

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

Wednesday, April 17, 2024

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business
  - a. **PZC2024-03 (PAGE 7)**  
**7226 Clarendon Hills Rd/401 Plainfield Rd – Indian Prairie Public Library**  
Petitioner requests variation from Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(A) of the Sign Code. The petition specifically requests to allow for the installation of electronic message board signs. Property is located in the R-2 Single Family Residence District.
  - b. **PZC2024-04 (PAGE 24)**  
**9004 Darien Woods Court – Jack Calo**  
Petitioner requests variation from Section 5A-5-8 of the Zoning Regulations. The petition specifically requests to allow a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet. Property is located in the R-2 Single Family Residence District.
- 4) Regular Meeting – Old Business (NONE)
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes                      April 3, 2024
- 7) Next Meeting                                May 1, 2024
- 8) Public Comments                        [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

**MINUTES CITY OF DARIEN**  
**PLANNING & ZONING COMMISSION MEETING**  
**Wednesday, April 3, 2024**

**PRESENT:** Lou Mallers – Chairperson, Shari Gillespie, Hilda Gonzalez, Chris Jackson, Julie Kasprowicz

**ABSENT:** Robert Erikson, Bryan Gay, Chris Green, Jonathan Johnson

**OTHERS:** Jordan Yanke – City Planner, Dan Gombac – Director

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

**Regular Meeting – New Business**

- a. PZC2024-02 (PAGE 7) 2941, 2963, and 2985 87<sup>th</sup> Street – Woodland Glen Development**  
**Petitioner requests final approval for a Planned Unit Development (PUD) and Final Plat of Subdivision. The petition specifically requests final approval for a 17-lot subdivision with 34 total dwelling units, or 17 two-family dwellings (i.e. duplexes). Property is comprised of 7.34 acres.**

Mr. Jordan Yanke, City Planner reported that the process for moving forward with a PUD requires a preliminary plan approval and a final plan approval. He reported that the City Council approved the preliminary plan for the petition and they would be moving forward to approval of the final plan. He reported that the ordinance approved a zoning change for a 17-lot subdivision with 34 total units, or 17 two-family dwellings (i.e., duplexes). He reported that the ordinance approved a set of waivers and variations from the subdivision regulations, as well as a setback road width and curve radius. He further reported that with the approval of the final plan by the Planning & Zoning Commission, the City Council will vote to approve the final plan given it is in substantial conformance with the preliminary plan.

Mr. Yanke called attention to the City Engineer’s letter in the packet which contained comments for the applicant to address, references to outside permitting, including sanitary lift station, which would be approved by an outside entity, road cuts, and ingress/egress for Woodland Lane, which would be approved by the DuPage County Division of Transportation. He recommended that if the petition is approved the Plan Commission includes a condition in reference to the City Engineer’s letter.

Mr. Yanke referenced information included in the packet, which included a traffic impact study, stormwater report, the final plan and plat, and preliminary architectural renderings. He reported that the fire district reviewed and offered comments for revision, and that the Traffic Engineer approved the traffic impact study during preliminary revision. He further reported that the staff finds the final project complies with preliminary plans and conditions have been

met. He reported that Declarations for Covenants were submitted by the applicant and would be finalized for the HOA, initiated with a development approval in the subdivision.

Mr. Dan Gombac, Director reported that the 2 conditions being referred to are DuPage County conditions for 87<sup>th</sup> Street. He reported that the City of Darien does not maintain or mandate any changes for 87<sup>th</sup> Street, it is strictly DuPage County Division of Transportation. He further reported that the sanitary district is its own entity and that the City of Darien along with DuPage County sanitary district would apply for EPA permits for proper infrastructure.

Chairperson Mallers swore in the audience members wishing to present public testimony.

Mr. James Healy, Attorney, Goldstine, Skrodski, Russian, Nemecek & Hoff, Burr Ridge reported that there were no significant changes from the preliminary approval and that the final plan was in substantial conformance with the preliminary approval. He stated that the final ordinance would be conditioned based on the final engineering letter and would abide by all things necessary to develop the property.

Mr. Gombac informed the landscape consultant that there would be fencing placed along the eastern wall and that would be addressed in the permit plans.

Chairperson Mallers opened the conversation to any questions from Commissioners.

Commissioner Chris Jackson questioned if Mr. Yanke could provide a brief history of the case.

Mr. Yanke provided a summary of the ordinance that had been approved by City Council, including each of the conditions provided.

Chairperson Mallers opened the discussion to public comment.

Ms. Donna Bicknese stated her strong opposition to the petition. She stated that her family has lived in the neighborhood for 60 years and that there is nothing as dense as this project anywhere close. She stated that there would be no ability to go anywhere except by vehicle and that there are too many variances. Ms. Bicknese further stated that this would be a density more like the inner city and that she would continue to strongly oppose.

Ms. Karla Twombly stated that she lives directly behind the proposed development. She stated that there are many water problems on Woodcrest Drive that had not been addressed by DuPage County. Ms. Twombly stated that she has lived there for 65 years, and that when she was younger they did not have a pond but now have 2.5 acres under water. She stated that if they get any more water, their house will be in extreme danger. Ms. Twombly further stated that she must replace her sump pumps every 2 years. She stated that there has been no plan for excess water and that she is very concerned for the wellbeing of her house and property. She stated that where the water would be sent is a swamp and that her and her husband remain extremely opposed to the petition.

Chairperson Mallers asked that the engineer from Woodland Glen Development address the concerns from audience members.

Mr. Steve Kranenborg, Project Manager, V3 Companies, Ltd., Woodridge stated that the stormwater management series is in full compliance with the DuPage County stormwater ordinance, and that as part of their project they would provide about 3.5 acres of stormwater retention. He stated that the existing property is steeply sloped and drains southeast of the proposed development and as part of the project, as required by DuPage County, they would capture all stormwater on property and reroute it to the facility to be slowly released offsite.

