

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, September 2, 2015
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2015-07: Republic Bank – Kiddie Academy, 1502-1510 75th Street:
Petitioner requests final plat of subdivision approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway is located from a street intersection from 50 feet to 33.5 feet.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: August 19, 2015.
6. Next Meeting: **September 16, 2015, 7:00 PM**
7. Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
August 19, 2015**

PRESENT: Beverly Meyer – Chairperson, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Dan Gombac - Director, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Andrew Kelly, Ken Ritzert

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

A. Public Hearing - PZC 2015-08: Central Ave. Ventures, LLC, 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.

Mr. Dan Gombac - Director presented the staff report and noted that he would attempt to address the concerns noted by the commission members as well as the audience. Mr. Gombac reported that drawings were provided in the packet.

Mr. Gombac reported that that the petitioner made adjustments to the west building elevation making the building aesthetically pleasing to match the other building. He stated that the petitioner provided renderings in the packet.

Mr. Gombac addressed concerns regarding the vehicle repair lane and that it was too broad and that the petitioner was asking for a special use for a garage. He reported that the petitioner does not intend to provide any body work now but that they have it in their business plan for the future.

Mr. Robert Stearns, Manager - Central Avenue Facility stated that they consider their facility in Indiana a one stop shop. He stated that they do not paint or do any body work now but that they believe there is potential at the new site. He further stated that their main operation is transportation refrigeration and that they do not do engine rebuilding.

Mr. Stearns also reported that they are a Thermo King dealership and that they sell parts over the counter and repair at the facility.

Mr. Gombac reported that Frontage Road has been under the jurisdiction of the City of Darien since 1999 and that the road was built to sustain truck traffic. He stated that truck traffic includes Public Works vehicles and extensive truck usage.

Mr. Gombac reported that there was concern regarding storm water management. He reported that the detention is earmarked and that it satisfies the DuPage County Ordinance. He further reported that the detention is shared for the entire property and BMP (Best Management Practices) are in place and that the petitioner is required to provide native plantings. Mr. Gombac reported that the Army Corp of Engineers have signed off on the project and that there are no variances for the storm water, wetlands or floodplain. He stated that petitioner will be required to get permitting from DuPage County. .

Mr. Gombac reported that the petitioner will be providing a swing arm gate at three of the locations or driveways and that the front façade fencing has been changed to swing gates.

Mr. Paul Cohen - Principle Construction Corp., Construction Manager reported that the gate will be a metal sliding gate and exit gate with limited view to the back of the lot.

Mr. Gombac reported that the toll booth type gate has been eliminated.

Mr. Gombac reported that there is an existing cyclone fence which was removed before the last party moved out and that the petitioner is providing an 8' high cyclone fence. He stated that the City does not have any issues with the cyclone fence.

Mr. Gombac reported that the Commission received the noise and traffic study and that a representative from KLOA was present to provide the traffic study results. He stated that a study was conducted and reported that there is be a 5% increase in traffic on a daily basis.

Mr. Michael Wirthman, KLOA reported that they provided results based on the characteristics and if the Frontage Road has sufficient capacity. He reported that there were 1700 vehicles per day on Frontage Road and on the north side 3000 - 5700 vehicles. Mr. Wirthman stated that the roadway can carry up to 10,000 vehicles.

Mr. Wirthman reported that on a daily basis at the operation of their present facility there are 450-500 trips of which approximately 200 are truck trips but half are semitrailers and half UPS style truck or just a tractor and one quarter of capacity.

Mr. Gombac addressed concern for bikes and safety regarding the trucks on Frontage Road.

Mr. Griffith stated that there is concern for truck traffic rerouting from I-55 to Frontage Road. He stated that trucks will most likely stay on I-55 because Frontage Road is not a straight road.

Mr. Gombac addressed safety and school buses on Frontage Road.

Mr. Griffith reported that staff did not look at the bus route because the routes are no different than any other road with buses on them Darien. He stated that there are two lanes coming out and a big shoulder and KLOA did not look at it.

Mr. Gombac reported that Public Works provides a bit of truck traffic with six wheelers and trailers.

Commissioner Lind suggested that the City look at possibly paving an area for bike traffic.

Mr. Gombac reported that there is a bike path in place and that bikers can take Clarendon Hills Road. He further stated that the routes are listed on the DuPage County Website. He stated that if the PZC wishes to have staff look into a bike lane that it can be presented and addressed through the City Council workshops.

Commissioner Lind stated that providing a bike path may make it more of a problem for the residents.

Mr. Gombac addressed concern for truck noise. He stated that the CR England trucks do not leave their trucks running overnight.

Mr. Stearns reported that the CR England trucks do not have auxiliary power units.

Mr. Gombac reported that a sound company visited the site to measure sound decibels. He stated that the report provided samples of different times with trucks running and off and traffic brought in. Mr. Gombac reported that overall there was a slight increase but concluded that overall no change in noise.

Mr. Cohen stated that there is more noise generated from I-55.

Mr. Gombac addressed repair noise and impact gun noise used to fix vehicles. He stated that the City of Darien Public Works has been using impact guns for years and has never had a complaint about the noise.

Mr. Stearns stated that the impact gun is the biggest sound impact to the operation and that the repairs are all done in the shop. He stated that only hand and electric tools are used in the yard. Mr. Stearns further reported that the majority of their work occurs between the hours of 7:00 a.m. - 3:30 p.m. He stated that CR England varies from 10:00 a.m. - 4:00 p.m. and diminishes after that.

Mr. Gombac addressed concerns for light pollution. He stated that the petitioner is replacing the existing lighting to Code. He stated that in addition, the petitioner is providing light shields so that the light will not project into the Forest Preserve.

Mr. Gombac addressed the fuel and refrigeration storage. He stated that the petitioner will have a limited supply of refrigeration storage and that Public Works has a similar storage for underground fuel. He further stated that underground fuel storage is heavily regulated by the State Fire Marshall.

Mr. Gombac addressed concern regarding the 8' high cyclone fence along the back of the property. He stated that staff does not see any issues with the fence.

Mr. Gombac addressed the proposed use concerns. He stated that the use has been there for a number of years.

Mr. Gombac addressed concerns for the impervious surface. He reported that the petitioner is improving the area and meeting the landscaping requirements.

Mr. Gombac addressed concerns regarding the pole and the sign. He reported that the petitioner provided a rendering of the sign and stated that a sign of this type is found up and down I-55. He further stated that it is not obtrusive, out of place or out of character.

Mr. Griffith reported that the intent of the sign is to identify the use on the expressway similar to the City approving a sign to identify a hotel.

Mr. Cohen stated that the sign itself is not a huge element.

Mr. Gombac addressed concerns regarding hazardous material produced by the trucks. He reported that there will be no hazardous material produced from the trucks and that it was staff's decision to leave the lot as an impervious surface and put in concrete in the docking and loading area.

Mr. Gombac reported that the City Engineer feels that this proposal is in substantial compliance and the use was used as what is being described today. He stated that a good portion of the variances have been in place. He further stated that staff visited the petitioner's local sites and feels that the petitioner is a good neighbor.

Commissioner Lind asked if the petitioner had any thought of relocating the loading dock to the other side and not along I-55.

Mr. Doug Calay, Director of Facilities reported that they did look at the site and moving it away from I-55 but that relocating the loading dock pushes the development to the west and limits the available use.

Commissioner Kiefer stated that having the buildings aesthetically pleasing is important.

Commissioner Mallers stated that the area has been vacant for a long time and that he preferred to see it put to use versus having it vacant for a number of years.

Commissioner Oberland stated that the petitioner has put in a big investment and that they have been accommodating in adjusting their plan.

