R-1 Single-Family Residence District (DuPage County) – forest preserve.
East: R-2 Single-Family Residence District (DuPage County) – single-family home.
West: I-1 General Industrial District: Municipal Services Facility.

Size of Property: 10 acres

Floodplain: Floodplain extends onto the east portion of the property.

Natural Features: None.

Transportation: Frontage and access onto S. Frontage Road

History: The property has been vacant for several years. Previously, the property was a drop yard for storing semi-trailers.

Documents Submitted

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

1. Site Plan, 1 sheet, prepared by Partners in Design, dated June 25, 2015.
2. Building Elevations, 1 sheet, prepared by Partners in Design, dated #####.
3. Landscape Plan, 3 sheets, prepared by Wingren Landscape, dated June 23, 2015.
4. Photometric Plan, 1 sheet, dated June 29, 2015.
5. Engineering Plan, 5 sheets, prepared by Spaceco, Inc., dated June 25, 2015.

Planning Overview/Discussion

The subject property is directly east of the City's Municipal Services Facility on S. Frontage Road, east of Cass Avenue. The property has been vacant for several years. Previously, it was used as a drop yard for semi-trailers.

Currently, on the property, there is a building at the north end of the property with the bulk of the property covered with stone (aggregate) where trailers were stored.

The proposed site plan a new building housing the shop, warehouse, and showroom/office support and a smaller office building. The bulk of the site will be stone (aggregate) for storing semi-trailers.

The proposed uses are summarized below:

- a. Garage for repairing, servicing trucks, trailers related to transport refrigeration, standby vehicle generators, cellular communications equipment, maintenance, body repair, painting and engine building. *Special use.*
- b. Retail sales of related equipment and parts. *Text amendment*
- c. Warehouse for distribution of related equipment and parts.
- d. Drop yard for trailers.
- e. Limited freight terminal. *Special use.*
- f. Cartage and express facility.
- g. Accessory outdoor storage. *Special use.*
- h. Office functions related to above uses.

The proposed site plan essentially maintains the current layout of the property. The variations requested primarily note existing conditions.

The landscape plan provides landscaping along the frontage of the property, meeting the required landscaping requirements. Landscape islands within the parking lot should show at least 1 shade tree and 16 shrubs. Adjacent properties are either Forest Preserve or the City's Municipal Services Facility. Therefore, staff does not find the need to require landscaping to the south of the building given the uses on adjacent properties.

The building elevation drawing shows the following exterior predominately precast concrete.

The petitioner needs to provide signage details, specifically, the pole sign, since they are seeking variations related to sign height and area.

A small area of floodplain extends onto the east side of the property. The petitioner is working with the U.S. Army Core of Engineers and DuPage County to confirm jurisdiction over the wetlands. Assuming DuPage County has jurisdiction, DuPage County is required to certify the plans comply with floodplain/wetland regulations before the City can issue a permit for construction.

Agenda Memo

PZC 2015-08: Central Ave. Ventures, LLC, 1033-35 S. Frontage Road ...Page 4

The City Engineer reviewed the plans. Stormwater water management, detention, is an issue yet to be resolved. Staff hopes to have an update on this matter at the meeting, see letter from Dan Lynch, PE, Christopher B. Burke, dated July 21, 2015.

Staff Findings/Recommendations

Staff will provide a recommendation at the meeting.

Decision Mode

Planning and Zoning Commission:

August 5, 2015



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

July 21, 2015

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Mike Griffith

Subject: Illinois Auto Central: 1033-1035 S. Frontage Road
(CBBEL Project No. 950323H184)

Dear Mike:

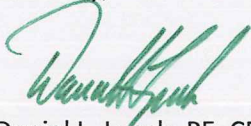
As requested in your transmittal dated July 8, 2015, we have reviewed the preliminary plans for the aforementioned project. Please note that the design engineer, Spaceco, Inc., is an affiliate company of Christopher B. Burke Engineering, Ltd. (CBBEL). The following comments are submitted for your consideration:

1. If the original development plans for this property can be located in City archives, then the volume of stormwater detention identified on those plans will take precedence. If they cannot be located, the existing volume as calculated by the design engineer will be appropriate.
2. It is our understanding that City staff will determine if the property will have to be resubdivided.
3. It should be clarified if any of the proposed sanitary sewer will be public or if it will all be a private service.
4. The City should consider if the sanitary sewer could be extended to the west property line to serve the Public Works building.
5. We suggest that it be required to televise the existing storm sewers to determine their condition.
6. Depending on the amount of stone in the existing storm sewer, it may be appropriate to consider measures to correct this.
7. Because of the proximity to the adjacent wetlands and floodplain, DuPage County will have to review the proposed development to determine potential impacts.
8. DuPage County will review the proposed sanitary connection.
9. DuPage County will review the proposed water connection.

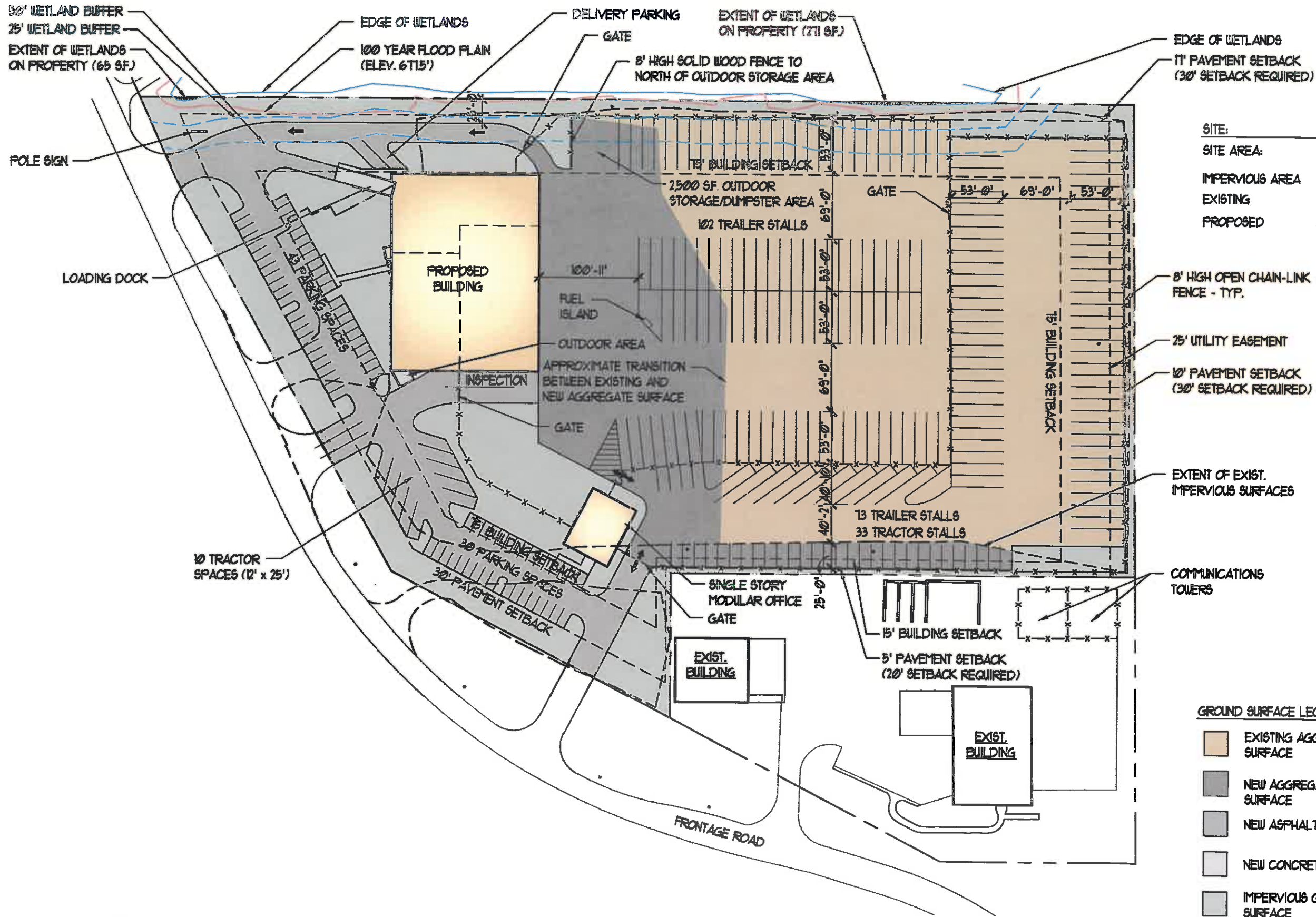
10. We understand the City is determining if this section of Frontage Road is under City or IDOT jurisdiction.
11. The existing well and septic system will have to be removed/abandoned in accordance with DuPage County Health Department regulations.

If you have any questions, please feel free to contact me.