Commissioner Julie Kasprovicz questioned if this process would be better for the property.

Mr. Kranenborg stated that there would be a net benefit to everyone downstream of the property.

Commissioner Jackson questioned if any of the property drains to the north.

Mr. Kranenborg stated that a small portion of the property drains back to 87<sup>th</sup> Street, and that, as required by DuPage County, they would be required to over restrict the net release of water, and that their restrictions would be even stricter than what the county ordinance requires.

Chairperson Mallers questioned if the drainage moves away from any particular property.

Mr. Kranenborg stated that the property is primarily sloped north and drains southeast to the existing wetland.

Chairperson Mallers questioned if Mr. Kranenborg would anticipate any of the concerns brought up by public comment.

Mr. Kranenborg stated that he did not anticipate public concerns as a direct result of the development. He stated that there is a history of drainage issues within the Woodcrest subdivision, but as part of the redevelopment of the property there would be a net benefit to those downstream due to the retention of stormwater.

Commissioner Jackson clarified that the project would not exacerbate the current issues.

Mr. Kranenborg stated that it will improve current issues, but they would not be doing any work on the downstream properties. He stated that they are doing all they can within the development property limits and in accordance of county ordinances.

There was some conversation among the commissioners clarifying Mr. Kranenborg's statements.

Ms. Becknese questioned, in reference to Mr. Kranenborg, how water would move east to west.

Chairperson Mallers stated that that issue would need to be looked at in future meetings.

Commissioner Jackson brought the engineering letter back to the attention of the audience.

Mr. Tony Antiporek stated that he lives east of the proposed development and that the water drains north to southeast across his property. Mr. Antiporek questioned who would be liable if this project does not work. He further questioned if he would be taxed if his property is not usable.

There was no further conversation pertaining to the proposed petition.

**Commissioner Jackson made a motion seconded by Commissioner Gillespie to approve PZC2024-02 (PAGE 7) 2941, 2963, and 2985 87<sup>th</sup> Street – Woodland Glen Development. Petitioner requests final approval for a Planned Unit Development (PUD) and Final Plat of Subdivision. The petition specifically requests final approval for a 17-lot subdivision with 34 total dwelling units, or 17 two-family dwellings (i.e. duplexes). Property is comprised of 7.34 acres with the following condition:**

- 1. Applicant complies with comments per City Engineer letter.**

**Upon roll call vote the MOTION CARRIED 5-0.**

Mr. Gombac reported that the petition would be forwarded to the Municipal Services Committee on April 22, 2024 at 6:00 p.m.

#### **Staff Updates & Correspondence**

Mr. Yanke reported that there are 2 economic interest statements, one with the City and one with the County, and the Commission should have received an email regarding this.

Mr. Yanke reported that there would be a tentative meeting June 19 as well as a PZC training for staff and Commissioners.

Mr. Gombac stated that the training would be segment of DePaul University and would be hosted by a zoning attorney providing context to different planning and zoning cases.

There was some conversation regarding the training.

#### **Approval of Minutes**

**Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz to approve the February 7, 2024 Regular Meeting Minutes.**

**Upon roll call vote the MOTION CARRIED 5-0.**

#### **Next Meeting**

Chairperson Mallers announced that the next meeting will be held on April 17, 2024, at 7:00 p.m.

#### **Public Comments (On any topic related to Planning and Zoning)**

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

#### **Adjournment**

**With no further business before the Commission, Commissioner Gillespie made a motion, and it was seconded by Commissioner Gonzalez. Upon voice vote, the MOTION CARRIED unanimously, and the meeting adjourned at 7:31 p.m.**

**Respectfully Submitted:**

**Approved:**

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X

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Jessica Plzak  
Secretary

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X

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Lou Mallers  
Chairperson

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 17, 2024**

**CASE**

PZC2024-03

Variation Requests (Electronic Message Board Signs)  
Indian Prairie Public Library  
7226 Clarendon Hills Road/401 Plainfield Road

**ISSUE STATEMENT**

Petitioner (Indian Prairie Public Library) seeks approval for variation requests from the City’s Sign Code. The petition specifically requests to allow for the installation of electronic message board signs. Property is located within the R-2 Single Family Residence District. The variation requests are from the following standards in the Sign Code:

- Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(A): Variation request to allow for the installation of electronic message board signs that have changing light intensity, brightness, and color.

**GENERAL INFORMATION**

Petitioner/Owner:	Indian Prairie Public Library
Property Location:	7226 Clarendon Hills Road/401 Plainfield Road
PIN Numbers:	09-27-207-012; 09-27-207-014; 09-27-207-022
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Public Library
Comprehensive Plan:	Municipal/Government (Existing & Future)
Surrounding Zoning & Uses	
North:	Single Family Residence District (R-2); Gas Station, Park, and Animal Clinic
East:	Single Family Residence District (R-2); Single Family
South:	Single Family Residence District (R-2); Hinsdale Transition Center School
West:	Single Family Residence District (R-2); Fire District
Size of Property:	3.98 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from Plainfield Road and Clarendon Hills Road, as it is a corner lot.

**PETITIONER DOCUMENTS (ATTACHED TO MEMO)**

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SITE PLAN & ELEVATIONS

**CITY STAFF DOCUMENTS (ATTACHED TO MEMO)**

- 4) LOCATION MAP & AERIAL IMAGE
- 5) SITE PHOTOS

**PLANNING OVERVIEW/DISCUSSION**

The subject property is located at the southwestern corner of Plainfield Road and Clarendon Hills Road. According to the deed of record, the library assumed control of the property in the late 1980s and has maintained its location there since. The petitioner is proposing to install electronic message boards on each sign face of the existing monument signs along the aforementioned roads. There are two (2) monument signs, meaning four (4) total sign faces that would include an electronic message board. The square footage for each digital display would equal approximately 22 square feet.

It is important to note there is no overall height or size change to the monument signs. Instead, the petitioner has decided to reuse a static message display area on each sign with an electronic display if approved. The petitioner has filed for the variance application since the City’s Sign Code does not allow electronic message boards.