Commissioner Laratta stated that the property is zoned properly and that this is an industrial zoned use.

Commissioner Lind stated that he had issue with the height of the sign and the location. He stated that it is too tall.

Mr. Calay stated that the sign is logistically placed and provides the most visibility and a greater line of site.

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

Mr. Syed Hussain, Darien stated that he is on the Board for the Horizon Academy which is proposed to open in the area and that he is concerned with semi-trucks cutting through Frontage Road. He stated that he is a grandparent and is concerned for the safety of children.

Mr. Gombac reported that Mr. Hussain is referring to the east side and that truck traffic is not allowed at all on the east.

Mr. Richard Rons, Darien stated that he was concerned about the underground storage and what will happen to the site when the business is gone.

Mr. Gombac stated that the business is responsible for all underground storage which is regulated by the State Fire Marshall.

Mr. Rons stated that the City needs to be more sensitive to the residents. He questioned if \$2,000 per month is really worth it to the City and asked if the City could find a more acceptable use.

Ms. Linda Painter, President - Timberlake Civic Group/Commissioner DuPage County Forest Preserve stated concern for the sign. She stated that there are no signs on south Frontage Road.

Mr. Griffith stated that there are signs on south Frontage Road and that Ms. Painter's comment was incorrect.

Ms. Painter expressed concern stating that there are bikers on Frontage Road and nowhere for them to go. She stated that a FOIA request has been submitted regarding traffic accidents in that intersection. Ms. Painter also stated that the Forest Preserve concerns were not addressed. She referenced the buffer and having a larger setback.

Mr. Gombac reported that the petitioner must follow Best Management Practices. He stated that they are within the 50' and that the BMP will be addressed in the buffer zone.

Ms. Painter stated that the runoff of diesel or oil issue to the Forest Preserve was not addressed.

Mr. Gombac reported that all water will be captured and run through detention and released.

Ms. Painter stated that the Forest Preserve would prefer a stockade fence so users of the Forest Preserve do not have to see the business.

Chairperson Meyer stated that the petitioner has done a great job in addressing the concerns. She stated that a stockade fence is not something to look at.

Chairperson Meyer closed the public comment portion of the meeting.

Commissioner Laratta made a motion and it was seconded by Commissioner Oberland that based upon the information presented, the request associated with PZC 2015-08 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission approve the petition as presented.

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

Mr. Griffith announced that this would be forwarded to the Municipal Services Committee on Monday, August 24, 2015 at 6:30 p.m.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to waive the reading of the August 5, 2015 Meeting Minutes.

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

Commissioner Laratta made a motion and it was seconded by Commissioner Oberland to approve the August 5, 2015 Meeting Minutes.

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

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, September 2, 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 8:42 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary
Secretary

Beverly Meyer
Chairman
Chairman

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: September 2, 2015

Issue Statement

PZC 2015-07: Republic Bank – Kiddie Academy, 1502-1510 75th Street: Petitioner requests final plat of subdivision approval for a 2-lot subdivision and a variation approval from the Zoning Ordinance to reduce the required distance a driveway is located from a street intersection from 50 feet to 33.5 feet.

General Information

Petitioners: InterContinental Real Estate & Dev. Corp.
Mario Halikias
2221 Camden Court, Suite 200
Oak Brook, IL 60523

Kiddie Academy of Darien
1502 75th Street
Darien, IL 60561

Property Owner: Republic Bank Trust #R-1001
2221 Camden Court
Oak Brook, IL 60523

Property Location: 1502-1510 75th Street

PIN: 09-28-212-046

Existing Zoning: B-1 Neighborhood Convenience Shopping District

Existing Land Use: West side of parcel: Bank
East side of parcel: Vacant

Proposed Land Use: West side of parcel: Bank
East side of parcel: Daycare center

Comprehensive Plan Update: West side of parcel: Commercial
East side of parcel: Office

Surrounding Zoning and Land Use:
North: R-2 Single-Family Residence: single-family homes
East: R-2 Single-Family Residence: junior high school
South: R-3 Multi-Family Residence: single-family attached homes (townhomes)
West: R-2 Single-Family Residence: single-family homes

Size of Property: 1.3 acres

Floodplain: None.

Natural Features: None.

Transportation: Frontage and access onto Exner Road and 75th Street, proposed access onto Park Avenue.

History: None.

Documents Submitted

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

1. Site Plan, Building Elevations, Landscape Plan, 7 sheets, prepared by Cordogan Clark & Associates Architects, latest revision dated July 7, 2015.
2. Final Engineering, 9 sheets, prepared by Engineering Resource Associates, Inc., latest revision dated July 13, 2015.
3. Preliminary/Final Plat of Subdivision, 2 sheets, prepared by Roake and Associates, Inc., latest revision dated July 22, 2015.

Planning Overview/Discussion

The subject property is located on the north side of 75th Street between Exner Road and Park Avenue. Currently, the site contains a bank with drive-thru facility.

A daycare center is a permitted use within the B-1 zoning district.

The plan includes subdividing the parcel into 2 lots to create a lot for a daycare center, Kiddie Academy. There are no minimum lot area or lot width requirements within the B-1 zoning district. The proposed lot areas:

Lot 1, bank: 2.1 acres
Lot 2, daycare: 1.3 acres

The site plan for the proposed Kiddie Academy complies with building setbacks, parking setbacks, lot coverage, required landscaping (perimeter yard, building foundation, parking lot landscape islands), number of parking stalls and maximum building height. The proposed sign complies.

The site provides a privacy screening fence along the north side of the property, enclosing the play area. However, this fence is to be at least 6 feet tall to meet the Zoning Ordinance requirement for fencing between business and residential zoned properties. Staff notes the plan shows landscaping on the residential side of the fence.

Plan shows dumpster enclosure to be a 5-foot tall privacy fence. Staff recommends a masonry enclosure at least 6 feet tall.

The variation relates to the driveway off of Park Avenue. Within the business zoning districts, driveways are required to be located at least 50 feet from a street intersection, measured from the intersection of the street right-of-way and nearest end of the curb cut. The proposed setback is 33.5 feet. Staff supports this variation. Altering the driveway to comply with the code results in the driveway centerline being at an awkward angle off of Park Avenue, which staff finds does not meet the intent of the Zoning Ordinance nor is good site planning.

The plan provides a shared parking lot between the Republic Bank and proposed Kiddie Academy, with cross-access between properties.

Photometric plan shows exterior lighting levels comply with the Zoning Ordinance. However, all exterior lighting is not permitted to cause glare onto adjacent properties and will be verified during final inspections. Light shields may be required.

Stormwater detention will be held in an underground vault located on the eastside of the building.

The City Engineer provided review comments regarding the plat of subdivision and engineering plans in a letter from Dan Lynch, PE, Christopher B. Burke Engineering, dated June 19, 2015.

Fire District comment noted in a letter dated May 15, 2015.

Variation criteria:

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

Staff Findings/Recommendations

Staff does not object to the proposed variation for the driveway location. Altering the driveway to comply with the code results in an awkward driveway alignment, this does not meet the intent of the Zoning Ordinance or good planning principals.

Staff finds the proposed variation will not adversely alter the character of the property, nor will it cause adverse effects on neighboring properties, nor will it increase congestion in the public streets.