Sincerely,



Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department



SITE:

SITE AREA:	10.25 ACRES
IMPERVIOUS AREA	
EXISTING	8.35 ACRES
PROPOSED	8.35 ACRES

- 8' HIGH OPEN CHAIN-LINK FENCE - TYP.
- 25' UTILITY EASEMENT
- 10' PAVEMENT SETBACK (30' SETBACK REQUIRED)

EXTENT OF EXIST. IMPERVIOUS SURFACES

COMMUNICATIONS TOWERS

GROUND SURFACE LEGEND:

	EXISTING AGGREGATE SURFACE
	NEW AGGREGATE SURFACE
	NEW ASPHALT PAVING
	NEW CONCRETE SURFACE
	IMPERVIOUS GRASS SURFACE

1 PROPOSED SITE PLAN
 A.I.I. 1" = 100'-0"



ILLINOIS AUTO CENTRAL THERMO KING
 Cass Ave. & I-55, Darien, IL
 PROPOSED SITE PLAN

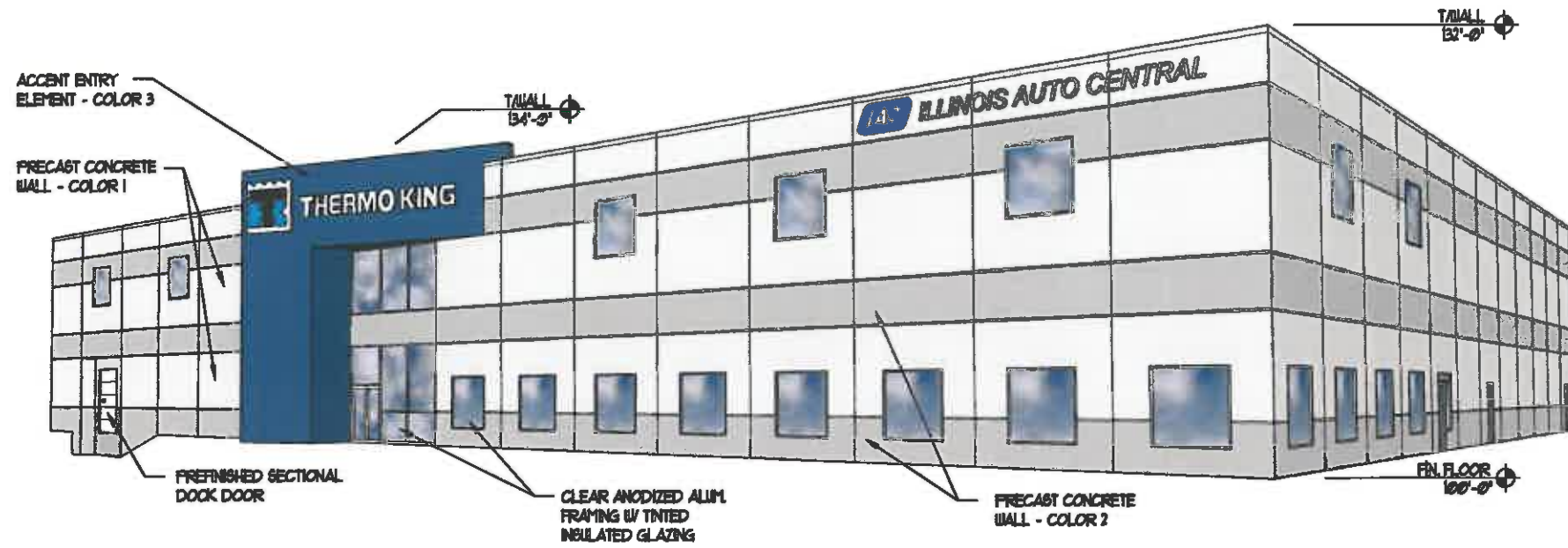
2810 Lake Cook Road
 Suite 200
 Riverwoods, Illinois 60015
 Ph: (847) 940-0300
 Fax: (847) 940-1045

Partners in Design
 ARCHITECTS

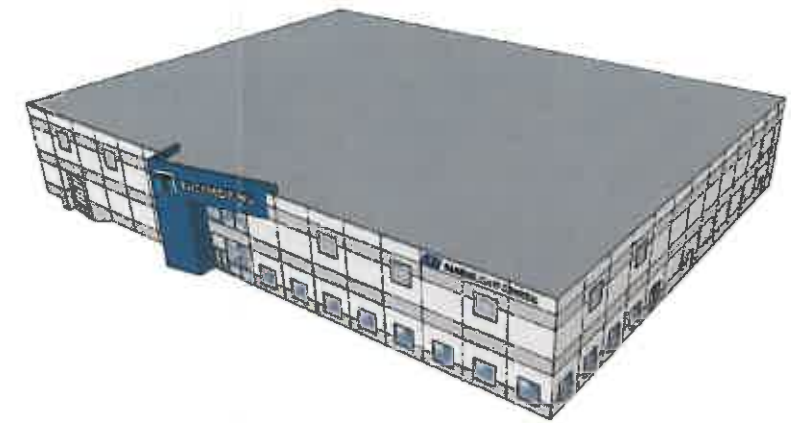


PROJECT NO.: 535.14.112
 DRAWN BY: CTS CHECKED BY: WHB
 DATE: 01.30.15
 SHEET NO.:

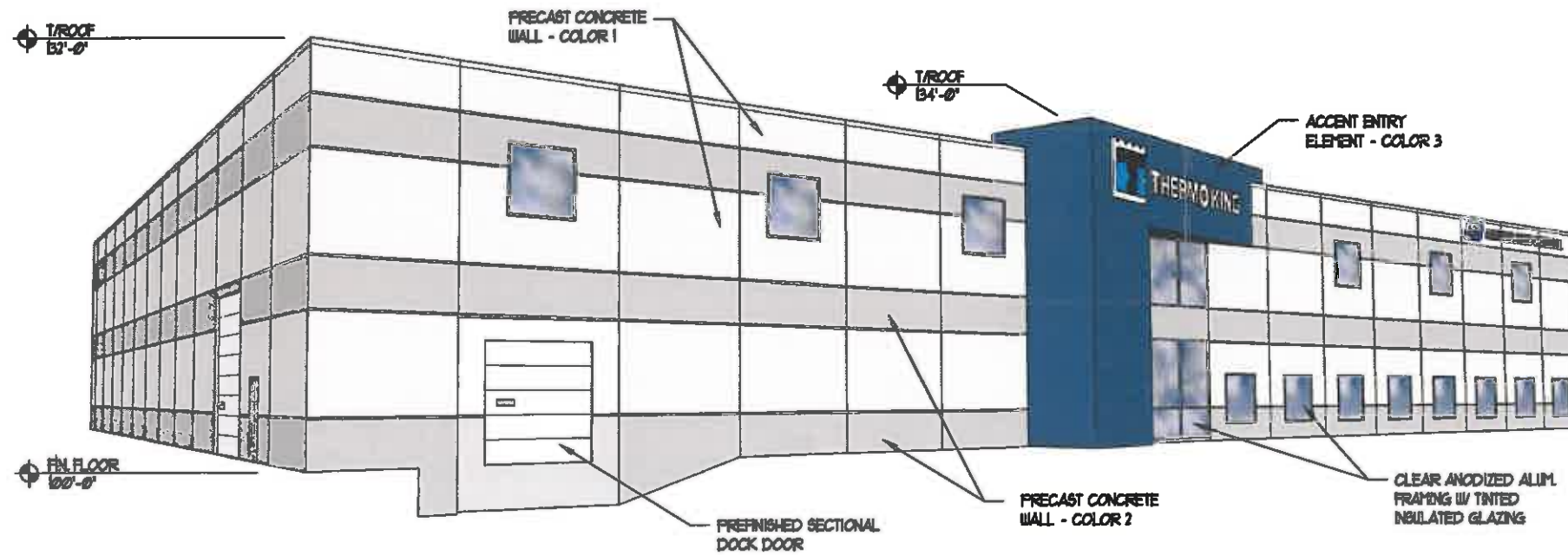
A.I.I.