***Site Plan Review & Findings of Fact***

City staff has reviewed the petitioner submitted documents. The project meets all City Code standards outside of the requested variances. The petitioner submitted a narrative detailing the request, which is attached to this memo.

*Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation:*

- 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 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 (see below).*

*Section 4-3-2 of the Sign Code provides the general intent of the code. It 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.*

In past approvals for illuminated electronic message boards, the City mandated the following conditions (see below). These conditions are for discussion and consideration by the Planning and Zoning Commission during the public hearing:

1. Messages will be held for at least 60 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.
6. Illuminated signage may only be utilized during operating hours and 30 minutes prior to opening and 30 minutes after closing.
7. The electronic message board portion of the sign is limited to approximately 22 square feet per side.

***Other/Historical Approval References***

<ul style="list-style-type: none"> <li>- PZC2018-09 The Auto-Mobile Center of Darien 6710 Route 83</li> </ul>	Height: 23.33' Size: 200 Square Feet (50 for EMS) Setback: 80'
<ul style="list-style-type: none"> <li>- PZC2020-09 University Dermatology 8110 Cass Avenue</li> </ul>	Height: 6' Size: 36 Square Feet (20 for EMS) Setback: 4'
<ul style="list-style-type: none"> <li>- PZC2022-02 First American Bank 2013 75<sup>TH</sup> Street</li> </ul>	Height: 12' Size: 59 Square Feet (28 for EMS) Setback: 4'

**DECISION MODE**

The Planning and Zoning Commission will consider this item at its meeting on April 17, 2024.

**MEETING SCHEDULE**

Planning and Zoning Commission	April 17, 2024
Municipal Services Committee	April 22, 2024
City Council	May 6, 2024

CITY OF DARIEN, ILLINOIS, Community Development Department

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

Staff Use Only	
Case No.:	PZC 2024-03
Date Received:	03/01/2024
Fee Paid:	N/A
Check No.:	N/A
Hearing Date:	04/17/2024

PETITIONER INFORMATION

Indian Prairie Public Library  
Petitioner's Name  
Indian Prairie Public Library

SAME as Petitioner

Contact Name  
Kristen Lawson

Owner's Name

Address, City, State, Zip Code  
401 Plainfield Rd., Darien, IL 60561

Address, City, State, Zip Code

Phone #  
(630)887-8760

Phone #

Fax #  
kristenl@ippl.info

Email

Email



PROPERTY INFORMATION

401 Plainfield Rd., Darien, IL 60561

Property address

Acreage

09-27-207-012 09-27-207-014 09-27-207-022 - Governmental

PIN(s)

Zoning

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

REQUEST

Brief description of the request(s):

- Variation
- Simple Variation
- Special Use
- Rezoning

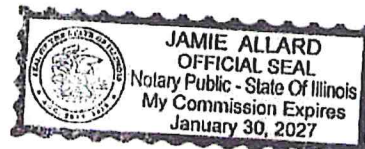
Requesting variance to sign code to allow installation of new LED display on existing monuments.

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

[Signature]  
Signature

Subscribed and sworn to before this 27 day of February, 2024

[Signature]  
Notary Public





401 Plainfield Road | Darien, Illinois 60561-4207

T 630/887-8760 F 630/887-1018 [ippl.info](http://ippl.info)

2/28/2024

Village of Darien

Attn: Jordan Yanke

RE: Indian Prairie Public Library Sign Variance Request

**Justification Narrative**

The petitioner is requesting approval of electronic messaging displays to replace the existing static letter displays on their monument signs. A total of 4 electronic message displays will replace 4 existing static letter displays on two monument signs. The existing monument signs are located on Plainfield Road and Clarendon Hills Road adjacent to the library entrances.

The Indian Prairie Public Library offers multiple programs daily, in addition to providing public services and assistance. The existing static displays make it difficult for the library to inform the public in real time about the full range of services available. The replacement of static displays will allow the library to better serve the public by providing timely information about programming and services.

The frequency of screen changes and display hours can be limited programmatically to accommodate the Village of Darien's requirements. Display changes will be full screen replacements to ensure a tasteful presentation appropriate for a community organization.