Therefore, staff recommends the Commission make the following motion recommending approval of the variation petition:

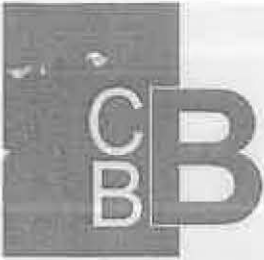
Based upon the submitted petition and the information presented, the request associated with PZC 2015-07 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition, subject to:

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

Decision Mode

Planning and Zoning Commission:

September 2, 2015



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

June 19, 2015

City of Darien
1702 Plainfield Road
Darien, Illinois 60561-5044

Attention: Mike Griffith

Subject: Kiddie Academy
1502 75th Street
(CBBEL Project No. 95-323H185)

City of Darien
Received
JUN 19 2015
Community Development

Dear Mike:

As requested, we have reviewed the final engineering plans, plat of subdivision, and supporting documents for the aforementioned property. The following comments must be addressed before we can recommend approval:

FINAL ENGINEERING PLANS

The following comments are for the plans prepared by Engineering Resource Associates, Inc. and dated May 12, 2015.

Cover Sheet

1. The address for Katie Moore is listed as Willow Springs on the cover sheet but Western Springs on all other sheets.
2. The plans must be signed and sealed.

Existing Conditions and Demolition Plan

1. The site benchmark is a square cut on a light pole base, but that light is to be removed.
2. Provide documentation that the site survey is in compliance with Section 15-33 of the DuPage County Ordinance.

Geometric Utility Plan

1. Correct the sheet title in the title block.
2. Show the building roof drains.
3. The domestic water source must split off of the fire service outside of the building with its own shutoff valve in a location that is accessible to City staff.

4. With both buildings connected to the relocated sanitary sewer, we presume that this will be a public sewer owned by DuPage County. Provide verification that they have approved the alignment, particularly under the playground and retaining walls. If they require an easement, it must be added to the plat. If it will be a private sewer, it should be noted as such with appropriate private sewer easement shown on the plat specifying ownership and maintenance rights and responsibilities.
5. The driveway to Park Avenue must be at a right angle to the street.
6. For storm structure 21, verify that it is possible to have the overflow and rim elevation specified considering the thickness of the flat top for the manhole and frame thickness.
7. Provide additional detail on the underground storage vault including manufacturer, and volume provided. Also verify that the vault can sit on the building footing as shown on the typical section on Sheet 7.
8. Add a dimension from the face of the playground retaining wall to the property line.
9. Specify the height and type of fence surrounding the playground.
10. The water service connection to the existing main is specified as 1.5 inch. This should be a 6 inch pressure connection in vault. Also provide a detail on the detail sheets.
11. The restrictor for the bank in storm structures 23/24 must be a section of 2" pipe, not a shear gate as shown.
12. Show the fire department connection on the building.
13. Verify that the geometrics, hydrant location, and fire department connection location is acceptable to the fire protection district.

Grading and Erosion Control Plan

1. The existing topography must extend onto the property to the north to determine if there is runoff coming from that direction which must be accounted for.
2. The proposed driveway to Park Avenue is at a slope of 6%. Verify that this slope and the grade change both at Park Avenue and into the parking lot are acceptable to the fire protection district.
3. Specify the high water elevation for the proposed detention.
4. Specify the high water elevation for the existing detention basin and graphically show the overland flow routes.
5. Provide design details for the proposed retaining wall.
6. For the erosion control plan, we suggest a separate sheet and include the following:
 - Location of construction entrance
 - Stockpile location
 - Dumpster location
 - Portable toilet location
 - Material storage location
 - Concrete truck wash-out location (include detail)
 - Clarify where workers will park
 - Add a note that any soil or debris tracked into the right of way shall be immediately removed
 - Provide 6 foot chain link fence around the site perimeter
7. Verify if an IEPA NPDES permit is required.
8. For the Park Avenue frontage, add a note that any broken or vertically displaced sidewalk squares shall be replaced.

Sanitary Plan and Profile

No comments

Details (Sheets 7 and 8

1. For the sidewalk detail, specify the thicknesses to be 5" PCC and 4" Aggregate Base.
2. Add a detail for the dumpster pad pavement.
3. For the storm structure 21 detail, determine if a standard 1.5" restrictor pipe can be used as a 1.4" pipe may be difficult to find.
4. Provide additional detail for the stormwater storage vault and retaining wall as mentioned earlier.
5. Provide a detail for the concrete apron.

General Comments

1. No lighting plans or details have been provided.
2. DuPage County Public Works must review and approve the sanitary sewer. if the sewer will be public, an IEPA permit will be required.
3. A full storm water submittal is required.

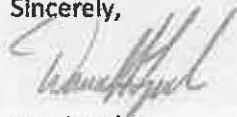
PLAT OF SUBDIVISION

The following comments are for the Plat of Subdivision as prepared by Roake and Associates and dated April 8, 2015.

1. Although easement provisions are provided for the detention easement, the detention easement has not been shown on the plat. All detention basins, including the existing basins on the bank property must be in easements.
2. Public Utility and Drainage Easement provisions must be added to the plat.
3. There must be either cross access easements on the plat or covenants providing for cross access.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Dan Lyrich

c.c. Dan Gombac - City of Darien
Jon Green - Engineering Resource Associates
Doug McClirtic - Roake and Associates

N:\DARIEN\95323H185\DLL61915.docx



DARIEN-WOODRIDGE

Fire Protection District

7550 Lyman Avenue, Darien, Illinois 60561, (630) 910-2200 - Fax (630) 910-2203

May 15, 2015

City of Darien
Community Development
1702 Plainfield Road
Darien, IL 60561

City of Darien
Received
JUN 15 2015
Community Development

RE: Kiddie Academy: 1502 75th Street

Michael Griffith, Senior Planner

The following comments pertain to the above review:

- Confirm that an additional fire hydrant is within 300' of the building.

Sincerely,

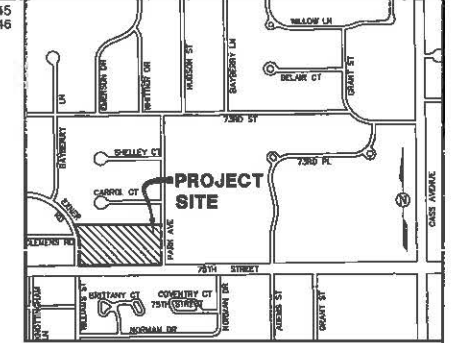
James Karasek, Director
Fire Prevention Bureau

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR REPUBLIC CORPORATE PARK DARIEN, ILLINOIS

OF PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: DARIEN CITY CLERK
ADDRESS: 1702 PLAINFIELD ROAD
DARIEN, ILLINOIS 60559