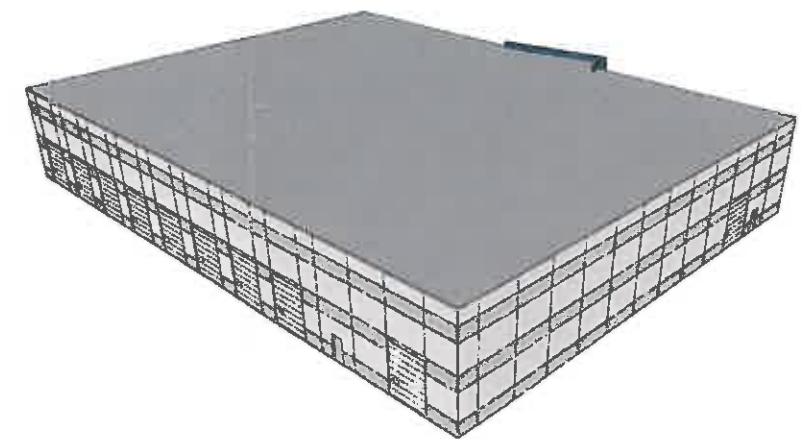
1 NORTHWEST VIEW
A4.1 NTS



2 NORTHWEST AERIAL VIEW
A4.1 NTS



3 NORTHEAST VIEW
A4.1 NTS



4 SOUTHEAST AERIAL VIEW
A4.1 NTS

ILLINOIS AUTO CENTRAL THERMO KING
Case Ave. & I-55, Darien, IL.
BUILDING VIEWS

2610 Lake Cook Road
Suite 200
Riverwoods, Illinois 60015
Ph: (847) 940-0300
Fax: (847) 940-1045

Partners in Design
ARCHITECTS

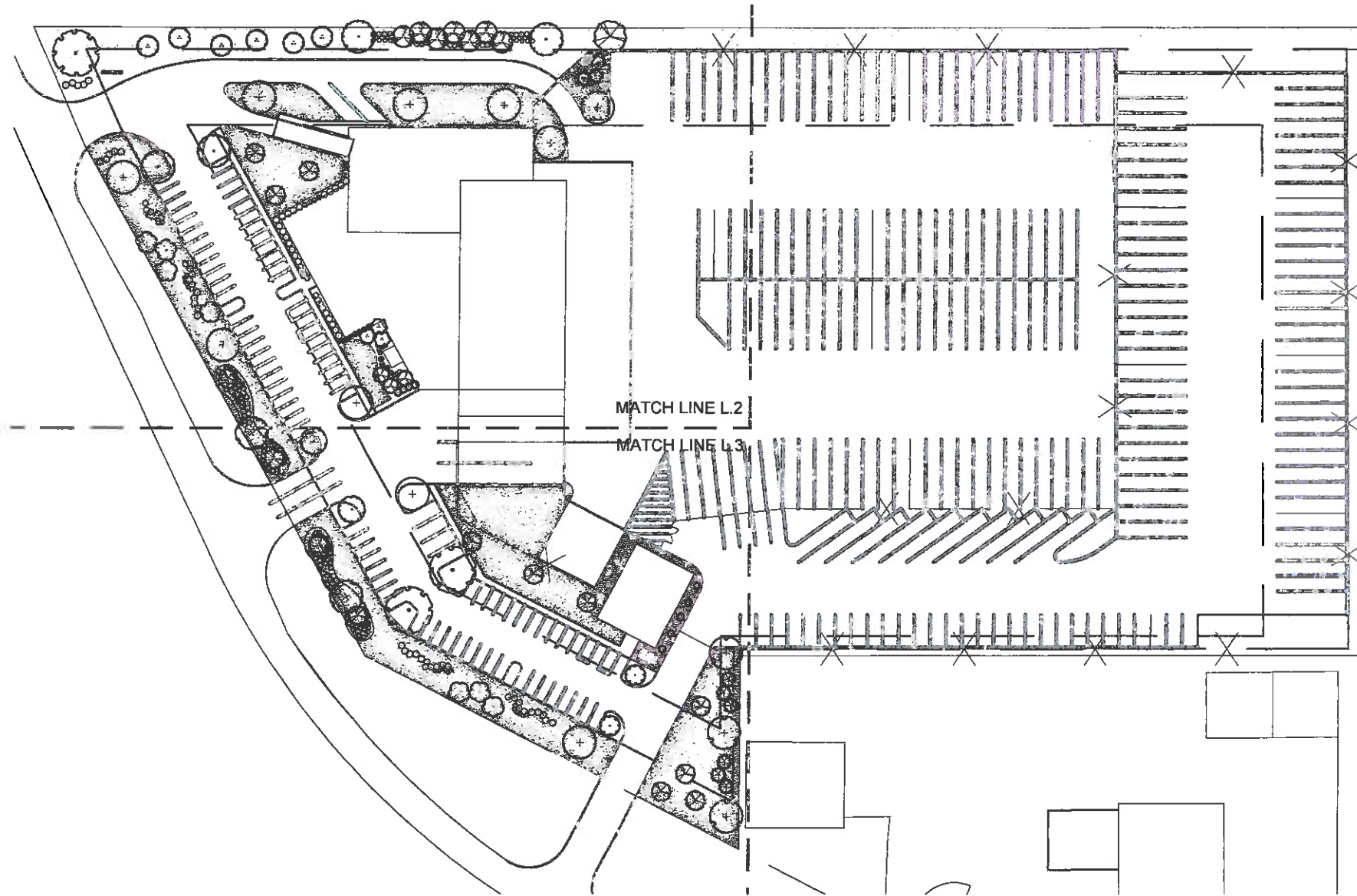


PROJECT NO.:
535.14.112
DRAWN BY: CHECKED BY:
CMR CTS
DATE:
07.30.15
SHEET NO.:

A4.1

All base information & dimensions are approximate only. All layout to be verified in the field.

This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.



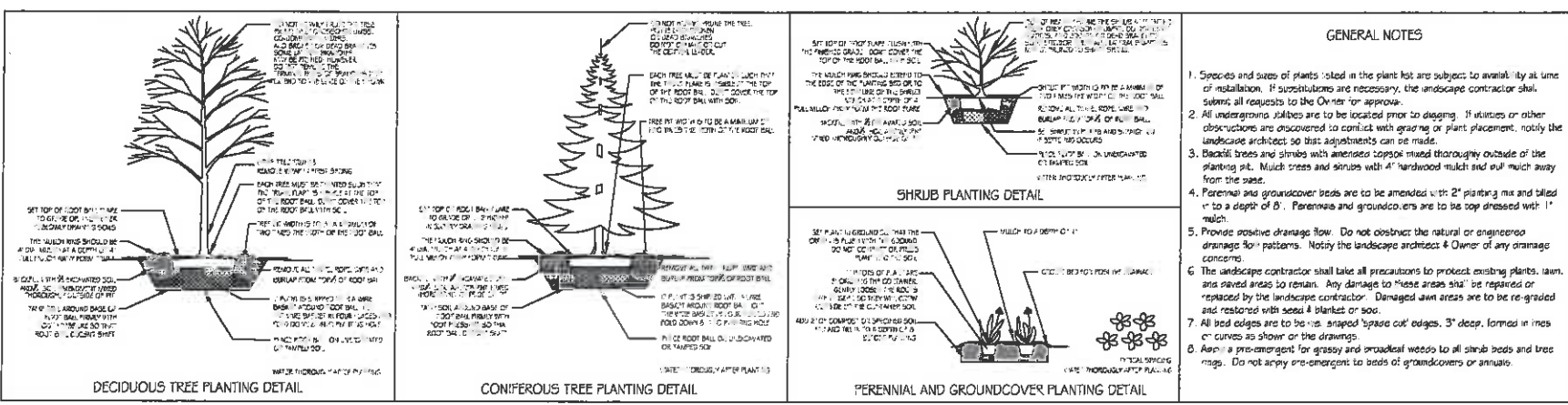
PLANT LIST

TREES	Quantity	Species	Minimum	Size
101	1	Red-shouldered Hawk	10' x 10'	10'
102	1	White-crowned	10' x 10'	10'
103	1	Blue Jay	10' x 10'	10'
104	1	Downy Woodpecker	10' x 10'	10'
105	1	Downy Woodpecker	10' x 10'	10'
106	1	Downy Woodpecker	10' x 10'	10'
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199	1	Downy Woodpecker	10' x 10'	10'
200	1	Downy Woodpecker	10' x 10'	10'

- SEED & BLANKET
- SHORT GRASS PRAIRIE
- NO MOW FESCUE

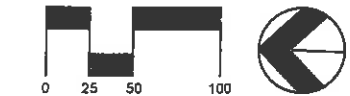
SHORT GRASS PRAIRIE SEED MIX

Species	Quantity	Notes
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2. Seed mix	1000	
3. Seed mix	1000	
4. Seed mix	1000	
5. Seed mix	1000	
6. Seed mix	1000	
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43. Seed mix	1000	
44. Seed mix	1000	
45. Seed mix	1000	
46. Seed mix	1000	
47. Seed mix	1000	
48. Seed mix	1000	
49. Seed mix	1000	
50. Seed mix	1000	



LANDSCAPE PLAN

SCALE: 1" = 50'-0"



5126 Walnut Ave.
Downers Grove, IL 60515
TEL 630.758.8100
www.wingrenlandscape.com

IAC Study
Darien, IL

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REVISIONS:
Per Architects comments
6/23/15

SHEET TITLE:
**PRELIMINARY
LANDSCAPE
PLAN**

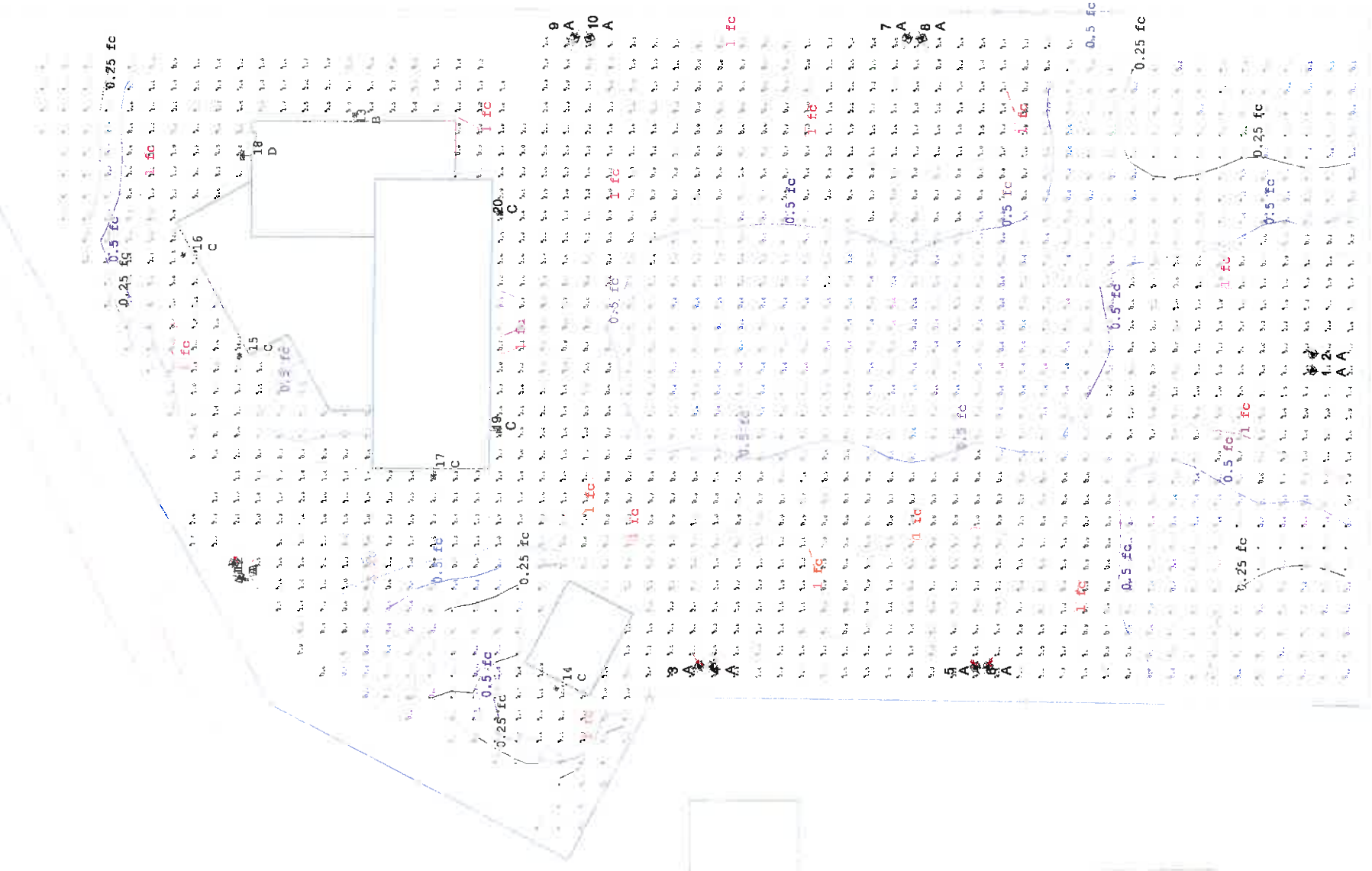
DATE: 6.09.15
JOB: P-
SCALE: 1"=50'
BY: JZ