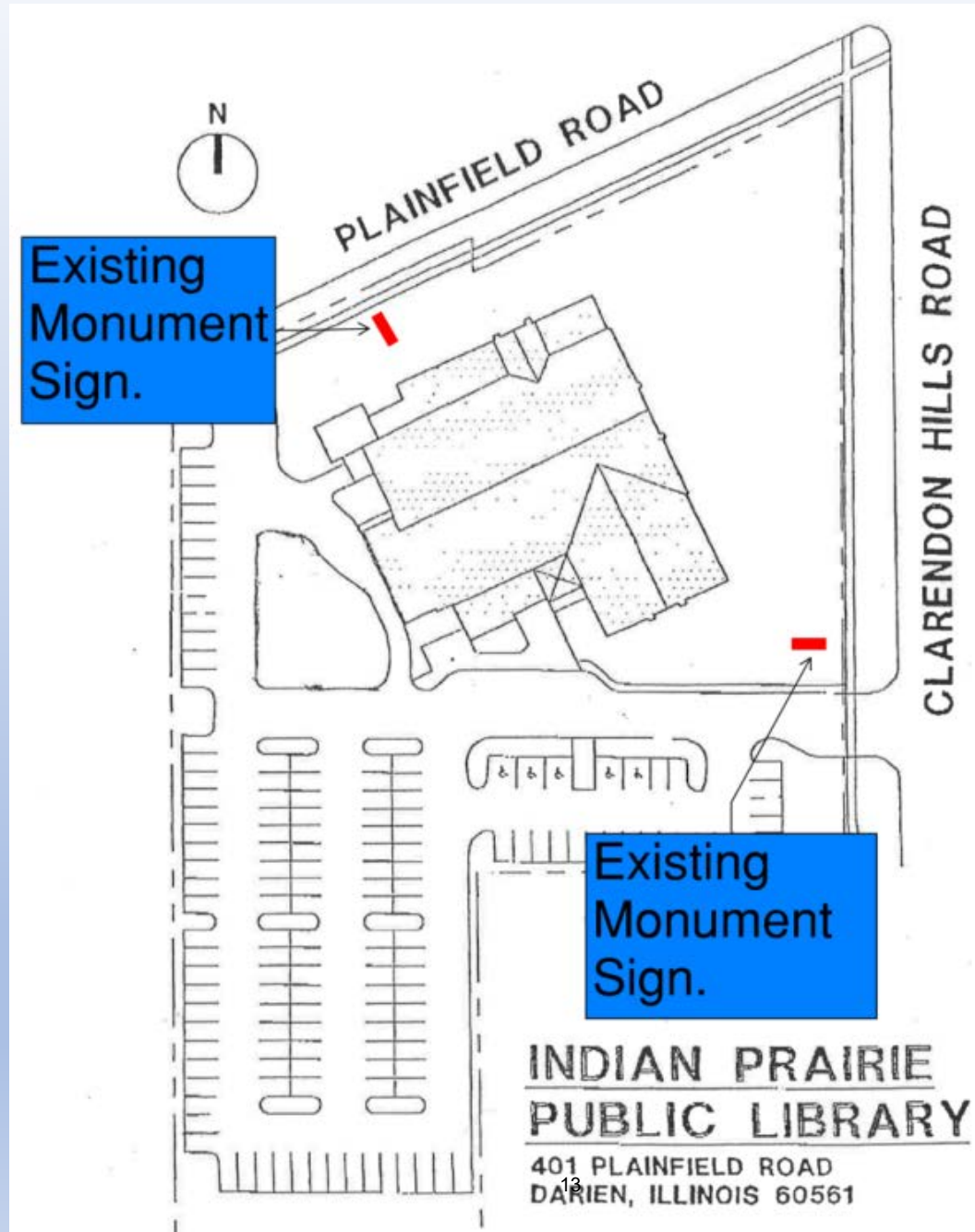
This request will have no adverse effect on the surrounding properties nor present any public safety concerns.



Indian Prairie  
Public Library  
Proposed  
Changes to  
Monument Signs

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# Site Plan



# Proposed Monument Sign Changes

- Existing Brick Monument and Pylon Sign to Remain
- Remove Existing Static Letter Display (each side of two monument signs)
- Add New LED Electronic Message Display (each side of two monument signs)



# LED Sign Characteristics

- New Color Display
- Possibility For Scrolling Letters
- Multiple Messages
- Size to Closely Match the Existing Static Letter Display
- Actual Sign Package will be Submitted for Permit Upon Receipt of Variance and Award of Project