PI#: 09-28-212-045
09-28-212-046

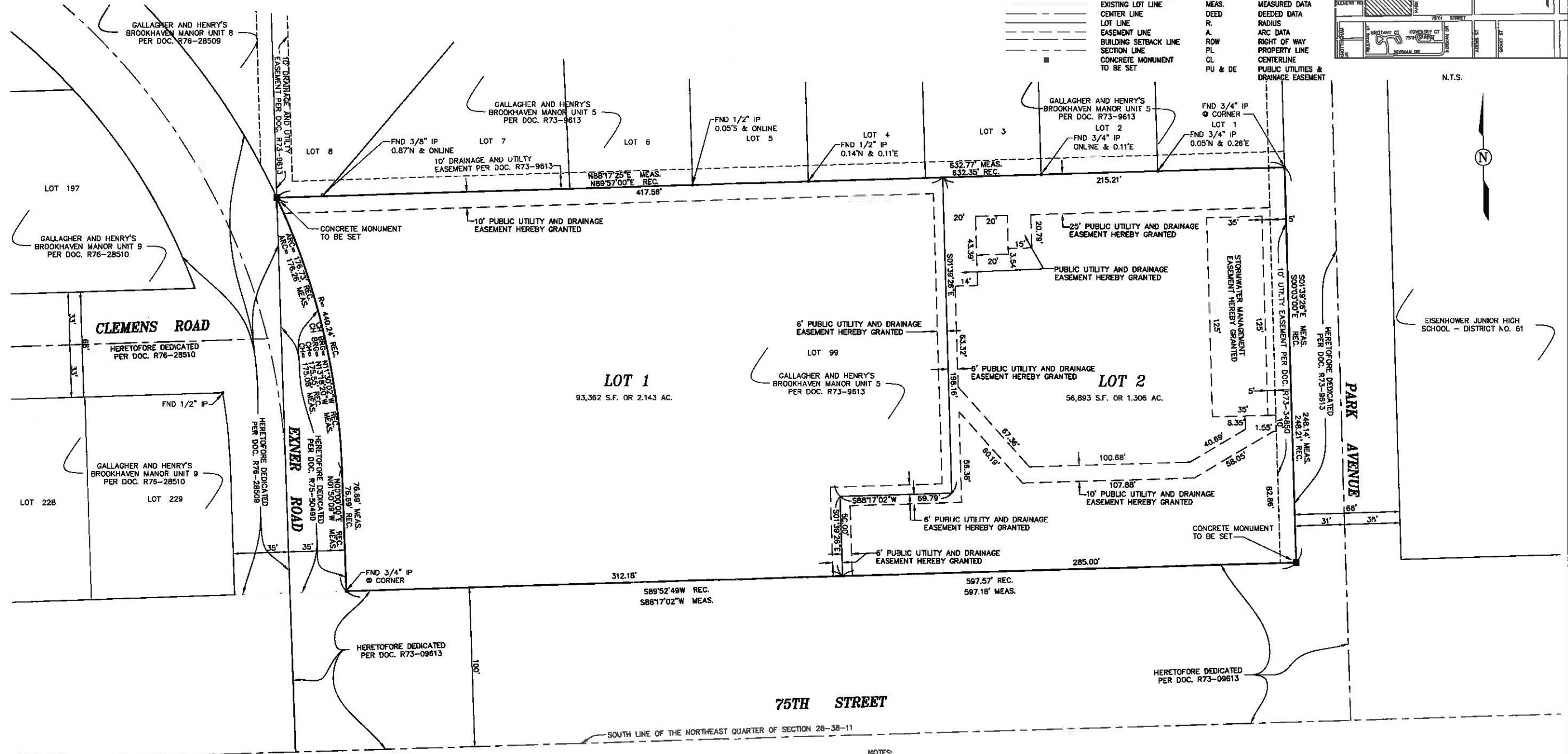


LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- CONCRETE MONUMENT TO BE SET

ABBREVIATIONS

- | | |
|---------|--------------------------------------|
| REC. | RECORD DATA |
| MEAS. | MEASURED DATA |
| DEED | DEEDED DATA |
| R. | RADIUS |
| A. | ARC DATA |
| ROW | RIGHT OF WAY |
| PL | PROPERTY LINE |
| CL | CENTERLINE |
| PU & DE | PUBLIC UTILITIES & DRAINAGE EASEMENT |



NOTES:

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT HEREBY GRANTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- FLOODPLAIN ZONE - ZONE X FEMA PANEL NUMBER 17043C0908H DATED DECEMBER 16, 2004.
- SET 3/4" X 24" IRON PIPE AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PROPERTY CORNERS TO BE SET WITH 3/4" X 24" IRON PIPES WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.

AREA SUMMARY	
GROSS BOUNDARY	150,255 S.F. = 3.449 ACRES
R.O.W. DEDICATION	NOT APPLICABLE
NET BOUNDARY	150,255 S.F. = 3.449 ACRES
LOT AREA	
LOT 1	93,362 S.F. = 2.143 ACRES
LOT 2	56,893 S.F. = 1.306 ACRES

© COPYRIGHT 2015 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 365-3232 • FAX (630) 366-3297

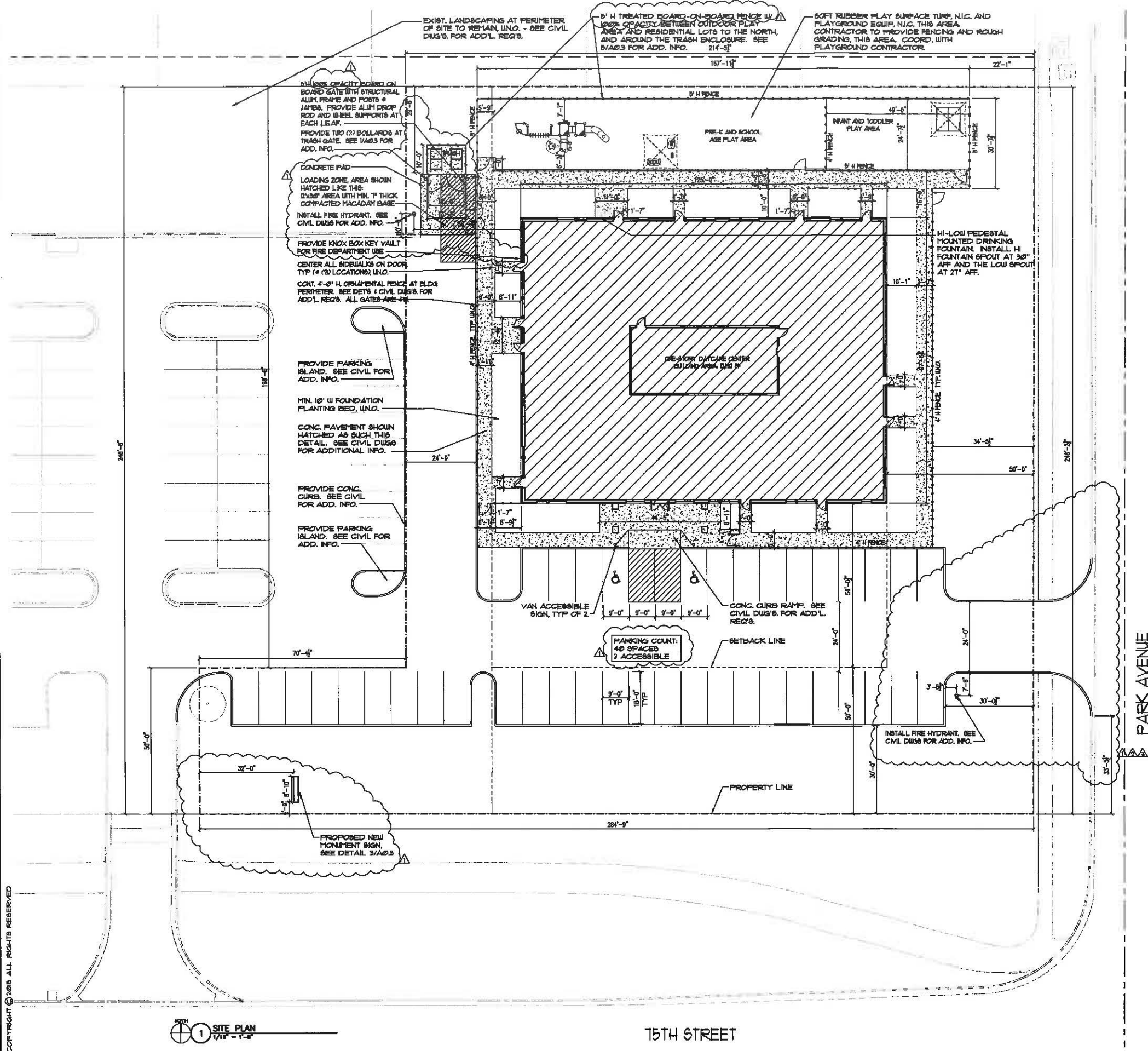
PREPARED FOR:
INTERCONTINENTAL REAL ESTATE AND DEVELOPMENT CORPORATION
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS 60523
PH (630) 560-8000
FX (630) 560-8009