SHEET L1 OF 3

Symbol	Qty	Arrangement	Lum. Watts	Lum. Lumens	LPF	Description
13	A	SINGLE	526	51079	0.000	GLEONAE04-LED-E17-F7-A0-L
14	B	SINGLE	213	20709	0.000	GLEONAE04-LED-E17-B1-S
15	C	SINGLE	213	19669	0.000	GLEONAE04-LED-E17-B1-A
16	D	SINGLE	471	36079	0.000	GLEONAE04-LED-E17-B1-A

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Plane	Footcandle	Fc	1.22	14.2	0.1	12.20	142.00

Luminaire Label	X	Y	Z	Chart	TR
1	A	527	40	35	100
2	A	529	40	35	49
3	A	312	461	35	30
4	A	312	459	35	30
5	A	212	271	35	30
6	A	312	268	35	30
7	A	757	323	35	194
8	A	757	318	35	204
9	A	757	551	35	154
10	A	757	546	35	204
11	A	300	787	35	250
12	A	302	787	35	245
13	B	882	725	25	0
14	C	207	580	12	147.885
15	C	934	778	12	110
16	C	804	917	12	119
17	C	454	648	20	160
18	D	670	778	25	90
19	C	480	811	25	270
20	C	650	611	25	270



Illinois Auto Central Thermo-King
Darien, IL
Site Lighting/Photometric Plan

Scale 1"=30'-0"
6/29/2015

PRELIMINARY SITE IMPROVEMENT PLANS

for

ILLINOIS AUTO CENTRAL THERMO KING

DARIEN, ILLINOIS

PROJECT NO:8552

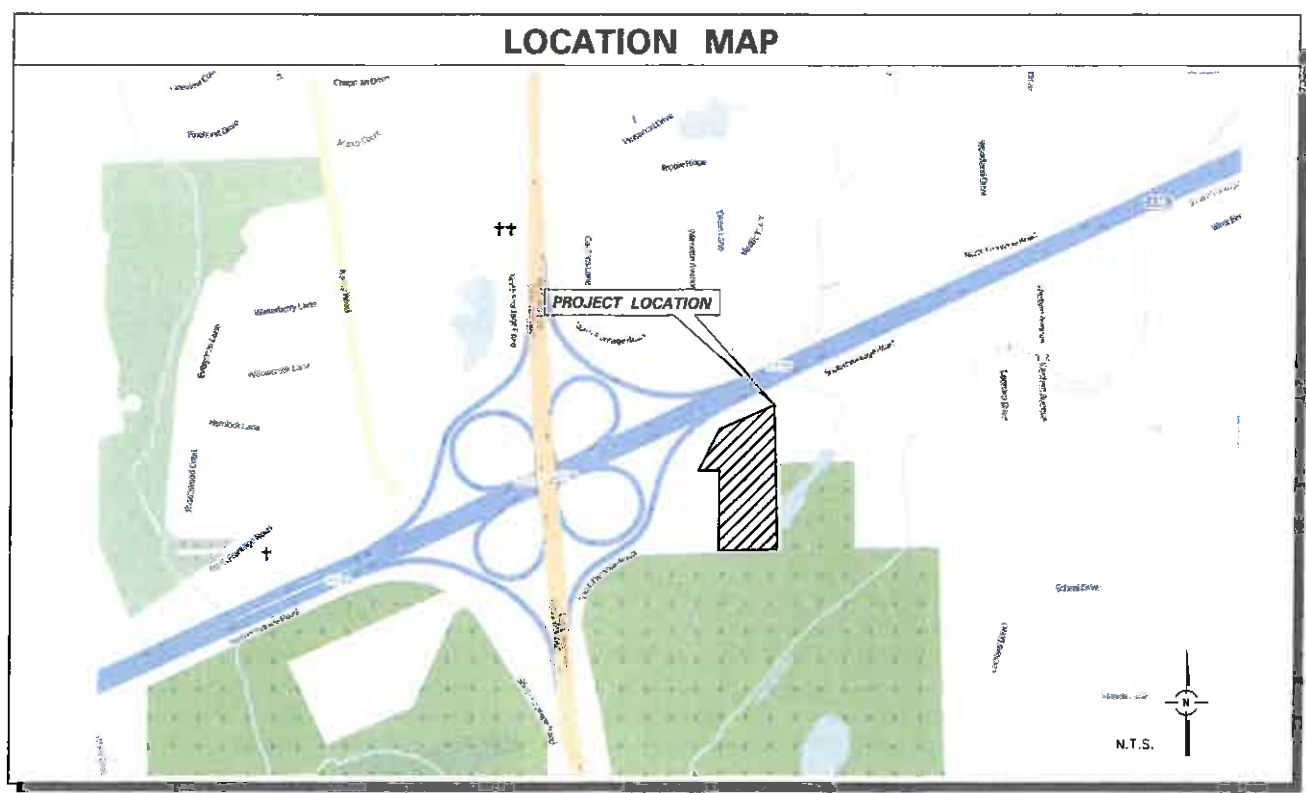
CONTRACTOR
 PRINCIPLE CONSTRUCTION CORP.
 9450 WEST BRYN MAWR, SUITE 765
 ROSEMONT, IL 60018
 PH: 847-615-1515

ARCHITECT
 PARTNERS IN DESIGN ARCHITECTS
 2610 LAKE COOK ROAD, SUITE 280
 RIVERSWOOD, ILLINOIS 60015
 PH: 847-940-0300

CALL J.U.L.I.E. 1-800-892-0123
 WITH THE FOLLOWING:
 COUNTY DUPAGE
 CITY, TOWNSHIP DARIEN
 SEC. & 1/4 SEC. NO. SW 1/4 SEC 34, T38N, R11E

48 HOURS BEFORE YOU DIG.
 EXCLUDING SAT, SUN. & HOLIDAYS

INDEX		
SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	CI	COVER SHEET
2	EC	EXISTING CONDITIONS
3	P-GM	GEOMETRIC PLAN
4	P-GR	PRELIMINARY GRADING
5	P-UT	PRELIMINARY UTILITY PLAN



REVISIONS			
ORIGINAL PLAN DATE: JUNE 25, 2015			
#	SHEET #	REMARKS	DATE

ENGINEER
 BRETT M. DUFFY, P.E.
 ILLINOIS REGISTRATION NO.: 062-053198
 EXPIRATION DATE: 11/30/2015
 PROFESSIONAL DESIGN FIRM NO.: 184-001157
 EXPIRATION DATE: 04/30/2017