# Eastbound Plainfield Road

**Existing**



**Proposed**





# Westbound Plainfield Road

## Existing



## Proposed



# Southbound Clarendon Hills Road

**Existing**



**Proposed**



# Northbound Clarendon Hills Road

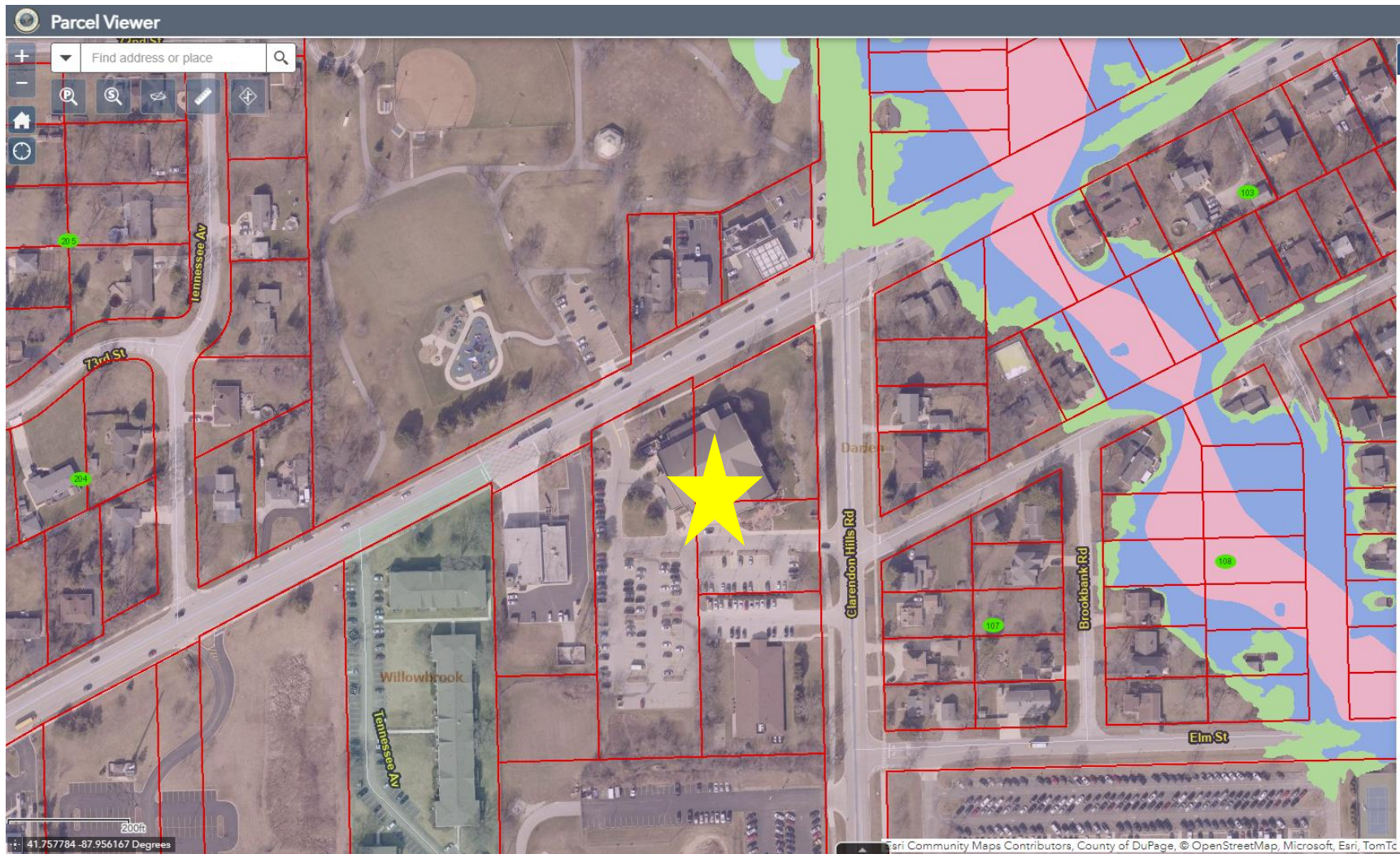
## Existing



## Proposed



# ATTACHMENT (4): LOCATION MAP & AERIAL IMAGE





# ATTACHMENT (5): SITE PHOTOS





**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 17, 2024**

**CASE**

PZC2024-04

Variation (Fence Height)  
Jack Calo – 9004 Darien Woods Court

**ISSUE STATEMENT**

Petitioner requests variation from Section 5A-5-8 of the Zoning Regulations. The petition specifically requests to allow a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet. Property is located in the R-2 Single Family Residence District.

**GENERAL INFORMATION**

Petitioner/Owner: Jack & Karen Calo  
Property Location: 9004 Darien Woods Court  
PIN Number: 10-04-105-017  
Existing Zoning: Single Family Residence District (R-2)  
Existing Land Use: Single Family  
Comprehensive Plan: Low Density Residential (Existing/Future)  
Surrounding Zoning & Uses  
    North: Multi-Family Residence District (R-3); Single Family  
    East: Single Family Residence District (R-2); Single Family  
    South: Single Family Residence District (R-2); Single Family  
    West: Single Family Residence District (R-2); Single Family  
Size of Property: 0.35 Acres  
Floodplain: N/A  
Natural Features: N/A  
Transportation: The petition site gains access off Darien Woods Court.

**PETITIONER DOCUMENTS (ATTACHED TO MEMO)**

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SITE PLAN
- 4) FENCE CONTRACT

**CITY STAFF DOCUMENTS (ATTACHED TO MEMO)**

- 5) LOCATION MAP & AERIAL IMAGE
- 6) SITE PHOTO

**PLANNING OVERVIEW/DISCUSSION**

The subject property was platted in 1997 and is part of the Burnsidess Darien Woods Subdivision. The parcel is improved with a single-family residence and rear yard deck, patio, and pool. The property is primarily flat and does not contain any natural features or floodplain. According to the submitted application and site plan, the petitioner is proposing to replace an existing perimeter fence and increase the height of the fence to 8 feet within the corner side yard. In this instance, the corner side yard of the property abuts Frontage Road and is close to Interstate 55.



Although a 2013 zoning ordinance amendment allowed certain fences to be 8 feet in height, the amendment limited it to fences in the rear or corner side yards extending along or abutting Route 83, Cass Avenue, Plainfield Road, and 75<sup>TH</sup> Street. Due to the location of the subject property, the proposed 8-foot fence requires a variance.

***Site Plan Review & Justification Narrative***

City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. Additionally, the petitioner submitted a narrative describing the project that includes a justification for the request. That narrative is attached to this memo.

**DECISION MODE**

The Planning and Zoning Commission will consider this item at its meeting on April 17, 2024.

**MEETING SCHEDULE**

Planning and Zoning Commission	April 17, 2024
Municipal Services Committee	April 22, 2024
City Council	May 6, 2024



ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
www.darienil.us 630-852-5000

CONTACT INFORMATION

JACK CALO
Applicant's Name
9004 DARIEN WOODS CT. DARIEN
Address, City, State, Zip Code
630-430-8862
Telephone
JSCALO@YAHOO.COM
Email

SAME
Owner's Name
SAME
Address, City, State, Zip Code
SAME
Telephone
SAME
Email

RECEIVED
MAR 19 2024
Community Development
City of Darien

PROPERTY INFORMATION

9004 DARIEN WOODS CT. DARIEN
Property address
R-2
Zoning District

10-04-105-017
PIN Number(s)
RESIDENTIAL
Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

Brief description of the zoning approval requested. (Contact the City Planner for guidance.)

SEE ATTACHED LETTER

Karen Calo
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that KAREN CALO is personally known by me to be the same person whose name is subscribed above and has appeared before me this day in person and acknowledged that they have signed this document as their own free and voluntary act, for the purposes therein set forth. Given under my hand and seal, this 19 day of MARCH 2024.

Diane J. Noverini
Notary Public

Table with 2 columns: Field, Value. Fields include Date Received (03/19/2024), Case Number (PZC2024-04), Fee Paid (\$360.00), Hearing Date (04/17/2024).



# ATTACHMENT (2): JUSTIFICATION NARRATIVE

City of Darien

Zoning Variation Request

I am requesting a variance to the standard 6-foot fence height regulation for the North side of my backyard. The specific area in question runs along Highway I-55 and S. Frontage Rd.

My property compared to most homes along S. Frontage Rd is unique in a way, that our backyard abuts the highway, and an 8-foot high fence would greatly enhance our quality of life and enjoyment of our backyard. Here are the reasons for our request:

Privacy and Safety - The taller fence would provide better privacy by shielding our backyard from the noise, visual distractions and pollution associated with highway traffic.

Benefit to Neighbors - Our request would not adversely affect our neighbors. In fact, the taller fence would positively impact their enjoyment of their own property.

Aesthetics - We intend to choose a fence design that complements the existing landscape and neighborhood aesthetics. The additional height would not be visually intrusive or disruptive.