NO.		DATE		DESCRIPTION	
1	7-22-15			PER CITY COMMENTS	

REPUBLIC CORPORATE PARK
PLAT OF SUBDIVISION

DRW./CKD. BY: SRH/DRW	FILE: 48318PS	F.L.D. BK./PG.: --	SHEET NO. 1 OF 2
SCALE: 1"=30'	DATE: 04/08/15	JOB NO.: 493.016	

G:\48318\48318PS.dwg - Layout1, 7/22/2015 4:28:51 PM, dougm



LOT COVERAGE	
LOT AREA	56,771 SF
BUILDING AREA	12,103 SF
BUILDING COVERAGE	21.5%
IMPERVIOUS AREA	36,091 SF
IMPERVIOUS COVERAGE	63.6%

PLAY AREA SQ.FT.			
PLAY AREAS	REQ. SQ.FT.	ACTUAL SQ.FT.	SURFACING
INFANT TODDLER:	1,200	1,205	1,250
PRE-SCHOOL / SCHOOL:	2,475	2,900	2,900
TOTAL:	3,675	4,105	4,105

COPYRIGHT © 2015 ALL RIGHTS RESERVED

1 SITE PLAN
1/16" = 1'-0"

15TH STREET

PARK AVENUE

CORDOGAN, CLARK & ASSOCIATES
ARCHITECTS
Chicago - Aurora



KIDDIE ACADEMY
1502 75TH STREET DARIEN, IL

SITE PLAN

JOB NUMBER
14419
DATE
05.07.15
PERMIT SET

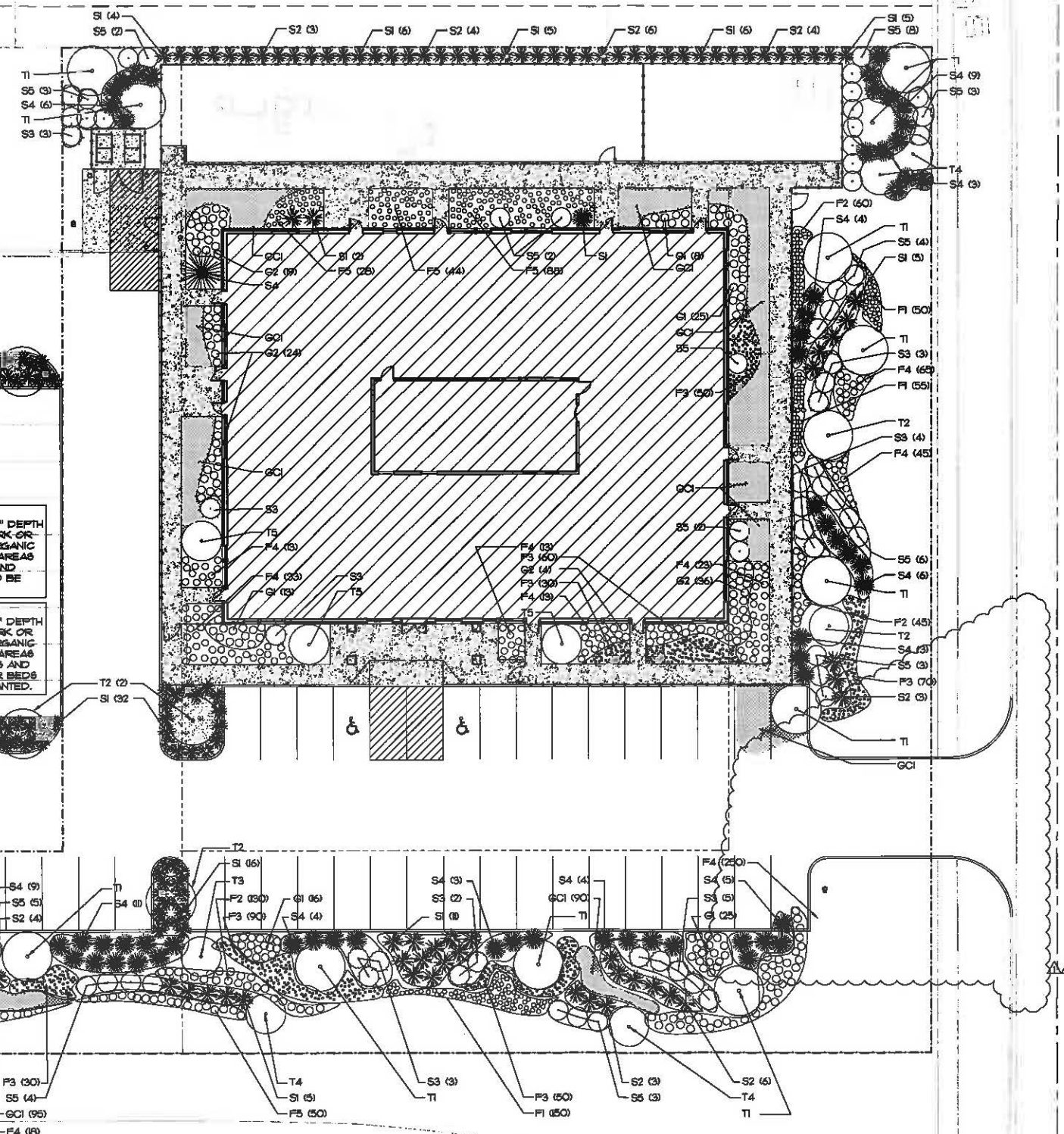
REVISIONS

- △ 05.12.15
- △ 06.19.15
- △ 07.07.15

FOR PERMIT
SHEET
A0.1

NOTE:
PROVIDE MIN. 4" DEPTH
SHREDDED BARK OR
OTHER ALL-ORGANIC
MULCH AT ALL AREAS
WHERE TREES AND
SHRUBS ARE TO BE
PLANTED.

NOTE:
PROVIDE MIN. 2" DEPTH
SHREDDED BARK OR
OTHER ALL-ORGANIC
MULCH AT ALL AREAS
WHERE FLOWERS AND
GROUND COVER BEDS
ARE TO BE PLANTED.