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

**ILLINOIS AUTO CENTRAL
 THERMO KING
 DARIEN, ILLINOIS**

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS



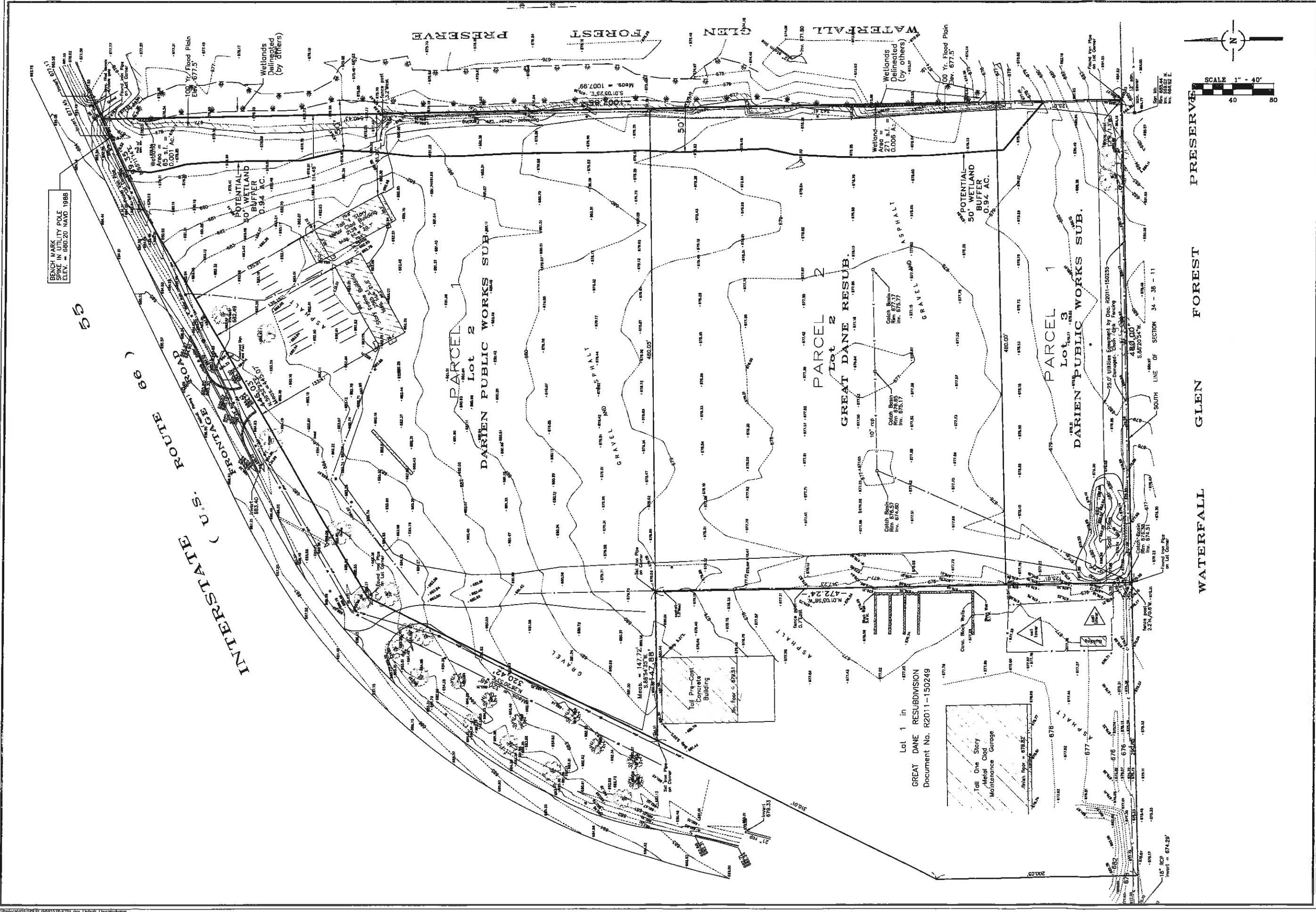
FILENAME:
 B552P-TITLE.DGN

DATE:
 06/25/15

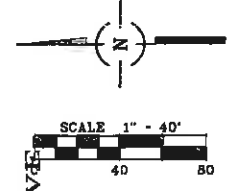
JOB NO.
 8552

SHEET
3

1 OF 5



BENCH MARK
SPRICE IN UTILITY POLE
ELEV. = 680.20 H.A.M.D. 1988



WATERFALL FOREST PRESERVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS
ILLINOIS AUTO CENTRAL
THERMO KING
DARIEN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4000 Fax: (847) 696-4005

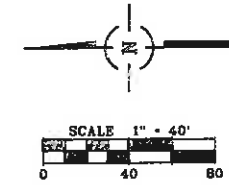


FILENAME:
B552P-ET01.DGN

DATE:
06/25/15

JOB NO.
B552

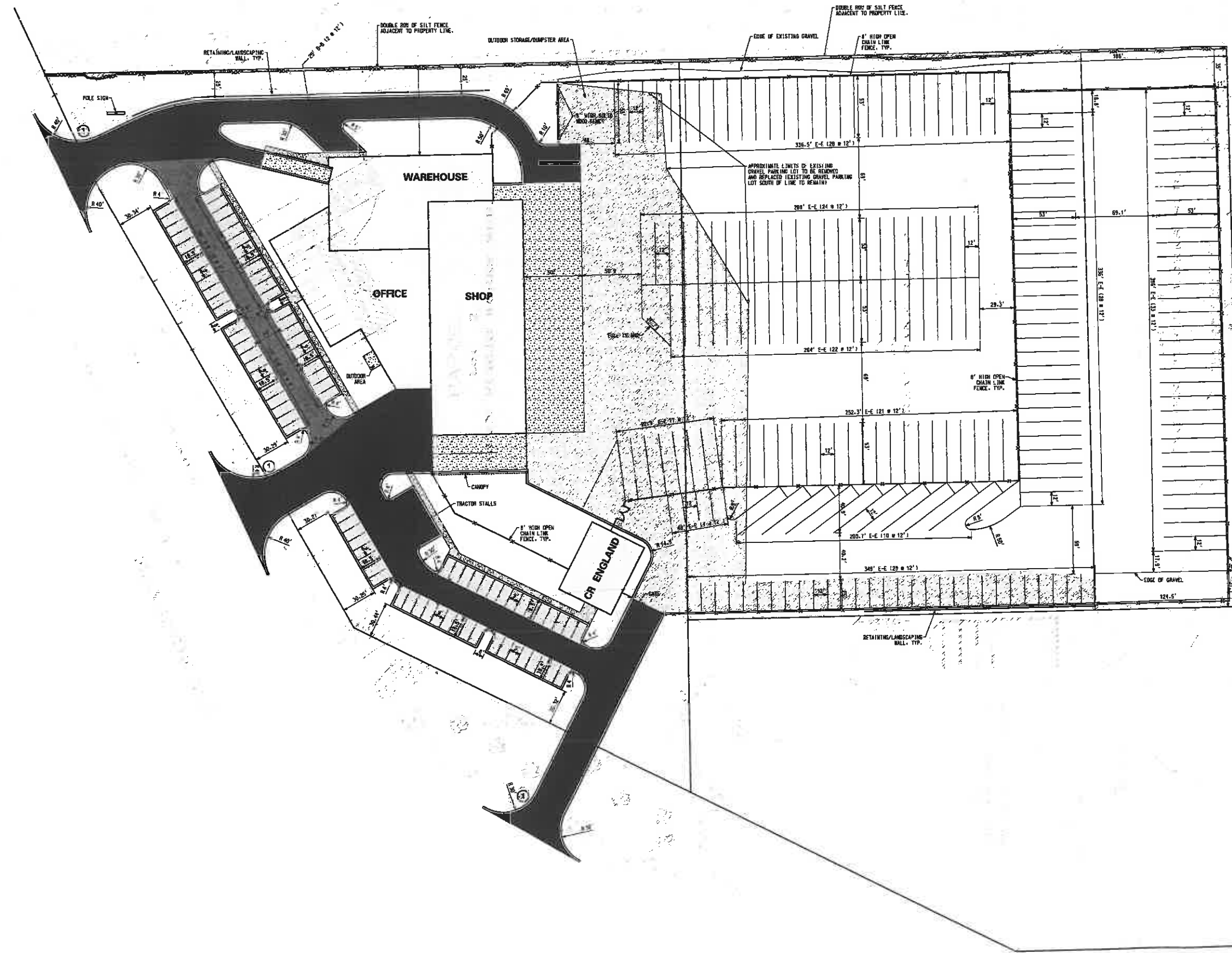
SHEET
EC
2 OF 5



- LEGEND**
- HEAVY DUTY PAVEMENT
(1.5" HMA SURFACE; 4" HMA BINDER; 12" AGG. BASE)
 - PASSENGER VEHICLE DRIVE AISLES
(1.5" HMA SURFACE; 2.25" HMA BINDER; 12" AGG. BASE)
 - PASSENGER VEHICLE PARKING AREAS
(1.5" HMA SURFACE; 2.25" HMA BINDER; 10" AGG. BASE)
 - COMPACTED GRAVEL
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - 6-6.12 CURB & GUTTER
 - DEPRESSED CURB & GUTTER
 - CHAIN LINK FENCE
 - SILT FENCE
 - STOP SIGN RL-1 30" X 30"
MEETING MUTCD GUIDELINES

- NOTES:**
1. ALL COMBINATION CURB & GUTTER SHALL BE 6-6.12
 2. ALL DIMENSIONS ARE FROM BACK OF CURB, BUILDING FOUNDATION OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 3. ACTUAL BUILDING FOOTPRINT MAY VARY. SEE FINAL ARCHITECTURAL PLANS.

IMPERVIOUS COVERAGE SUMMARY:
 EXISTING IMPERVIOUS COVERAGE = 363,571 S.F.
 PROPOSED IMPERVIOUS COVERAGE = 365,305 S.F.
 INCREASE IN IMPERVIOUS COVERAGE = 1,734 S.F.
 -PER ARTICLE 8, SECTION 15-63A.1 OF DUPAGE COUNTY WIDE STORMWATER & FLOOD PLAN ORDINANCE, NO PCBMS ARE REQUIRED SINCE THE INCREASE IN IMPERVIOUS COVERAGE IS LESS THAN 2,500 S.F.