We have discussed our plans with our immediate neighbor, and they are supportive of our request. We also believe this meets and adheres to the City's design criteria in justifying this zoning variation. Thank you for your consideration granting a variance to allow an 8-foot-high fence along the specified side of our backyard. We believe this modification will not adversely affect neighboring properties and in fact enhance our value, enjoyment and comfort.

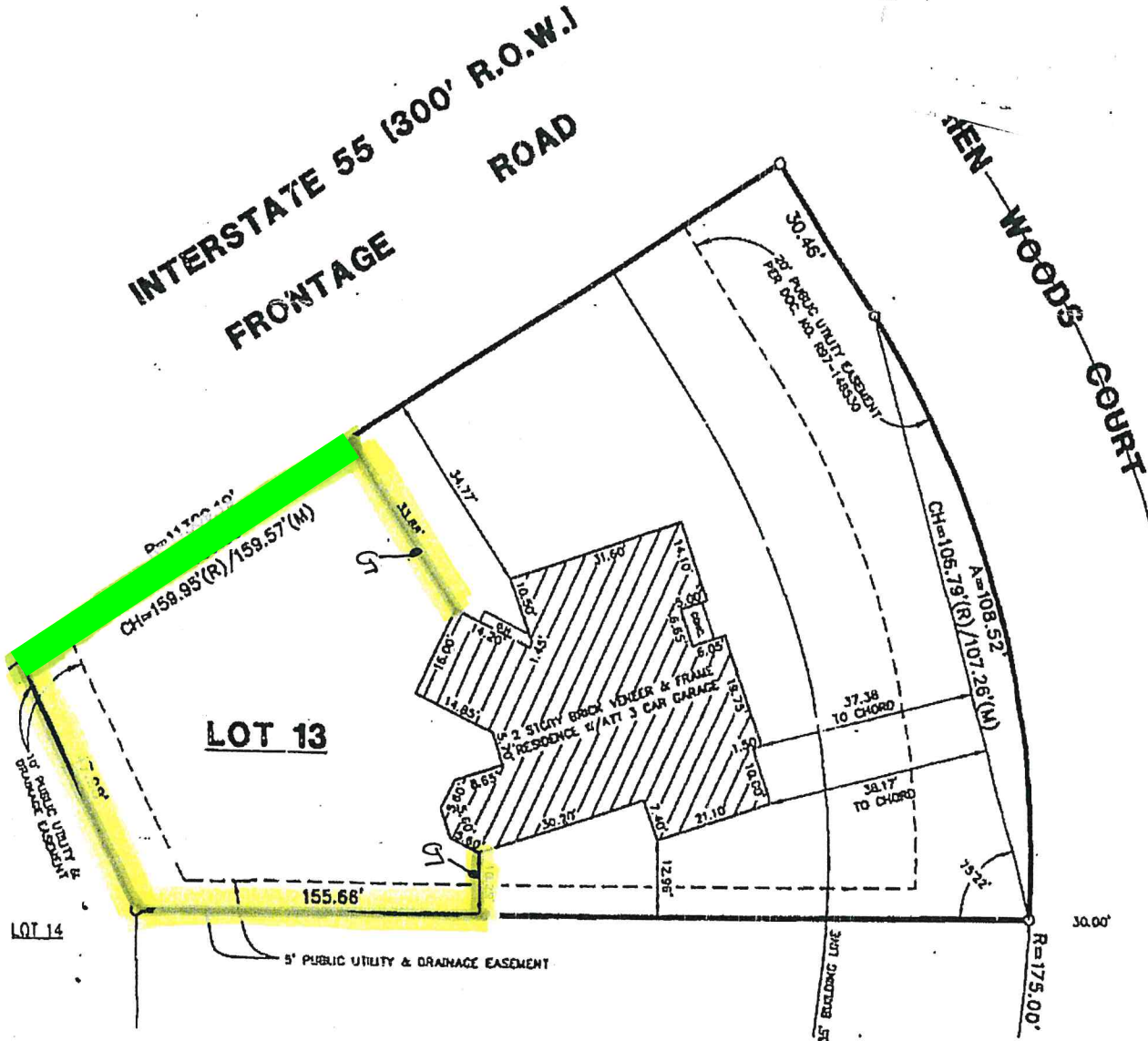
Sincerely,

Jack Calo



**PLAT OF SURVEY**

LOT 13 IN BURNSIDES DARIEN WOODS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1997 AS DOCUMENT NO. R97-47975 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 2, 1997 AS DOCUMENT NO. R97-148530, ALL IN DUPAGE COUNTY, ILLINOIS.



**LOT 13**

LOT 14

LOT 12

6'H vinyl  
8'H privacy

THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF HEAVY SNOW COVER. EVERY EFFORT WAS MADE BY AES CONSULTANTS, LTD. TO ACCURATELY LOCATE ANY AND ALL DEPRECIATED ADDITIONS, ETC. (SPECIFICALLY THOSE WHICH MAY ENDOUR UPON PROPERTY LINES). THIS COMPANY ASSUMES NO LIABILITY FOR LOCATING THOSE ITEMS WHICH ARE CLEARLY WITHIN PROPERTY LINE BOUNDARIES AND ARE NOT VISIBLE DUE TO THE SNOW COVER.