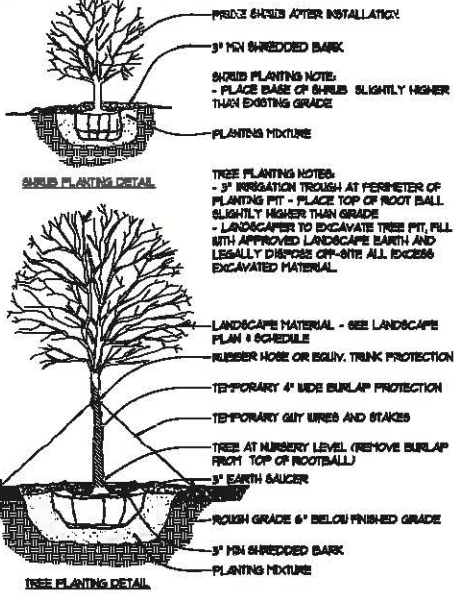
LANDSCAPE LEGEND			
KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES			
EDT	EXISTING DECIDUOUS TREE TO REMAIN		
T1	ACER X FREEMANI	AUTUMN BLAZE MAPLE	3" CALIPER
T2	AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	3" CALIPER
CONIFEROUS TREES			
T3	PINUS MIRA	AUSTRIAN BLACK PINE	3" CALIPER
ORNAMENTAL TREES			
T4	OSYRIS CANADENSIS	EASTERN REDBUD	2" CALIPER
T5	MALUS	CRABAPPLE - FRUITLESS BY NATURE OR LIGHT FREE FLOWERS	2" CALIPER
SHRUBS			
S1	CORNUS SERICEA	RED TWIG DOGWOOD	36" HIGH
S2	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	36" HIGH
S3	COTONEASTER ACUTIFOLIUS	PRICKLY COTONEASTER	34" HIGH
S4	TAXUS VICKERSI	HICK'S YEW	36" HIGH
S5	PEROVSKIA ATRIPURPOLIA	RUSSIAN SAGE	36" HIGH
TOTAL			
FLOWERS - BID AS ADDITIVE ALTERNATE			
F1	HEMEROCAMUS "HAPPY RETURNS"	HAPPY RETURNS DAY LILLY	1 GALLON
F2	RUDBECKIA FLORIDA "GOLDSTROM"	BLACK EYED SUSAN	1 GALLON
F3	SEDUM "AUTUMN FIRE"	STONECROP AUTUMN	1 GALLON
F4	FLOWERING BULBS MIXED WITH AJUGA REPTANS	FLOWERING BULBS WITH AJUGA REPTANS	1 GALLON
	NARCISSUS JUNQUILLA	DAFFODIL	
	CAMASSIA ANGUSTA	PRARIE HYACINTH	
	TULIPA GESNERIANA	TULIP	
F5	AJUGA REPTANS "BURGANDY GLOW"	BUGLEWEED BURGANDY GLOW	3" POT
ORNAMENTAL GRASSES - BID AS ADDITIVE ALTERNATE			
G1	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GALLON
G2	MISCANTHUS SINENSIS	MAIDEN GRASS	1 GALLON
GROUND COVER - BID AS ADDITIVE ALTERNATE			
GCI	EUONIMUS F. "COLORATUS"	PURPLELEAF WINTERCREEPER	1 GALLON

NOTE:
PROVIDE 500 AT ALL LOCATIONS WHERE CONSTRUCTION ACTIVITIES DAMAGE EXISTING GRASS.

PERIMETER YARD LANDSCAPE REQUIREMENTS

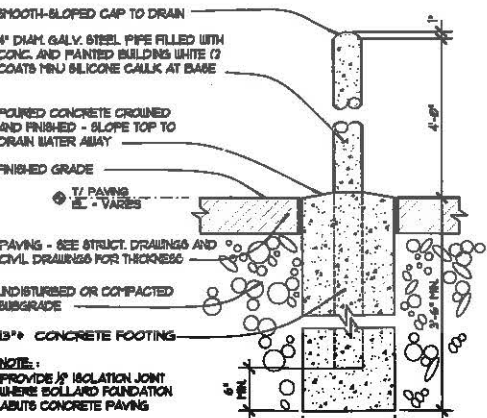
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPECIES PTS.	TOTAL PTS.	YARD
SHADE TREES							
EDT	EXISTING DECIDUOUS TREE TO REMAIN			0	100	100	
T1	ACER X FRIEDMANI	AUTUMN BLAZE MAPLE	3" CALIPER	3	100	300	
T2	AMELANCHIER X GRANDIFLORA	APPLE SERVAZEBERRY	3" CALIPER	2	100	200	
CONIFEROUS TREES							
T3	PINUS NIGRA	AUSTRIAN BLACK PINE	3" CALIPER	0	100	0	
ORNAMENTAL TREES							
T4	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER	2	50	100	
SHRUBS							
S1	CORNUS SERICEA	RED TWIG DOGWOOD	30" HIGH	16	10	160	
S2	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	30" HIGH	13	10	130	
S3	COTONEASTER ACUTIFOLIUS	PINKING COTONEASTER	24" HIGH	10	10	100	
S4	TAXUS 'HICKS'	HICK'S YEW	30" HIGH	36	10	360	
S5	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	30" HIGH	12	10	120	
TOTAL						1630	
FRONT (LINEAR FOOTAGE) X (FACTOR) = PTS. REQ.							
285' X 4.5 = 1282.5							
1282.5 PTS. REQUIRED							
1630 PTS PROVIDED							
CORNER SIDE (LINEAR FOOTAGE) X (FACTOR) = PTS. REQ.							
164' X 4.5 = 738							
738 PTS REQUIRED							
950 PTS PROVIDED							
INTERIOR SIDE (LINEAR FOOTAGE) X (FACTOR) = PTS. REQ.							
164' X 4.5 = 738							
738 PTS REQUIRED							
70 PTS PROVIDED							
REAR (LINEAR FOOTAGE) X (FACTOR) = PTS. REQ.							
214.5' X 6 = 1287							
1287 PTS REQUIRED							
1300 PTS PROVIDED							

TREE / SHRUB PLANTING

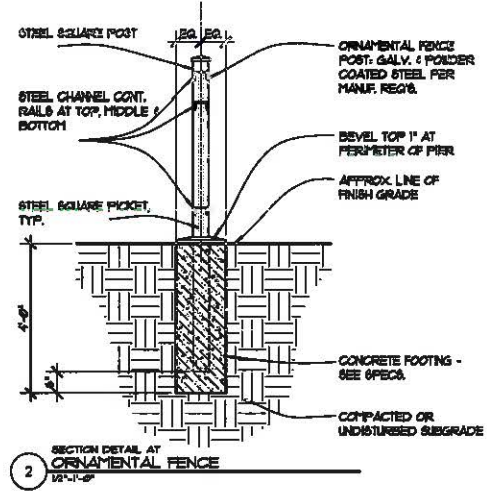


GENERAL PLANTING NOTES:

- ALL PLANTING BEDS TO BE MULCHED W/ 3" SHREDDED BARK.
- ALL TREES NOT IN PLANTING BEDS TO BE SURROUNDED BY A RING 3'-6" WIDE OF SHREDDED BARK AND / OR BIOD CHIPS.
- TOPSOIL MIXTURE AT ALL PLANTINGS SHALL CONSIST OF FOUR PARTS TOPSOIL TO ONE PART PEAT WITH 1 LB. SUPER-PHOSPHATE ADDED PER CY. OF MIXTURE.
- PLANTING TRENCHES AND METHODS SHALL BE IN CONFORMANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- ALL PLANT MATERIAL SHALL BE BALLED & SUBLAPPED OR CONTAINER GROWN FREE OF WEEDS & DERRIS. BROKEN ROOT BALLS OR PLANT ABRASIONS SHALL BE CAUSE FOR REJECTION BY THE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, AND GROUNDCOVER FOR A MINIMUM OF ONE YEAR FROM THE DATE PLANTING IS COMPLETED. REPLACEMENT SHALL BE MADE IF ALL PLANTS DEAD OR OTHERWISE NOT FOUND TO BE IN THRIVING CONDITION. REPLACEMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER, SAID GUARANTEE EXCLUDES VANDALISM OR PHYSICAL ACCIDENTS.
- LOCATIONS OF ALL PLANTS TO BE VERIFIED W/ THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO PROVIDE NON-MOVEN POLY-PROPYLENE OR POLYESTER FABRIC WEED BARRIER, MIN. 3 OZ/YD. WEIGHT AT ALL PLANTING BEDS.
- LANDSCAPE CONTRACTOR TO PROVIDE MULCH 6" OF TOPSOIL IN ALL OPEN PLANTING AREAS (TYP.).