NO.	DATE	REMARKS

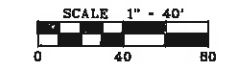
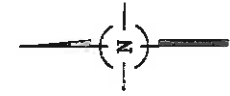
PRELIMINARY GEOMETRIC PLAN
ILLINOIS AUTO CENTRAL
THERMO KING
 DARIEN, ILLINOIS

CONSULTING ENGINEERS
 CIVIL DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9273 W. Higgins Road, Suite 700,
 Rosemead, Illinois 60018
 Phone: (847) 684-4068 Fax: (847) 686-6605

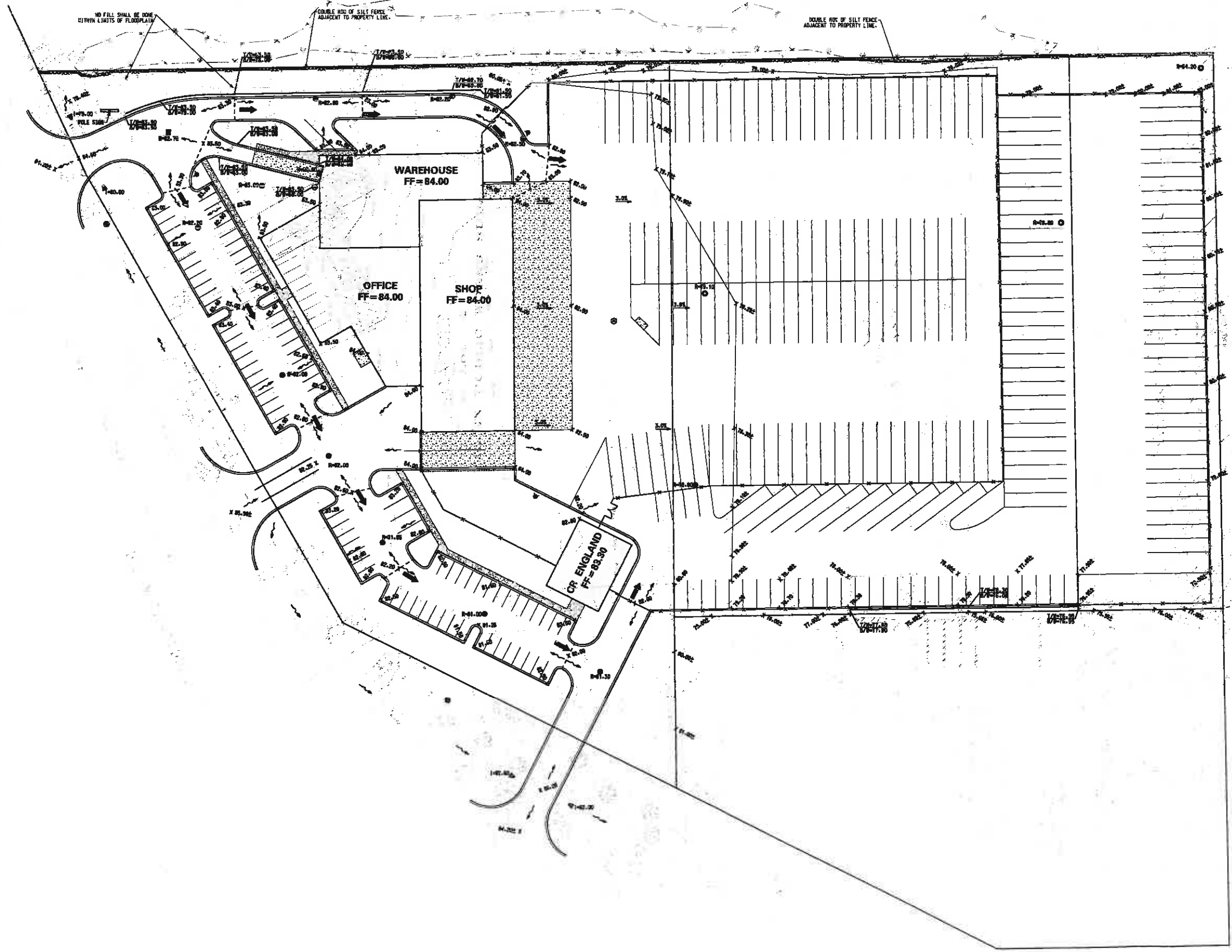
SPACECO INC.

FILENAME: B552P-GM.DGN
DATE: 06/25/15
JOB NO. B552
SHEET P-GM 3 OF 5



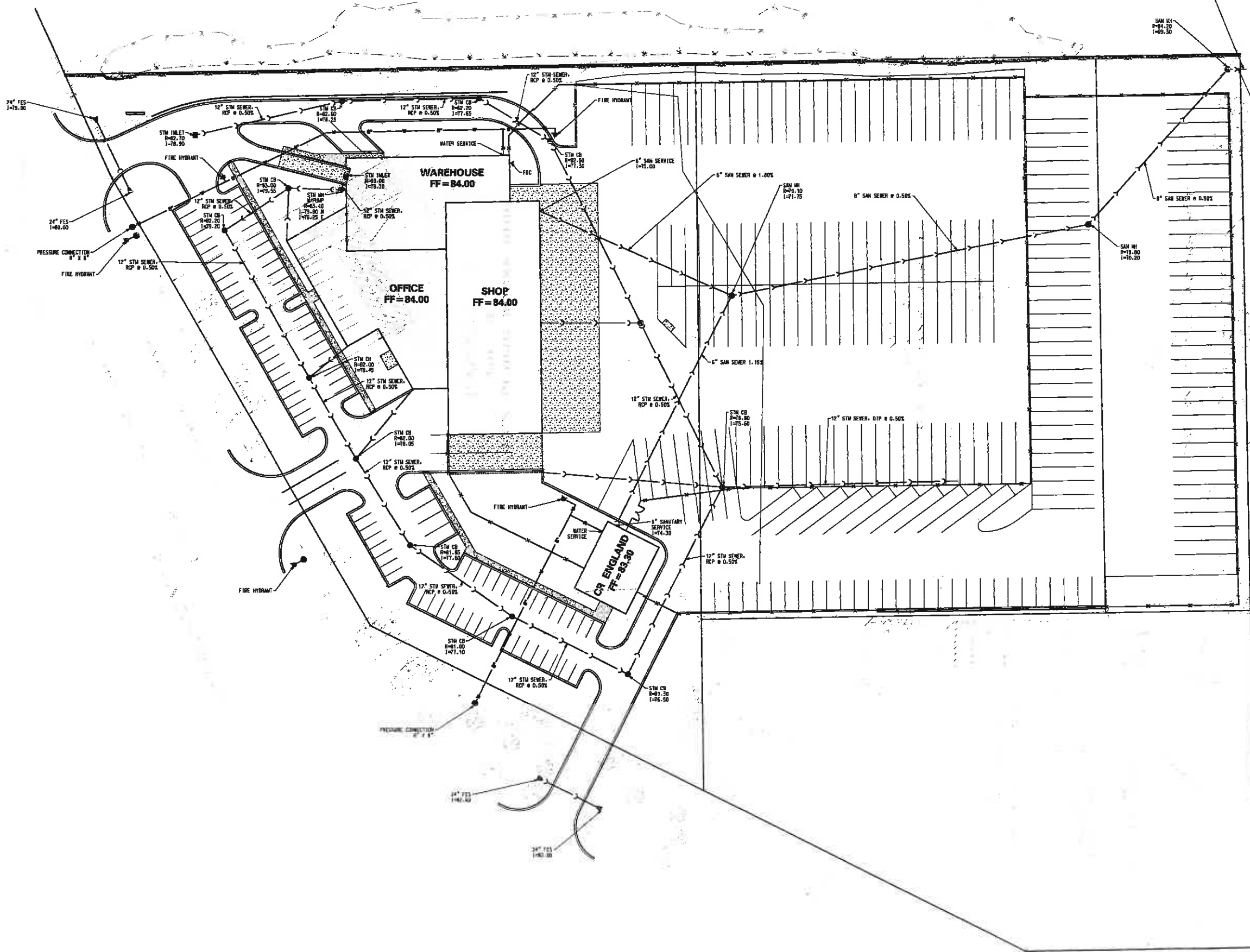
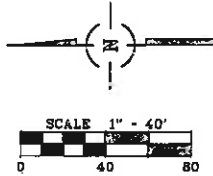
- LEGEND**
- FF FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
EDGE OF PAVEMENT
 - FINISHED SURFACE ELEVATION
 - MEET EXISTING GRADE
 - TOP OF WALL
BOTTOM OF WALL
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - INLET
 - MANHOLE
 - CATCH BASIN
 - PRESSURE CONNECTION
 - VALVE VAULT
 - CURB & GUTTER (8-6.12)

- NOTES:**
1. ADD 800.00 TO ALL ELEVATIONS SHOWN AS XX.XX
 2. ALL CURB AND GUTTER IS 86.12 UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.



<p>PRELIMINARY GRADING PLAN ILLINOIS AUTO CENTRAL THERMO KING DARIEN, ILLINOIS</p>				
<p>CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS</p>				
<p>9575 W. Higgins Road, Suite 700, Skokie, Illinois 60076 Phone: (847) 694-0100 Fax: (847) 694-6035</p>				
<p>SPACECO INC.</p>				
<p>FILENAME: 8552P-GR.DGN</p>				
<p>DATE: 06/25/15</p>				
<p>JOB NO. 8552</p>				
<p>SHEET P-GR 4 OF 5</p>				

CONNECT TO EXISTING SANITARY STUB. VERIFY LOCATION OF STUB PRIOR TO CONSTRUCTION. IF STUB IS OFFSITE AND NOT CORNERLY IN AN EASEMENT, A TEMPORARY CONSTRUCTION EASEMENT WILL NEED TO BE PROVIDED WITH FOREST PRESERVE 1-89.20 2



- LEGEND**
- FF FINISHED FLOOR
 - STORM SEWER
 - WATERMAIN
 - SANITARY SEWER
 - ▲ FIRE HYDRANT
 - SANITARY MANHOLE
 - INLET
 - MANHOLE
 - CATCH BASIN
 - PRESSURE CONNECTION
 - VALVE VAULT

NOTES:
ADD 600.00 TO ALL ELEVATIONS SHOWN AS XXX.XX

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY UTILITY PLAN
ILLINOIS AUTO CENTRAL
THERMO KING
DARIEN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9375 W. Higgins Road, Suite 700,
Crown Point, IN 46033
Phone: (847) 694-4600 Fax: (847) 694-4600



SPACECO INC.
FILENAME:
8552P-UT.DGN
DATE:
06/25/15
JOB NO.
8552
SHEET
P-UT
5 OF 5

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: August 5, 2015

Issue Statement

PZC 2015-11: Our Lady of Peace, 709 Plainfield Road: Petitioner seeks approval of variations from the Sign Code:

1. To increase the permitted sign area for a religious institution from 32 to 40 square feet, Sign Code Section 4-3-8(D).
2. To permit an electronic message board sign, Sign Code Section 4-3-10 (A).