**LEGEND**

- FOUND IRON PIPE
- SET IRON PIPE
- FOUND IRON ROD
- + FOUND CROSS IN CONCRETE
- WOOD FENCE
- CHAIN LINK FENCE
- +—+—+— C.H. OVERHAND

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL FIELD MEASURED LOT CORNERS AND BUILDING TIES WITH THIS PLAT BEFORE

**CERTIFICATION**

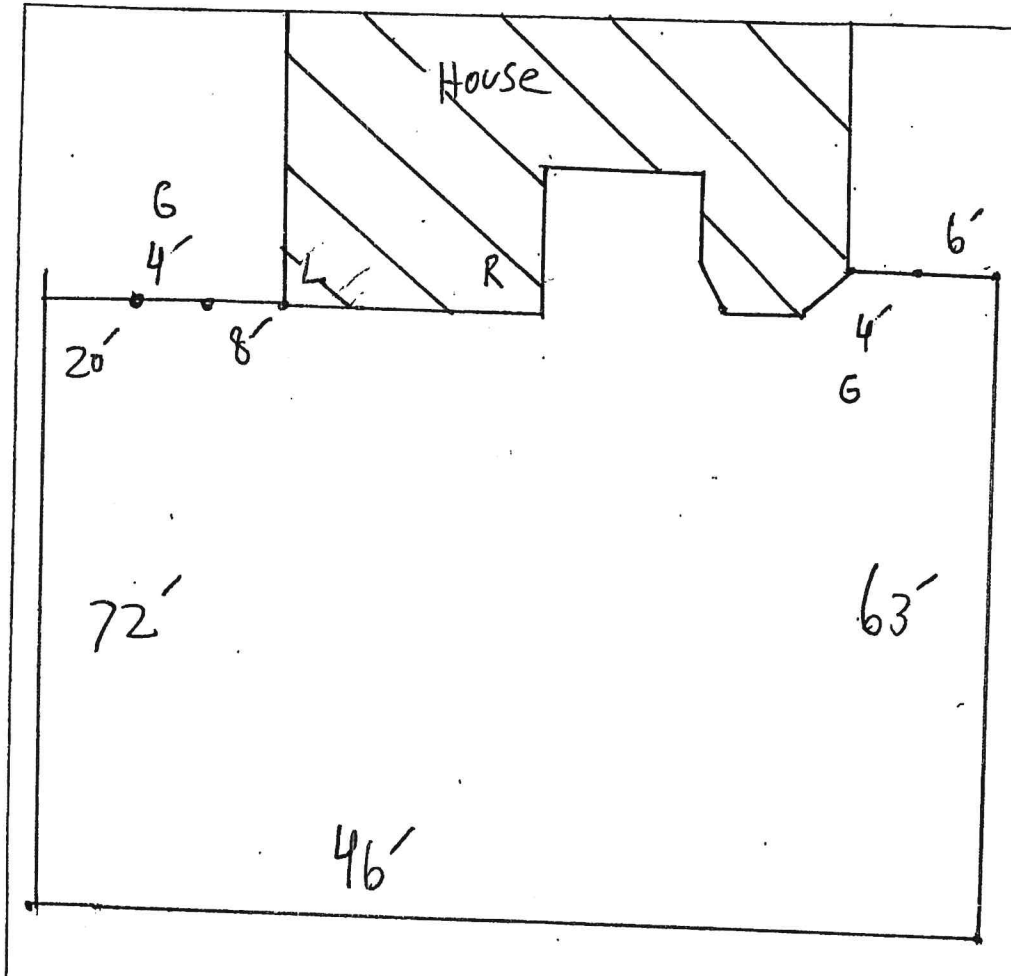
STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
THIS IS TO CERTIFY THAT MR. AES CONSULTANTS, LTD. AN ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.



Scope Of Work By Diamond Fence Corp

2127 N Ginger Circle Palatine, IL 60074  
 Dario(847)-730-7889  
 Junior(224)-245-8456  
 Email:info@diamondfencecorp.com

Name Jack C  
 Address 9004 Darien Woods Ct  
 City Darien zip 60561  
 Contact: Jack  
 Phone: 630-430-8862  
 Email jjcato@yahoo.com