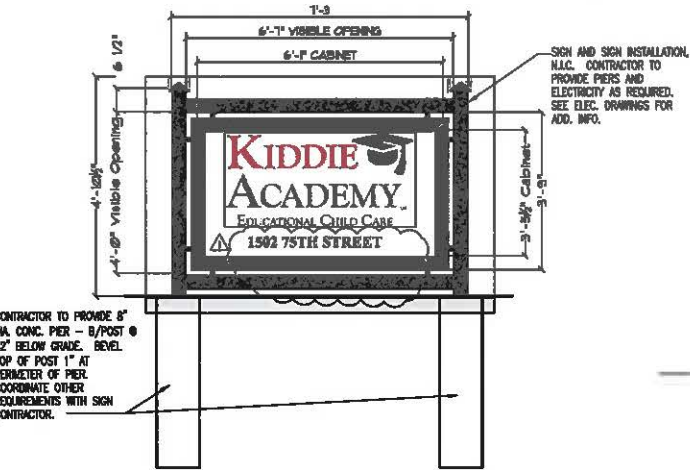
SECTION DETAIL AT TYPICAL BOLLARD



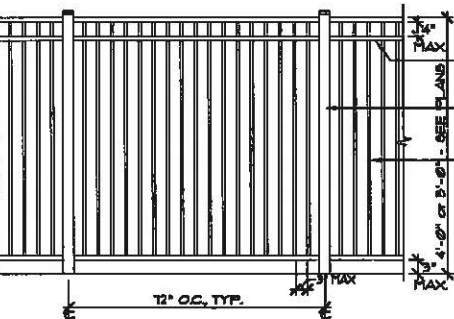
SECTION DETAIL AT ORNAMENTAL FENCE

POST / FOOTING DIMENSIONS LEGEND

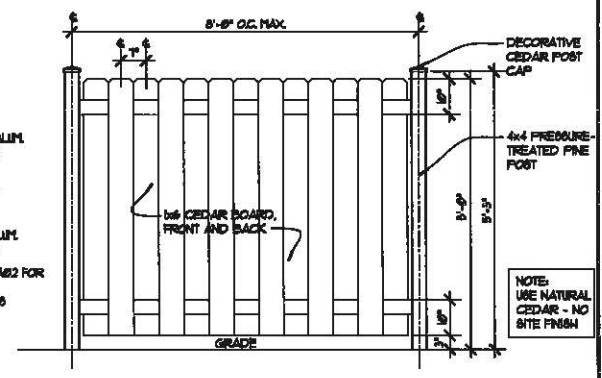
FENCE HEIGHT	FOOTING DEPTH	POST TYPE	POST SIZE	FOOTING DIAMETER
4'-0"	3'-6", MIN.	TYPICAL INTERMEDIATES	2 1/2" SQ.	12"
5'-0"	4'-0", MIN.	CORNERS / ENDS	4" SQ.	16"
6'-0"	4'-6", MIN.	ENTRY GATES (UP TO 12' W. OPENING)	4" SQ.	16"
6'-0"	5'-6", MIN.	ENTRY GATES (OVER 12' W. OPENING)	4" SQ.	24"



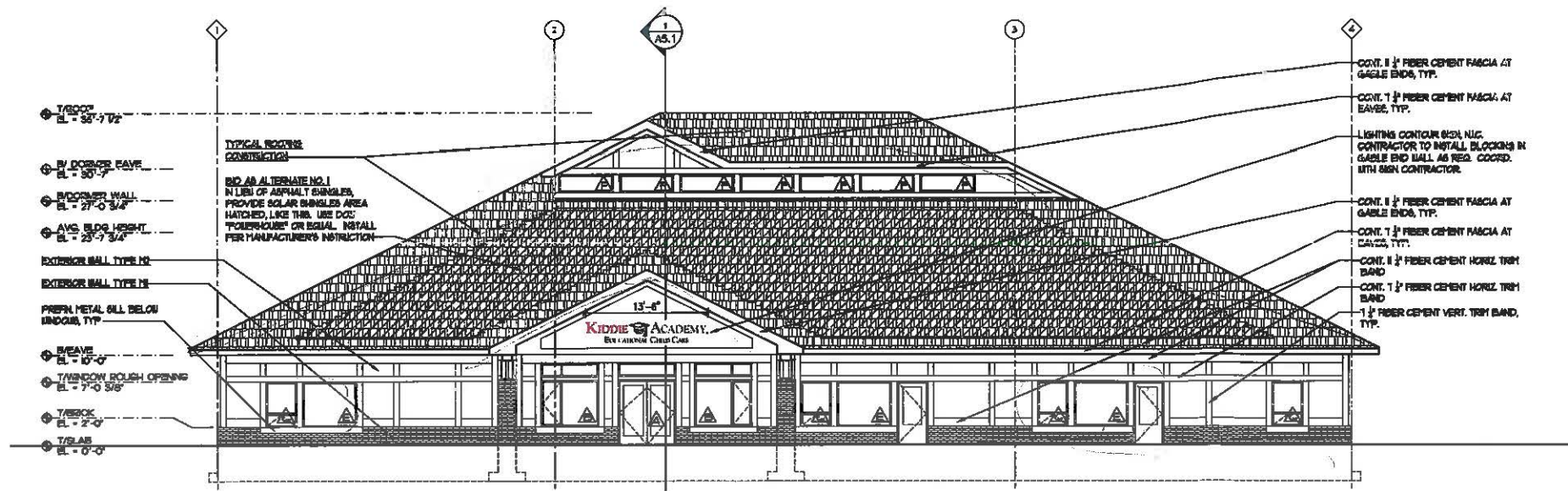
MONUMENT SIGN DETAIL



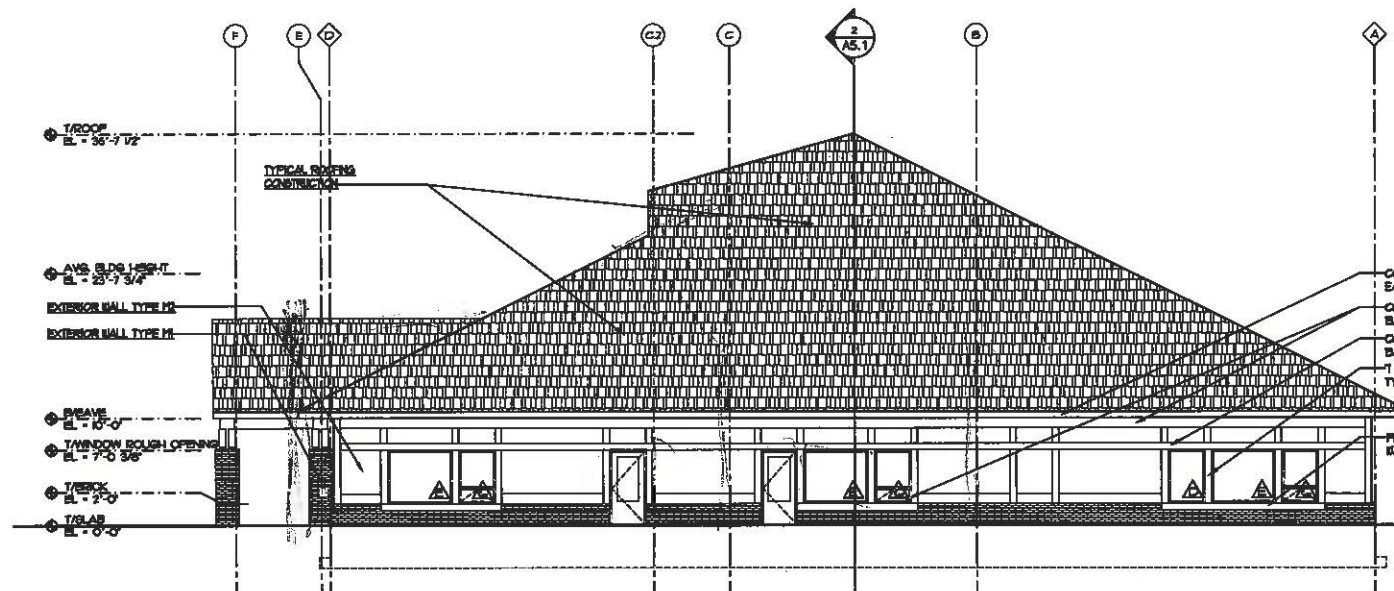
DETAIL AT TYP. ORNAMENTAL FENCING



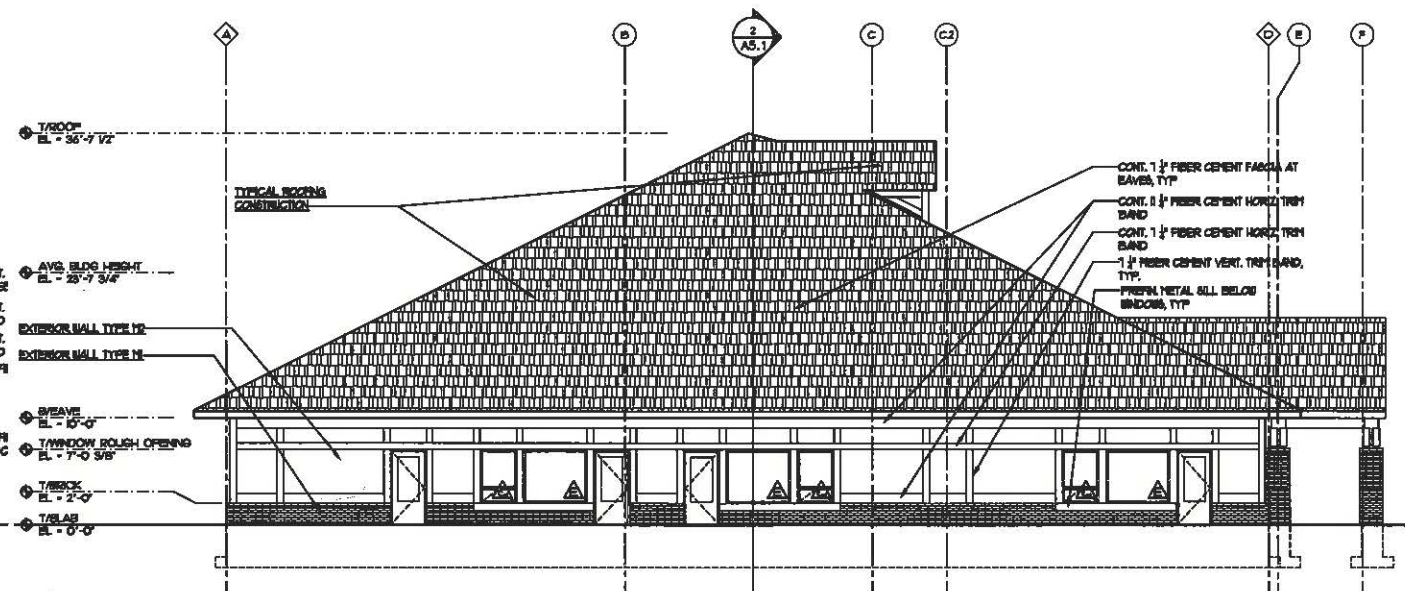
TYPICAL ELEVATION AT BOARD ON BOARD SCREEN FENCE



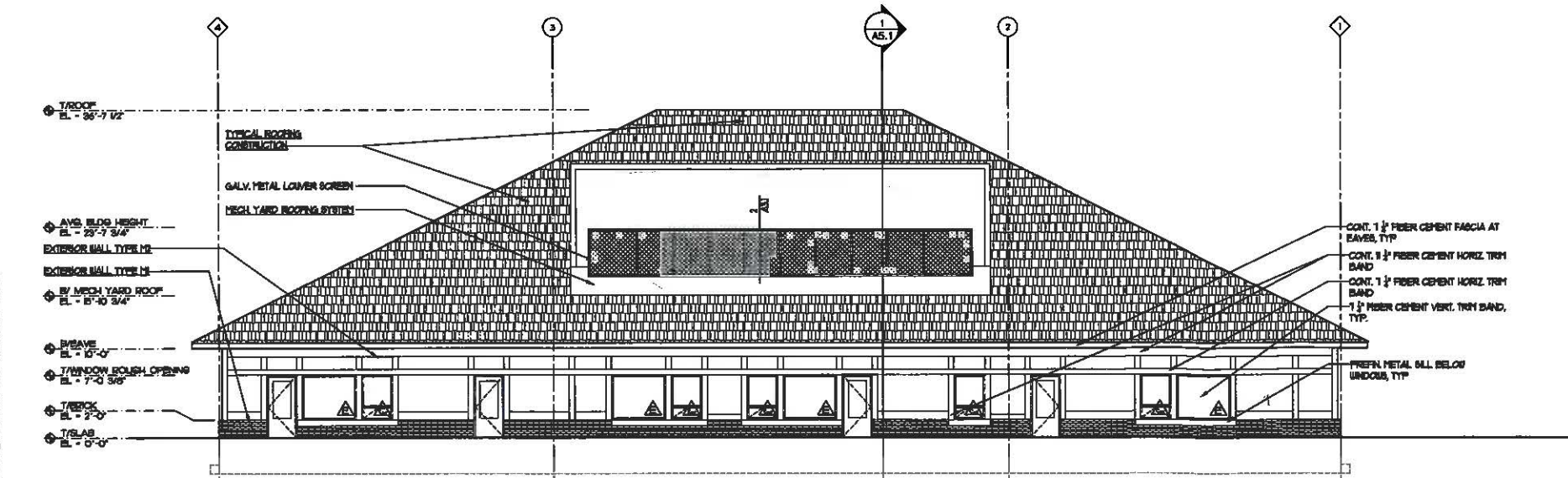
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

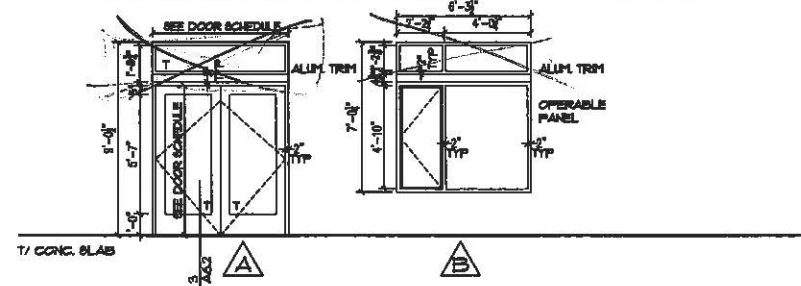


3 WEST ELEVATION
1/8" = 1'-0"

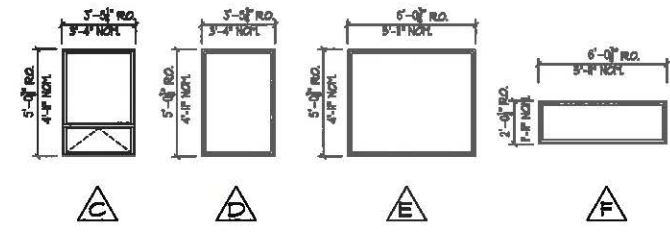


4 NORTH ELEVATION
1/8" = 1'-0"

ALUMINUM STOREFRONT WINDOW TYPES
 1. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO FABRICATION.
 2. ALL GLASS TO BE 1/2" THICK INSULATING GLASS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 3. "T" = TIPPED GLASS
 4. COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE



VINYL WINDOW TYPES
 1. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO FABRICATION.
 2. ALL GLASS TO BE 1/2" THICK INSULATING GLASS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



COPYRIGHT © 2015 ALL RIGHTS RESERVED