General Information

Petitioner/Owner: Our Lady of Peace
709 Plainfield Road
Darien, IL 60561

Property Location: 709 Plainfield Road

PIN: 09-27-207-024

Existing Zoning: R-2 Single-Family Residence

Existing Land Use: Religious institution

Comprehensive Plan Update: Institutional

Surrounding Zoning and Land Use:

North: R-1 Single-Family Residence: single-family homes, Park District maintenance facility.

East: R-3 Multi-Family Residence: multi-family dwellings

South: R-3 Multi-Family Residence: multi-family dwellings

West: B-1 Neighborhood Convenience Shopping: retail shopping center

Size of Property: 6.31 acres

Floodplain: None.

Natural Features: None.

Transportation: Property has frontage and access onto Plainfield road and 75th Street.

Documents Submitted

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

1. Sign Drawing, 1 sheet.
2. Signage Exhibit, 1 sheet, prepared by Kimley-Horn.
3. Plat of Survey, 1 sheet, prepared by Hoeffler-Butler Engineering, Inc., dated June 28,

2007.

Planning Overview/Discussion

Our Lady of Peace is in the process of reconstructing their parking lot, including relocating driveway entrances, incorporating landscape islands and new parking lot lighting. As part of those improvements, the church proposes installing a new sign along Plainfield Road.

The Sign Code exempts ground signs for religious institutions from a permit as long as the sign complies with the Sign Code. Such signs are limited to 32 square feet in area.

The proposed sign is 40 square feet, with an electronic message board. Electronic message board signs are not permitted.

The sign height and location comply. The Sign Code requires landscaping at the base of the sign, extending 4 feet out from the base, to be verified at final inspection.

To be consistent with previous approvals, staff offers the following conditions:

1. Messages will be held for 3-10 seconds.
2. Messages will change all at once.
3. Messages may display multiple colors.
4. Illumination will maintain a constant light intensity or brightness.
5. Illumination brightness will comply with the Sign Code, to be verified at time of sign permit issuance.

Per Section 4-3-18 of the Sign Code, the following shall be considered:

1. The available locations for adequate signage on the property.
2. The effect of the proposed sign on pedestrian and motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting of the variation.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
5. The general intent of the Sign Code.

Section 4-3-2 of the Sign Code provides the general intent of the Sign Code:

This sign code is adopted for the following purposes:

1. To promote and protect the public health, safety, comfort, morals, convenience and general welfare of the residents of the City.
2. To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.
3. To promote the safety and recreational value of public travel.
4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.
5. To ensure compatibility of signs with surrounding land uses.

6. To enhance the economy of the City by promoting the reasonable, orderly and effective display of outdoor advertising.
7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions and hazards created by a proliferation of off-site advertising signs.
8. To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.
9. To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.

Staff Findings/Recommendations

Staff finds the proposed sign an improvement over the existing sign, which includes a manual changeable copy message board. The proposed variation will not affect pedestrian and motor traffic and meets the general intent of the Sign Code by enhancing the economy of the City by promoting reasonable, orderly and effective display of signage.

Staff recommends the Commission make the following recommendation to approve the variation petition subject to conditions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-11 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition subject to the following conditions:

1. **Messages will be held for 3-10 seconds.**
2. **Messages will change all at once.**
3. **Messages may display multiple colors.**
4. **Illumination will maintain a constant light intensity or brightness.**
5. **Illumination brightness will comply with the Sign Code, to be verified at time of permit issuance.**

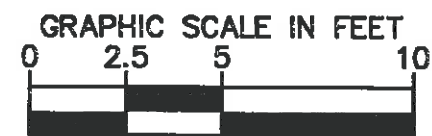
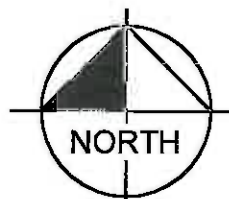
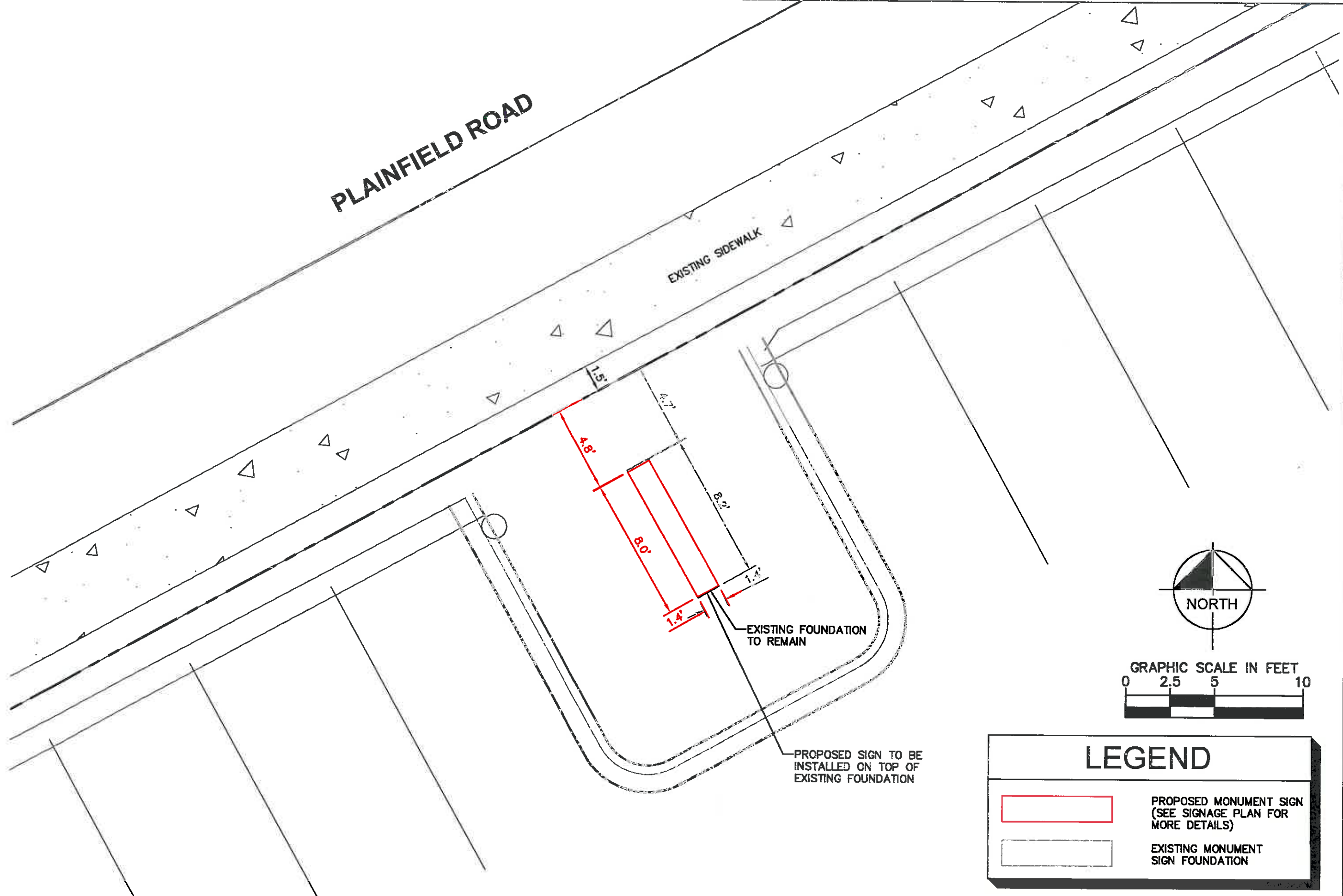
Decision Mode

Planning and zoning Commission: August 5, 2015



PLAINFIELD ROAD

EXISTING SIDEWALK



LEGEND



PROPOSED MONUMENT SIGN
(SEE SIGNAGE PLAN FOR
MORE DETAILS)



EXISTING MONUMENT
SIGN FOUNDATION

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 1, 2015**

PRESENT: Chairperson Beverly Meyer, Andrew Kelly, John Lind, John Laratta, Ray Mielkus, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Pauline Oberland, Ron Kiefer, Lou Mallers

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

A. PZC 2015-06: 951 N. Frontage Road, WoodSpring Suites (formerly Value Place Hotel): petitioner seeks approval of the following:

- 1. to rezone subject property from OR&I Office, Research and Light Industry to B-3 General Business, Zoning Ordinance Section 5A-6-2.**
- 2. Special use for a hotel within the B-3 zoning district, Zoning Ordinance Section 5A-8-4-4.**
- 3. Variation to increase the maximum permitted building from 40 feet to 50 feet, Zoning Ordinance Section 5A-8-4-0/**
- 4. Variation to decrease the minimum required foundation landscaping width from 10 feet to 7 feet, Zoning Ordinance Section 5A-10-8(A).**
- 5. Variation to increase the maximum permitted free-standing sign height from 12 feet to 30 feet, Sign Code Section 4-3-10(B)(3).**
- 6. Variation to permit a pole sign, Sign Code Section 4-3-7(B)(1).**
- 7. Variation to permit an electronic message board sign, Sign Code Section 4-3-10(B)(3).**
- 8. Variation to permit wall signage on the east and west building facades which do not face either a public right-of-way or building frontage, Sign Code Section 4-3-10(B)(2).**

Mr. Michael Griffith, Senior Planner reported that this is a development proposal for an extended stay type hotel to rezone from Office to B-3 and a variation to increase the maximum permitted building from 40 feet to 50 feet, a variation to decrease the minimum required foundation landscaping from 10 feet to 7 feet, a variation to increase the maximum permitted free-standing sign height from 12 feet to 30 feet, a variation to permit a pole sign, a variation to permit an electronic message board sign and a variation to permit wall signage on the east and west building facades which do not face either the public right-of-way or building frontage.