Footage 223'  
 Height 6' to 8'  
 Take down 223' yes  
 Haul dirt yes

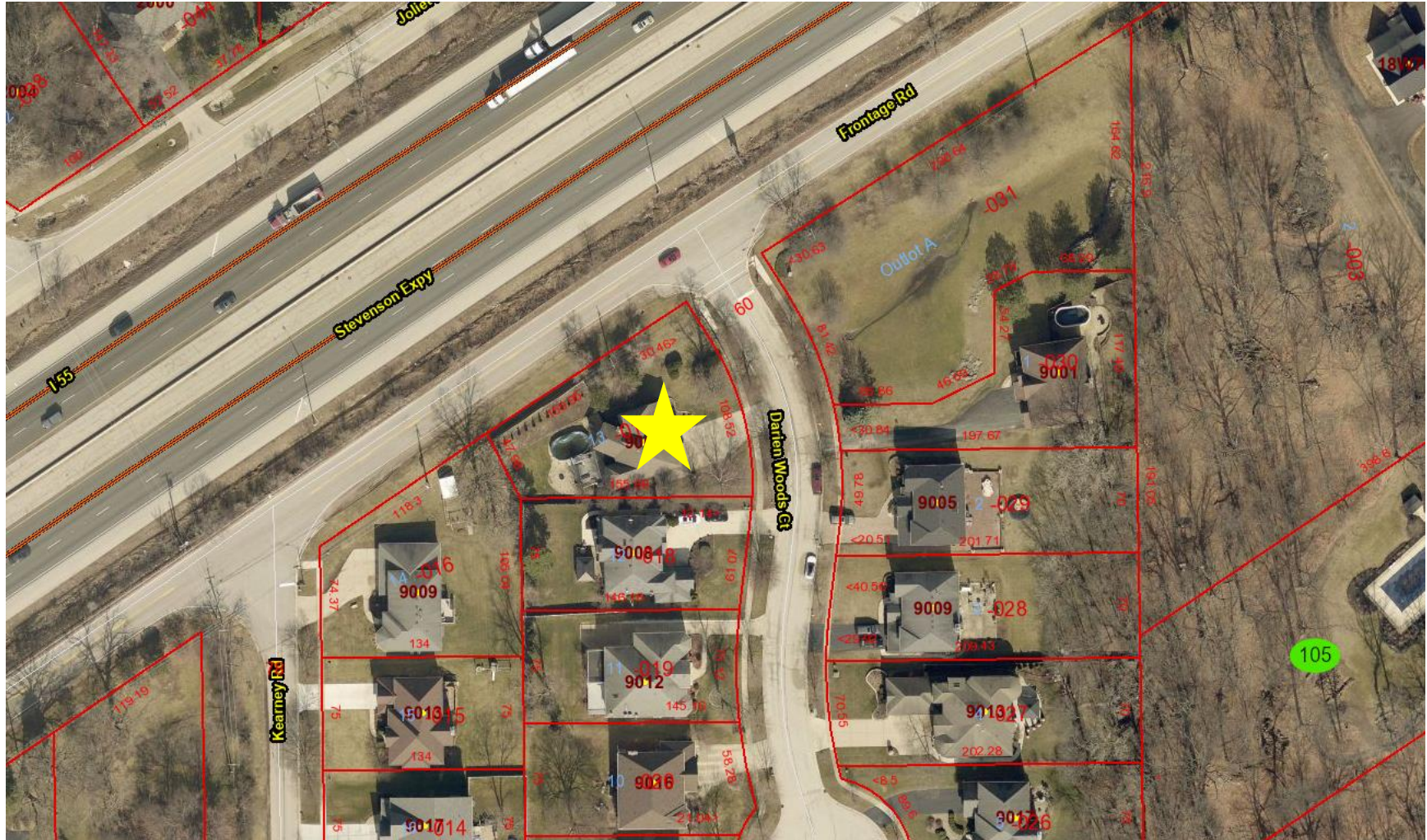
Julie dig # \_\_\_\_\_

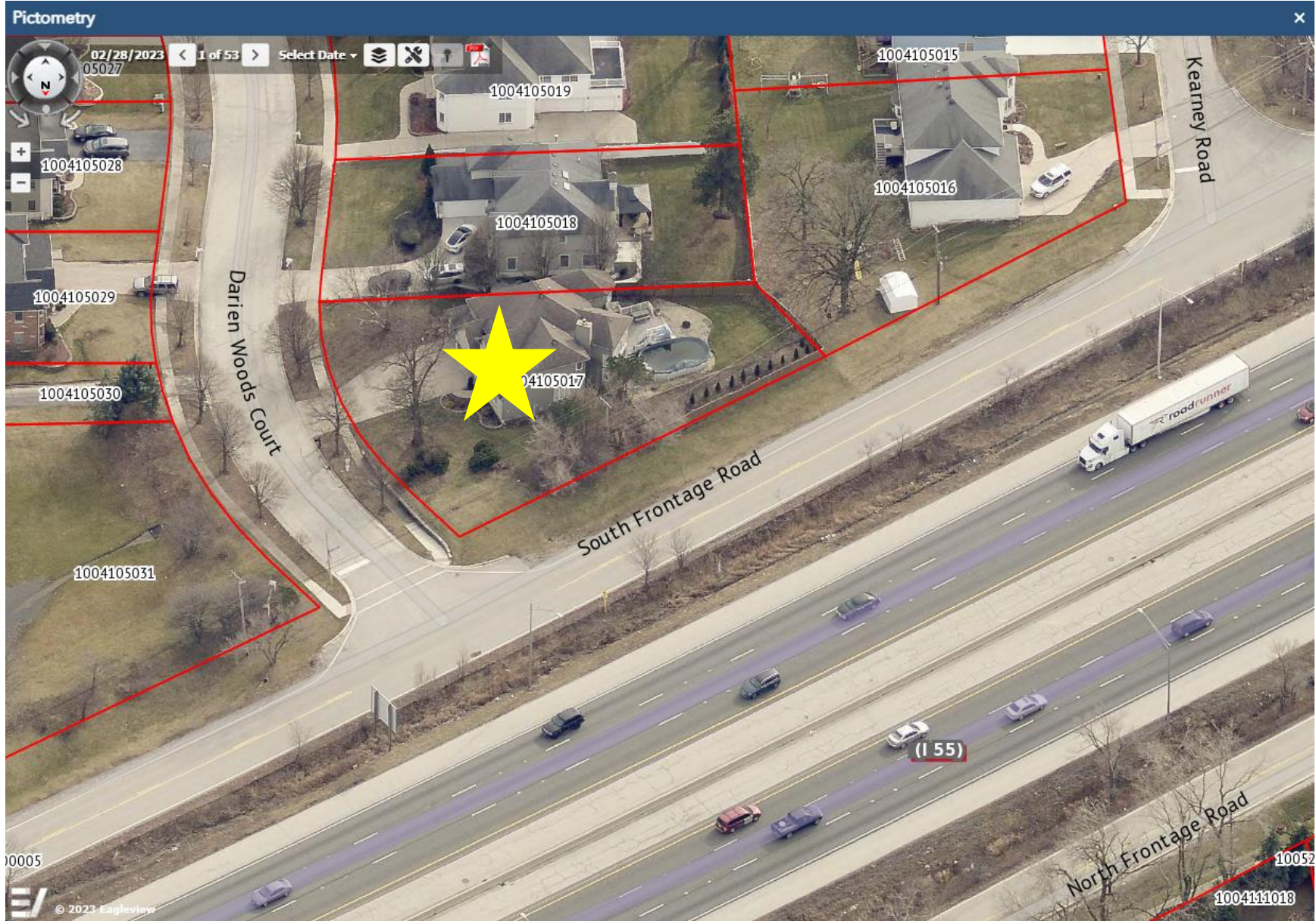
Diamond Fence corp. is not liable for sprinkle lines or personal utilities not marked by J.u.l.e/uic. Customers responsibility to clear out fence lines before fence installation. Bushes, trees, plants.

Job description

- 215' of Privacy fence Tan Vinyl
- 2 14' wide gates Tan Vinyl
- 5-year Labor warranty
- limited life time warranty on Material. Manufactures

# ATTACHMENT (5): LOCATION MAP & AERIAL IMAGE





ATTACHMENT (6): SITE PHOTOS