Mr. Griffith reported that the B-3 zoning district requires special use approval. He reported that the building setbacks, parking setbacks, and lot coverage have been met. He further reported that the petitioner is complying with landscaping and lighting levels.

Mr. Griffith reported that the City Engineer looked at the stormwater and that he has a few comments but that the stormwater management is sufficient. He reported that the petitioner is working with County regarding the wetlands and that the County must certify plans comply with the Countywide Stormwater Management Ordinance.

Mr. Griffith reported that the driveway is within the State's jurisdiction and that the Department of Transportation is requesting that the driveway be relocated so it is opposite mystic Trace. Mr. Griffith reported that staff does not support this due to the wetlands in that portion of the property and that the petitioners traffic study supports this.

Mr. Drew Mitchell, petitioner, Holiday Properties stated that he and the City have been working on this plan for the last 18 months. He reported that the wetlands dictate certain things. He reported that there was a general support but that the name value place did not resonate. Mr. Mitchell reported that they tried to rebrand the hotel name and that this is the first one in the United States.

Mr. Mitchell discussed the building materials.

Chairperson Meyer stated that she did not see any handicapped spaces. She also questioned if the site is able to handle a 100 year storm.

Mr. Griffith reported that there are five spaces in the front of the building.

Mr. Mitchell reported that the site is capable of handling a 100 year storm.

Chairperson Meyer asked if there would be emergency stations in the parking lot.

Mr. Mitchell reported that they build a lot of hotels and they have never been asked to put stations in the parking lot but that they would be willing to look into it.

Commissioner Kelly questioned the difference between the WoodSprings Suites and WoodSprings Suites Signature.

Mr. Mitchell reported that Darien will have WoodSprings Suites.

Commissioner Kelly stated that all he saw on the website was a difference in cleaning days and exercise facility.

Commissioner Laratta questioned the timeframe from breaking ground to opening.

Mr. Mitchell reported if there are no major roadblocks that they are hopeful for permit in September and open within 7 months.

Commissioner Ritzert questioned the soil and if there is a good bedrock for support.

Mr. Mitchell reported that they conducted soil testing and there are no issues.

Commissioner Ritzert questioned the stormwater and the floodplain.

The civil engineer for the petitioner explained the drainage and reported that the water will drain to the creek.

Commissioner Ritzert questioned if there would be firewalls between the units. He also questioned the face brick.

The petitioner reported that there will be firewalls between the units. The petitioner provided a sample of the face brick to the PZC.

Commissioner Lind stated that he was concerned for the amount of stories and concrete block. He said he would like to see more face brick.

Mr. Mitchell reported that with staff they have incorporated more brick into the plan. He stated that this development is a vast improvement to what is there.

Commissioner Laratta questioned where the tornado shelter is since the hotel sits on a slab.

Mr. Mitchell reported that he was not aware but that there is a plan for weather emergencies.

Commissioner Ritzert questioned the HVAC system.

Mr. Mitchell reported that each unit has its own HVAC.

Commissioner Lind suggested changing the location of the brick material and taking some of the brick on Frontage Road and moving it to the I-55 side.

Mr. Mitchell stated that he understood and that this is the front door to the City of Darien. He stated it is something that they can look at but entirely brick is not economical for the business. He further stated that the building is beautiful and will be visually appealing.

Carolyn Vena, Secretary Violet Farms Townhomes stated that they are concerned about the signage. She reported that the City of Downers Grove just went through a change of lowering their signs. She asked which direction the message board will face.

The petitioner reported that the message board will be at the bottom of the sign and will not flash along I-55. He also reported that there are significant trees in the wetland area.

Ms. Vena stated that they had issues with the location of the driveway and moving it closer to the east.

Mr. Griffith reported that staff supports the location of the driveway but that IDOT felt it should be moved and that it was a safety issue.

Commissioner Lind suggested that the petitioner look at the sign location because of the billboard.

Ms. Vena stated that the association would also like the building to be 40 feet instead of 50 feet.

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

Mr. Richard Creitz, Treasurer Violet Farms Townhomes stated that they residents like having it dark and a view that is not a skyscraper. He stated that they would like more trees and landscaping and that there is no need for adding signage to the side of the building.

Mr. Kurt Drescher, owner of the property to the east stated that he is in Dupage County and that the development for the property is good but that he is not comfortable with a hotel living next to him. He stated that the closest B-3 District is the mall of Home Depot and the other side of town and not in the neighborhood. He stated that this is a big stretch. Mr. Drescher stated that the size of the building stands out. He further stated that he is concerned with safety and theft in the area and that there are no plans for security cameras outside.

Mr. Drescher stated that there will be 6 full time employees and the parking spaces are planned for five. He also questioned the storm sewer and drainage.

There was much discussion regarding the drainage, storm sewers and storm water management.

Judy Greiman reported that the street and ditch area is owned by the State. She stated that she is flooded because of the storage business.

Mr. Griffith reported that the petitioner is providing stormwater management.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing.

Commissioner Ritzert expressed concern for the building 20 or 30 years from now.

Chairperson Meyer stated his concerns are all unknowns.

Commissioner Lind suggested a revision of the materials adding more masonry and return with revised plans.

Commissioner Kelly stated that he tried to come in with an open mind and he has not been convinced that the reward outweighs the risk. He stated that he had an issue with the exterior building materials and the element of people staying in the hotel.

Mr. Mitchell stated that he will shoot for 60% brick level.

Commissioner Laratta made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-06 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition subject to the following conditions:

- 1. Address comments noted in letter dated June 23, 2015 from Dan Lynch, PE, Christopher Burke Engineering, Ltd.**
- 2. Parking landscape islands to be full of plant material, final inspection to verify.**
- 3. All exterior lighting to be directed in a way to avoid causing glare onto adjacent properties. The need for light shields to be verified during final inspection.**
- 4. The petitioner agreed to provide a minimum of 55% up to 60% brick on the entire building with an emphasis on I-55.**

Upon roll call vote, **THE MOTION CARRIED** by a vote of 7-1. Commissioner Mallers and Commissioner Mielkus were not present.

AYES: Kelly, Kiefer, Lind, Laratta, Mielkus, Meyer, Ritzert

NAYS: None

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Kelly to waive the reading of the May 20, 2015 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously. Commissioner Kiefer, Commissioner Oberland, and Commissioner Mallers were not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Laratta to approve the May 20, 2015 Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED** unanimously. Commissioner Kiefer, Commissioner Oberland, and Commissioner Mallers were not present.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, July 15, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta. Upon voice vote, **THE MOTION CARRIED** unanimously and the meeting adjourned at 9:00 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Senior Planner

Beverly Meyer
Chairman

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 15, 2015**

PRESENT: Chairperson Beverly Meyer, Andrew Kelly, Ron Kiefer, John Lind, John Laratta, Pauline Oberland, Ken Ritzert, Dan Gombac, Director, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Lou Mallers, Ray Mielkus

Chairperson Meyer called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present.

A. PZC 2015-05: Rolling Knolls Subdivision, f/k/a Manning woods Subdivision, 2100 Manning Road: Petitioner seeks final plat of subdivision and final engineering approval for a 26-lot, single-family residential subdivision.

Mr. Michael Griffith, Senior Planner reported that this is the final plat approval for the Rolling Knolls Subdivision. He reported that the City Council approved the preliminary plat and plans and that since then the layout has not changed. He further reported that a few comments need to be addressed regarding the wetlands and that the City Attorney and the developer will draft an agreement specifying the landscaping along the property line.

Mr. Dan Gombac, Director reported that the landscaping will include native plant species and that the developer will be required to provide a cashier's check for a separate account for the trees.

The petitioner, Mr. Paul Swanson stated that the builders McNaughton Development were also present for any questions.

Commissioner Laratta questioned if the proposed sidewalk would still be constructed along Manning Road.

Mr. Gombac reported that the City Council approved the preliminary plat without the sidewalk. He stated that the City cannot enforce a sidewalk but if a sidewalk was put in place and if budgeted the City would be responsible.

Commissioner Laratta questioned how children would walk to school.

Mr. Gombac reported that the area is serviced by school buses and children do not walk to school from that location.

Commissioner Kelly questioned why there is a crosswalk there.

Mr. Gombac reported that the crosswalk is there for convenience.

Commissioner Kiefer stated that the crosswalk leads to a sidewalk.

Chairperson Meyer questioned if the detention area was a dry or wet bottom and if there was a fence for safety.

Mr. Gombac reported that the detention is semi moist for the native plantings. He stated that dry conditions are not working in the Midwest for native plantings. He further stated that the detention when full is four or five feet deep and gradual with a safety ledge and no fence.

Commissioner Ritzert questioned what percentage of the plat was wetlands.

Mr. Gombac reported that all of the storm water is contained between the subdivision which will go through a central pipe which is restricted.

Commissioner Ritzert stated that he thought the homes were too close.

Commissioner Lind questioned if staff's concerns have been satisfied.

Mr. Gombac reported that the developer has addressed staff's concerns.

Commissioner Kiefer 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 2015-05 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition subject to the following conditions:

- 1. Address comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd., dated July 8, 2015.**

Upon roll call vote, THE MOTION CARRIED by a vote of 6-1. Commissioner Mallers and Commissioner Mielkus were not present.

AYES: Kelly, Kiefer, Lind, Laratta, Oberland, Meyer

NAYS: Ritzert

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Michael Griffith introduced Mr. Andrew Kelly as the newly appointed Commissioner replacing Susan Vonder Heide.

MINUTES

Mr. Griffith announced that July 1st minutes would be placed on the next agenda for approval.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, August 5, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Laratta. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman